HILLSDALE REIMAGINED



DEVELOPMENT PROJECT DATA

APN:	039-490-170 039-490-050 042-121-060
ZONING CLASSIFICATION:	C2-2/Q5 (REGIONAL/COMMUNITY COMMERCIAL) (BLOCKS: W1, W2, W3, E1, E2, E3, C1, C2, C3, C4, C5, S1, S2, S3) C3-1/R4/H (REGIONAL/COMMUNITY COMMERCIAL (HOUSING OVERLAY DISTRICT)) (BLOCKS: S4)
GENERAL PLAN 2040:	MIXED-USE MEDIUM II AND MIXED-USE HIGH
LOT SIZE (SQ.FT):	PROJECT BOUNDARY AREA: 32.66 ACRES, 32.66X43,560 = 1,422,670 SQ. FT.
PERMITTED FLOOR AREA RATIO:	GENERAL PLAN 2040 MIXED-USE MEDIUM II: 4.0 FAR (COMMERCIAL) & 99 DU/AC. (RESIDENTIAL) GENERAL PLAN 2040 MIXED-USE HIGH: 4.5 FAR (COMMERCIAL) & 130 DU/AC. (RESIDENTIAL)
MAXIMUM PERMITTED FLOOR AREA & MAXIMUM PERMITTED DU:	5,610,418 SF & 3,373 DU
EXISTING INTERIOR FLOOR AREA TO BE REMODELED:	0 SF
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:	2,783,145.9 SF
TOTAL COVERED PARKING STALLS ABOVE & BELOW GRADE:	4,528
TOTAL UNCOVERED PARKING STALLS:	435
CURB PARKING STALLS:	110
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE:	SEE L001 SHEET
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.):	190,417 SF
CUBIC YARD OF SOIL DISTURBANCE: (REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)	461,129 CY

RESIDENTIAL PROJECT DATA

MAIN STRUCTURES FLOOR AREA / GSF / PARKING COUNT

	FLOOR AREA (SQ. FT.) PER SMMC 27.04.200	GROSS AREA (SQ. FT.) PER SB330 CBSC	PKNG STALLS
CENTRAL BLOCK			
MALL			
MACY'S	160,155	245,870	–
NORDSTROM	130,742	142,076	–
RETAILERS	347,895	355,832	–
NON-RETAIL	93,800	311,600	–
	732,592	1,055,378	–
E PKNG STRUC	202,000	202,000	1113
W PKNG STRUC	362,000	362,000	1580
SUBTOTAL	**1,296,592**	**1,619,378**	**2693**
SOUTH BLOCK			
EAST RETAIL	65,016	66,746	–
WEST RETAIL	47,678	47,678	–
BANK BUILDING	10,000	10,000	–
SUBTOTAL	**122,694**	**124,424**	**503**
36TH AVE (S4 PARCEL)			
SURFACE PARKING	–	–	203
SUBTOTAL	–	–	203
EXISTING	**1,419,286**	**1,743,802**	**3,399**
NEW PROJECT TOTAL	**4,010,100**	**5,127,150**	**4,528**
NEW RESIDENTIAL	1,984,150	2,338,850	2,822
NET NEW	2,590,814	3,383,348	
RESIDENTIAL % OF NET NEW	77%	69%	

TOTAL RESIDENTIAL UNIT COUNT: 1,385 UNITS

BIKE PARKING
TOTAL LONG-TERM BIKE PARKING: 1,871, LOCATED WITHIN BUILDINGS, SEE BUILDING PLANS
TOTAL SHORT-TERM BIKE PARKING: 1,230, LOCATED WITHIN SITE, SEE LANDSCAPE SHEETS

PARKING CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588

BLAKE CLAMP & TAYLER SEDERQUEST
BLAKE.CLAMP@KIMLEY-HORN.COM
TAYLER.SEDERQUEST@KIMLEY-HORN.COM

MASTER PLAN/ COMMERCIAL ARCHITECT

HELLMUTH, OBATA, & KASSABAUM, INC.
ONE BUSH STREET, SUITE #200
SAN FRANCISCO, CA 94104

RAQUEL BITO
RAQUEL.BITO@HOK.COM
415 356 8566

LAND PLANNER/URBAN DESIGNER

GEHL, INC.
207 POWELL STREET, 6TH FLOOR
SAN FRANCISCO, CA 94102

GHIGO DITOMMASO,
GHIGO.DITOMMASO@GEHLPEOPLE.COM"
415 636 9130

RESIDENTIAL ARCHITECT

BDE ARCHITECTURE, INC.
950 HOWARD STREET
SAN FRANCISCO, CA 94103

IAN MURPHY
IMURPHY@BDEARCH.COM
415 967 6813

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588

MIKE MOWERY
MIKE.MOWERY@KIMLEY-HORN.COM
650 533 4697

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
1300 CLAY STREET, SUITE 900
OAKLAND, CA 94612

NICOLE KELLY
NICOLE.KELLY@KIMLEY-HORN.COM
510 250 2105

Project Address:

358 EAST SAILER DRIVE,
SAN MATEO, CA 94403

Issued Information:

APPLICATION CHECKLIST
PLAN SET - CYCLE 3
FEBRUARY 02, 2026

Applicant / Owner:

HSC PROPERTY OWNER LLC
60 E 31ST AVENUE,
SAN MATEO, CA 94403

DAVID D. BOHANNON II
DAVID.BOHANNON@DDBO.COM
650-358-3220

ANDREW TURCO
ATURCO@SRGNC.COM
650-377-5808

PROJECT SHEET INDEX

SHEET NUMBER	SHEET NAME
1 GENERAL	
G000	COVER SHEET
G001	INDEX
G003	PROJECT INFORMATION
G004	PROJECT DATA
G010	EXISTING SITE PHOTOS
G011	EXISTING SITE PHOTOS
G012	ILLUSTRATIVE SITE PLAN
G013	ILLUSTRATIVE GROUND LEVEL PLAN
G014	ILLUSTRATIVE PROJECT RENDERINGS
G015	ILLUSTRATIVE PROJECT RENDERINGS
G016	ILLUSTRATIVE PROJECT RENDERINGS
G017	ILLUSTRATIVE PROJECT RENDERINGS
G018	ILLUSTRATIVE PROJECT RENDERINGS
W1-A311	W1 - BUILDING RENDERING
W2-A311	W2 - BUILDING RENDERING
W3-A311	W3 - BUILDING RENDERING
C1-A311	C1 - BUILDING RENDERINGS
C2-A311	C2 - BUILDING RENDERINGS
C3-A311	C3 - BUILDING RENDERING
C4-A311	C4 - BUILDING RENDERING
C5-A311	C5 - BUILDING RENDERINGS
E1-A311	E1 - BUILDING RENDERINGS
E2-A311	E2 - BUILDING RENDERINGS
E3-A311	E3 - BUILDING RENDERINGS
S1-A311	S1 - BUILDING RENDERINGS
S2-A311	S2 - BUILDING RENDERINGS
S3-A311	S3 - BUILDING RENDERING
S4-A311	S4 - BUILDING RENDERING
G030	OVERALL FLOOR AREA PLAN
G031	FLOOR AREA DIAGRAMS - W1
G032	FLOOR AREA DIAGRAMS - W2
G033	FLOOR AREA DIAGRAMS - W3
G034	FLOOR AREA DIAGRAMS - C1 & C2
G035	FLOOR AREA DIAGRAMS - C3
G036	FLOOR AREA DIAGRAMS - C4
G037	FLOOR AREA DIAGRAMS - C5
G038	FLOOR AREA DIAGRAMS - E1
G039	FLOOR AREA DIAGRAMS - E2
G040	FLOOR AREA DIAGRAMS - E3
G041	FLOOR AREA DIAGRAMS - S1
G042	FLOOR AREA DIAGRAMS - S2
G043	FLOOR AREA DIAGRAMS - S3
G044	FLOOR AREA DIAGRAMS - S4
G101	SITE SHADOW STUDY
G102	SITE SHADOW STUDY
G103	SITE SHADOW STUDY
G104	SITE SHADOW STUDY
G105	SITE SHADOW STUDY
G106	SITE SHADOW STUDY
G107	SITE SHADOW STUDY
G108	SITE SHADOW STUDY
G109	SITE SHADOW STUDY
G110	SITE SHADOW STUDY
G111	SITE SHADOW STUDY
G112	SITE SHADOW STUDY
G113	SITE SHADOW STUDY
G114	SITE SHADOW STUDY
G115	SITE SHADOW STUDY
G116	SITE SHADOW STUDY
G117	SITE SHADOW STUDY
G118	SITE SHADOW STUDY
G119	SITE SHADOW STUDY
G120	SITE SHADOW STUDY
G121	SITE SHADOW STUDY
G122	SITE SHADOW STUDY
G123	SITE SHADOW STUDY
G124	SITE SHADOW STUDY
G125	SITE SHADOW STUDY
G126	SITE SHADOW STUDY
G127	SITE SHADOW STUDY
G128	SITE SHADOW STUDY
G129	SITE SHADOW STUDY
G130	SITE SHADOW STUDY
G131	SITE SHADOW STUDY
G132	SITE SHADOW STUDY
G133	SITE SHADOW STUDY
G134	SITE SHADOW STUDY
G135	SITE SHADOW STUDY
G136	SITE SHADOW STUDY

PROJECT SHEET INDEX

SHEET NUMBER	SHEET NAME
02 CIVIL	
C100	OVERALL EXISTING CONDITIONS
C101	EXISTING CONDITIONS
C102	EXISTING CONDITIONS
C103	EXISTING CONDITIONS
C104	EXISTING CONDITIONS
C105	EXISTING CONDITIONS
C110	EXISTING CONDITIONS -BASEMENT
C150	OVERALL DEMOLITION PLAN
C151	DEMOLITION PLAN
C152	DEMOLITION PLAN
C153	DEMOLITION PLAN
C154	DEMOLITION PLAN
C155	DEMOLITION PLAN
C160	DEMOLITION PLAN -BASEMENT
C200	OVERALL SITE PLAN
C201	CIVIL SITE PLAN
C202	CIVIL SITE PLAN
C203	CIVIL SITE PLAN
C204	CIVIL SITE PLAN
C205	CIVIL SITE PLAN
C250	FIRE ACCESS PLAN
C300	OVERALL GRADING PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C303	GRADING PLAN
C304	GRADING PLAN
C305	GRADING PLAN
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN
C402	UTILITY PLAN
C403	UTILITY PLAN
C404	UTILITY PLAN
C405	UTILITY PLAN
C410	STORM TRIBUTARY AREAS
C411	SEWER TRIBUTARY AREAS
C600	STORMWATER CONTROL PLAN
C601	STORMWATER CONTROL DETAILS
C602	STORMWATER CONTROL DETAILS
03 LANDSCAPE	
L000	LANDSCAPE RENDERING, INDEX, & NOTES
L001	TREE DISPOSITION NOTES AND SCHEDULE
L002	TREE DISPOSITION PLAN - OVERALL
L003	TREE DISPOSITION PLAN
L004	TREE DISPOSITION PLAN
L005	TREE DISPOSITION PLAN
L006	TREE DISPOSITION PLAN
L007	TREE DISPOSITION PLAN
L010	TREE PROTECTION NOTES, SCHEDULE, AND DETAILS
L011	TREE PROTECTION PLAN - OVERALL
L012	TREE PROTECTION ENLARGEMENT - 31ST AVE
L013	TREE PROTECTION ENLARGEMENT - LAUREL CREEK
L100	LANDSCAPE KEY PLAN
L101	SITE MATERIALS PLAN
L102	SITE MATERIALS PLAN
L103	SITE MATERIALS PLAN
L104	SITE MATERIALS PLAN
L105	SITE MATERIALS PLAN
L106	SITE MATERIALS PLAN - LAUREL CREEK ENLARGEMENT
L107	SITE MATERIALS PLAN (COURTYARD)
L108	SITE MATERIALS PLAN (COURTYARD)
L109	SITE MATERIALS PLAN (COURTYARD)
L110	SITE DETAILS
L300A	PLANTING SCHEDULE
L300B	PLANTING SCHEDULE
L301	PLANTING PLAN
L302	PLANTING PLAN
L303	PLANTING PLAN
L304	PLANTING PLAN
L305	PLANTING PLAN
L306	PLANTING PLAN - LAUREL CREEK ENLARGEMENT
L307	PLANTING PLAN (COURTYARD)
L307A	PLANTING SCHEDULES (COURTYARD)
L308	PLANTING PLAN (COURTYARD)
L309	PLANTING PLAN (COURTYARD)
L400	HYDROZONE NOTES AND SCHEDULE
L400A	HYDROZONE NOTES AND SCHEDULE
L401	HYDROZONE PLAN
L402	HYDROZONE PLAN
L403	HYDROZONE PLAN
L404	HYDROZONE PLAN
L405	HYDROZONE PLAN
L406	HYDROZONE PLAN (COURTYARDS)
L407	HYDROZONE PLAN (COURTYARDS)
L408	HYDROZONE PLAN (COURTYARDS)
L501	SITE LIGHTING PLAN
L502	SITE LIGHTING PLAN
L503	SITE LIGHTING PLAN
L504	SITE LIGHTING PLAN
L505	SITE LIGHTING PLAN
L506	SITE LIGHTING PLAN (COURTYARDS)
L506A	SITE LIGHITNG SCHEDULES (COURTYARD)
L507	SITE LIGHTING PLAN (COURTYARDS)
L508	SITE LIGHTING PLAN (COURTYARDS)
L801	LANDSCAPE REFERENCE IMAGES - HARDSCAPE
L802	LANDSCAPE REFERENCE IMAGES - FURNITURE
L803	LANDSCAPE REFERENCE IMAGES - COURTYARD FURNITURE
L804	LANDSCAPE REFERENCE IMAGES - LIGHTING
L805	LANDSCAPE REFERENCE IMAGES - PLANTING
L806	LANDSCAPE REFERENCE IMAGES - PLANTING

PROJECT SHEET INDEX

SHEET NUMBER	SHEET NAME
04 SITE PLAN	
A001	BASEMENT LEVEL 2 SITE PLAN
A002	BASEMENT LEVEL 1 SITE PLAN
A003	GROUND LEVEL SITE PLAN
05 W1 BLDG	
W1-A101A	W1 - GROUND LEVEL PLAN - ZONE A
W1-A101B	W1 - GROUND LEVEL PLAN - ZONE B
W1-A102A	W1 - LEVEL 2 PLAN - ZONE A
W1-A102B	W1 - LEVEL 2 PLAN - ZONE B
W1-A103A	W1 - LEVEL 3 PLAN - ZONE A
W1-A103B	W1 - LEVEL 3 PLAN - ZONE B
W1-A104A	W1 - ROOF LEVEL PLAN - ZONE A
W1-A104B	W1 - ROOF LEVEL PLAN - ZONE B
W1-A300	W1 - PERSPECTIVE VIEWS
W1-A301	W1 - BUILDING ELEVATIONS
W1-A302	W1 - BUILDING ELEVATIONS
W1-A303	W1 - BUILDING ELEVATIONS
W1-A304	W1 - BUILDING ELEVATIONS
W1-A310	W1 - EXTERIOR MATERIALS
W1-A351	W1 - BUILDING SECTION
W1-A400	W1 - UNIT PLANS
06 W2 BLDG	
W2-A100	W2 - BASEMENT LEVEL 1 PLAN
W2-A101	W2 - GROUND LEVEL PLAN
W2-A102	W2 - LEVEL 2 PLAN
W2-A103	W2 - LEVEL 3 PLAN
W2-A104	W2 - LEVEL 4 PLAN
W2-A105	W2 - LEVEL 5 PLAN
W2-A106	W2 - LEVEL 6 PLAN
W2-A107	W2 - LEVEL 7 PLAN
W2-A108	W2 - ROOF LEVEL PLAN
W2-A300	W2 - PERSPECTIVE VIEW
W2-A301	W2 - ELEVATIONS
W2-A302	W2 - ELEVATIONS
W2-A303	W2 - COURTYARD ELEVATIONS
W2-A310	W1 - EXTERIOR MATERIALS
W2-A351	W2 - BUILDING SECTION
W2-A400	W2 - UNIT PLANS
W2-A401	W2 - UNIT PLANS
W2-A402	W2 - UNIT PLANS
W2-A404	W2 - UNIT PLANS
W2-A405	W2 - UNIT PLANS
W2-A451	W2 - ENLARGED PLANS
07 W3 BLDG	
W3-A100	W3 - BASEMENT LEVEL 1 PLAN
W3-A101	W3 - GROUND LEVEL PLAN
W3-A102	W3 - LEVEL 2 PLAN
W3-A103	W3 - LEVEL 3 PLAN
W3-A104	W3 - LEVEL 4 PLAN
W3-A105	W3 - LEVEL 5 PLAN
W3-A106	W3 - LEVEL 6 PLAN
W3-A107	W3 - LEVEL 7 PLAN
W3-A108	W3 - ROOF LEVEL PLAN
W3-A300	W3 - PERSPECTIVE VIEW
W3-A301	W3 - ELEVATIONS
W3-A302	W3 - ELEVATIONS
W3-A303	W3 - COURTYARD ELEVATIONS
W3-A310	W3 - EXTERIOR MATERIALS
W3-A351	W3 - BUILDING SECTION
W3-A400	W3 - UNIT PLANS
W3-A401	W3 - UNIT PLANS
W3-A402	W3 - UNIT PLANS
W3-A403	W3 - UNIT PLANS
W3-A404	W3 - UNIT PLANS
W3-A405	W3 - UNIT PLANS
W3-A406	W3 - UNIT PLANS
W3-A407	W3 - UNIT PLANS
W3-A451	W3 - ENLARGED PLANS
08 C1 BLDG	
C1-A100	C1 - BASEMENT LEVEL 1 PLAN
C1-A101	C1 - GROUND LEVEL PLAN
C1-A102	C1 - LEVEL 2 AND ROOF PLAN
C1-A300	C1 - PERSPECTIVE VIEWS
C1-A301	C1 - ELEVATIONS
C1-A351	C1 - BUILDING SECTIONS
09 C2 BLDG	
C2-A101	C2 - GROUND LEVEL PLAN
C2-A102	C2 - ROOF LEVEL PLAN
C2-A300	C2 - PERSPECTIVE VIEWS
C2-A301	C2 - ELEVATIONS
C2-A310	C2 - EXTERIOR MATERIAL SCHEDULE
C2-A351	C2 - BUILDING SECTIONS
10 C3 BLDG	
C3-A100	C3 - BASEMENT LEVEL 1 PLAN
C3-A101	C3 - GROUND LEVEL PLAN
C3-A102	C3 - LEVEL 2 PLAN
C3-A103	C3 - LEVEL 3 PLAN
C3-A104	C3 - LEVEL 4 PLAN
C3-A105	C3 - LEVEL 5 PLAN
C3-A106	C3 - LEVEL 6 PLAN
C3-A107	C3 - LEVEL 8 PLAN
C3-A109	C3 - ROOF LEVEL PLAN
C3-A300	C3 - PERSPECTIVE VIEWS
C3-A301	C3 - ELEVATIONS
C3-A302	C3 - ELEVATIONS
C3-A303	C3 - COURTYARD ELEVATIONS
C3-A310	C3 - EXTERIOR MATERIALS
C3-A351	C3 - BUILDING SECTION
C3-A400	C3 - UNIT PLANS
C3-A401	C3 - UNIT PLANS
C3-A402	C3 - UNIT PLANS
C3-A403	C3 - UNIT PLANS
C3-A404	C3 - UNIT PLANS
C3-A405	C3 - UNIT PLANS
C3-A451	C3 - ENLARGED PLANS

PROJECT SHEET INDEX

SHEET NUMBER	SHEET NAME
11 C4 BLDG	
C4-A100	C4 - BASEMENT LEVEL 2 PLAN
C4-A101	C4 - BASEMENT LEVEL 1 PLAN
C4-A102	C4 - GROUND LEVEL PLAN
C4-A103	C4 - LEVEL 2 PLAN
C4-A104	C4 - LEVEL 3 PLAN
C4-A105	C4 - LEVEL 4 PLAN
C4-A106	C4 - LEVEL 5 PLAN
C4-A107	C4 - LEVEL 6 PLAN
C4-A108	C4 - LEVEL 7 PLAN
C4-A109	C4 - ROOF LEVEL PLAN
C4-A300	C4 - PERSPECTIVE VIEWS
C4-A301	C4 - ELEVATIONS
C4-A302	C4 - ELEVATIONS
C4-A304	C4 - COURTYARD ELEVATIONS
C4-A310	C4 - EXTERIOR MATERIALS
C4-A351	C4 - BUILDING SECTION
C4-A400	C4 - UNIT PLANS
C4-A401	C4 - UNIT PLANS
C4-A402	C4 - UNIT PLANS
C4-A403	C4 - UNIT PLANS
C4-A404	C4 - UNIT PLANS
C4-A451	C4 - ENLARGED PLANS
12 C5 BLDG	
C5-A100	C5 - BASEMENT LEVEL PLAN
C5-A101	C5 - GROUND LEVEL PLAN
C5-A102	C5 - LEVEL 2 PLAN
C5-A103	C5 - LEVEL 3 PLAN
C5-A104	C5 - LEVEL 4 PLAN
C5-A105	C5 - LEVEL 5 PLAN
C5-A106	C5 - LEVEL 6 PLAN
C5-A107	C5 - LEVEL 7 PLAN
C5-A300	C5 - PERSPECTIVE VIEWS
C5-A301	C5 - ELEVATIONS
C5-A302	C5 - ELEVATIONS
C5-A310	C5 - EXTERIOR MATERIAL SCHEDULE
C5-A351	C5 - BUILDING SECTION
13 E1 BLDG	
E1-A100	E1 - BASEMENT LEVEL 1 PLAN
E1-A101	E1 - GROUND LEVEL PLAN
E1-A102	E1 - LEVEL 2 PLAN
E1-A103	E1 - LEVEL 3 PLAN
E1-A104	E1 - LEVEL 4 PLAN
E1-A105	E1 - LEVEL 5 PLAN
E1-A106	E1 - LEVEL 6 PLAN
E1-A107	E1 - LEVEL 7 PLAN
E1-A108	E1 - LEVEL 8 PLAN
E1-A109	E1 - LEVEL 9 PLAN
E1-A110	E1 - LEVEL 10 PLAN
E1-A111	E1 - ROOF LEVEL PLAN
E1-A300	E1 - PERSPECTIVE VIEWS
E1-A301	E1 - ELEVATIONS
E1-A302	E1 - ELEVATIONS
E1-A303	E1 - ELEVATIONS
E1-A310	E1 - EXTERIOR MATERIAL SCHEDULE
E1-A351	E1 - BUILDING LONGITUDINAL SECTION
E1-A352	E1 - BUILDING CROSS SECTION
E1-A401	E1 - ENLARGED PLANS
14 E2 BLDG	
E2-A100	E2 - BASEMENT LEVEL 1 PLAN
E2-A101	E2 - GROUND LEVEL PLAN
E2-A102	E2 - LEVEL 2 PLAN
E2-A103	E2 - LEVEL 3 PLAN
E2-A104	E2 - LEVEL 4 PLAN
E2-A105	E2 - LEVEL 5 PLAN
E2-A106	E2 - LEVEL 6 PLAN
E2-A107	E2 - LEVEL 7 PLAN
E2-A108	E2 - LEVEL 8 PLAN
E2-A109	E2 - LEVEL 9 PLAN
E2-A110	E2 - ROOF LEVEL PLAN
E2-A300	E2 - PERSPECTIVE VIEWS
E2-A301	E2 - ELEVATIONS
E2-A302	E2 - ELEVATIONS
E2-A303	E2 - ELEVATIONS
E2-A310	E2 - EXTERIOR MATERIAL SCHEDULE
E2-A351	E2 - BUILDING SECTION
E2-A352	E2 - BUILDING CROSS SECTION
E2-A401	E2 - ENLARGED PLANS
15 E3 BLDG	
E3-A100	E3 - BASEMENT LEVEL 1 PLAN
E3-A101	E3 - GROUND LEVEL PLAN
E3-A102	E3 - LEVEL 2 PLAN
E3-A103	E3 - LEVEL 3 PLAN
E3-A104	E3 - LEVEL 4 PLAN
E3-A105	E3 - LEVEL 5 PLAN
E3-A106	E3 - LEVEL 6 PLAN
E3-A107	E3 - LEVEL 7 PLAN
E3-A108	E3 - LEVEL 8 PLAN
E3-A109	E3 - ROOF LEVEL PLAN
E3-A300	E3 - PERSPECTIVE VIEWS
E3-A301	E3 - ELEVATIONS
E3-A302	E3 - ELEVATIONS
E3-A303	E3 - ELEVATIONS
E3-A310	E3 - EXTERIOR MATERIAL SCHEDULE
E3-A351	E3 - BUILDING LONGITUDINAL SECTION
E3-A352	E3 - BUILDING CROSS SECTION
E3-A401	E3 - ENLARGED PLANS

PROJECT SHEET INDEX

SHEET NUMBER	SHEET NAME
16 S1 BLDG	
S1-A100A	S1-BASEMENT LEVEL 2 PLAN
S1-A100B	S1-BASEMENT LEVEL 1 PLAN
S1-A101	S1 - GROUND LEVEL PLAN
S1-A102	S1 - LEVEL 2 PLAN
S1-A103	S1 - LEVEL 2.5 PLAN
S1-A104	S1 - LEVEL 3 PLAN
S1-A105	S1 - LEVEL 4 PLAN
S1-A106	S1 - LEVEL 5 PLAN
S1-A107	S1 - LEVEL 6 PLAN
S1-A108	S1 - LEVEL 7 PLAN
S1-A109	S1 - LEVEL 8 PLAN
S1-A110	S1 - LEVEL 9 PLAN
S1-A111	S1 - LEVEL 10 PLAN
S1-A112	S1 - ROOF LEVEL PLAN
S1-A300	S1 - PERSPECTIVE VIEWS
S1-A301	S1 - ELEVATIONS
S1-A302	S1 - ELEVATIONS
S1-A303	S1 - ELEVATIONS
S1-A304	S1 - ELEVATIONS
S1-A310	S1 - EXTERIOR MATERIAL SCHEDULE
S1-A351	S1 - BUILDING SECTION
S1-A352	S1 - BUILDING CROSS SECTIONS
S1-A401	S1 - ENLARGED PLANS
17 S2 BLDG	
S2-A100A	S2-BASEMENT LEVEL 2 PLAN
S2-A100B	S2-BASEMENT LEVEL 1 PLAN
S2-A101	S2 - GROUND LEVEL PLAN
S2-A102	S2 - LEVEL 2 PLAN
S2-A103	S2 - LEVEL 2.5 PLAN
S2-A104	S2 - LEVEL 3 PLAN
S2-A105	S2 - LEVEL 4 PLAN
S2-A106	S2 - LEVEL 5 PLAN
S2-A107	S2 - LEVEL 6 PLAN
S2-A108	S2 - LEVEL 7 PLAN
S2-A109	S2 - LEVEL 8 PLAN
S2-A110	S2 - ROOF LEVEL PLAN
S2-A300	S2 - PERSPECTIVE VIEWS
S2-A301	S2 - ELEVATIONS
S2-A302	S2 - ELEVATIONS
S2-A303	S2 - ELEVATIONS
S2-A304	S2 - ELEVATIONS
S2-A310	S2 - EXTERIOR MATERIAL SCHEDULE
S2-A351	S2 - BUILDING SECTION
S2-A352	S2 - BUILDING CROSS SECTIONS
S2-A401	S2 - ENLARGED PLANS
18 S3 BLDG	
S3-A101A	S3 - GROUND LEVEL PLAN - ZONE A
S3-A101B	S3 - GROUND LEVEL PLAN - ZONE B
S3-A102A	S3 - LEVEL 2 PLAN - ZONE A
S3-A102B	S3 - LEVEL 2 PLAN - ZONE B
S3-A103A	S3 - LEVEL 3 PLAN - ZONE A
S3-A103B	S3 - LEVEL 3 PLAN - ZONE B
S3-A104A	S3 - LEVEL 5 PLAN - ZONE A
S3-A104B	S3 - LEVEL 5 PLAN - ZONE B
S3-A106A	S3 - ROOF LEVEL PLAN - ZONE A
S3-A106B	S3 - ROOF LEVEL PLAN - ZONE B
S3-A300	S3 - PERSPECTIVE VIEW
S3-A301	S3 - ELEVATIONS
S3-A302	S3 - ELEVATIONS
S3-A303	S3 - COURTYARD ELEVATIONS
S3-A310	S3 - EXTERIOR MATERIALS
S3-A351	S3 - BUILDING SECTION
S3-A400	S3 - UNIT PLANS
S3-A401	S3 - UNIT PLANS
S3-A402	S3 - UNIT PLANS
S3-A403	S3 - UNIT PLANS
S3-A404	S3 - UNIT PLANS
S3-A405	S3 - UNIT PLANS
S3-A451	S3 - ENLARGED PLANS
19 S4 BLDG	
S4-A100	S4 - BASEMENT LEVEL 1 PLAN
S4-A101	S4 - GROUND LEVEL PLAN
S4-A102	S4 - LEVEL 2 PLAN
S4-A104	S4 - LEVEL 3 PLAN
S4-A105	S4 - LEVEL 5 PLAN
S4-A106	S4 - LEVEL 6 PLAN
S4-A107	S4 - LEVEL 7 PLAN
S4-A108	S4 - ROOF LEVEL PLAN
S4-A300	S4 - PERSPECTIVE VIEW
S4-A301	S4 - ELEVATIONS
S4-A302	S4 - ELEVATIONS
S4-A303	S4 - COURTYARD ELEVATIONS
S4-A310	S4 - EXTERIOR MATERIALS
S4-A351	S4 - BUILDING SECTION
S4-A400	S4 - UNIT PLANS
S4-A401	S4 - UNIT PLANS
S4-A402	S4 - UNIT PLANS
S4-A403	S4 - UNIT PLANS
S4-A451	S4 - ENLARGED PLANS

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Key Plan

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

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Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G001

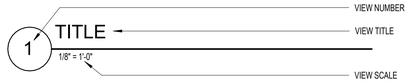
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LIST OF ABBREVIATIONS

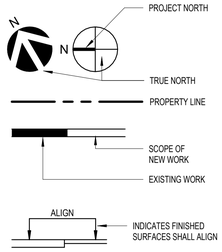
A	
A/C	AIR CONDITIONING
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADAAG	ADA ACCESSIBILITY GUIDELINES
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AL / ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AV	AUDIO VISUAL
B	
B/	BOTTOM OF (SEE OTHER WORD)
BLDG	BUILDING
BSMT	BASEMENT
C	
CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFMF	COLD FORMED METAL FRAMING
CI	CONTINUOUS INSULATION
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT / CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CM	CENTIMETER
CMB	CEMENT BOARD
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CS	CONCRETE SEALER
CTR	CENTER
D	
DB	DECIBEL
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DP	DESIGN/DIMENSION POINT
DR	DOOR
DRN	DRAIN
DW	DISHWASHER
DWG	DRAWING
E	
EA	EACH
EFS	EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRICAL
EMERG	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRICAL WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXT	EXTERIOR
F	
F/	FACE OF (SEE OTHER WORD)
FA	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEQ	FOOD EQUIPMENT
FF	FINISH FLOOR
FF&E	FURNITURE, FIXTURES & EQUIPMENT
FFE	FINISH FLOOR ELEVATION
FFPE	FINAL FLOOD PROTECTION ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOOR
FLUOR	FLUORESCENT
FO	FINISHED OPENING
FRTW	FIRE RETARDANT TREATED WOOD
FS	FIRE STOPPING
FT	FEET/FOOT
FTG	FOOTING
FURN	FURNITURE
G	
GA	GAUGE / GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR, GENERAL CONTRACT
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTIC
GR	GRADE
GWB	GYPSUM WALLBOARD
H	
HB	HOSE BIBB
HC	HANDICAPPED
HM	HOLLOW METAL
HMIS	HAZARDOUS MATERIAL INVENTORY STATEMENT
HO	HOLD-OPEN
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HRC	HOSE REEL CABINET
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
I	
ICB	INTEGRAL COVE BASE
ICC	INTERNATIONAL CODE COUNCIL
ID	INSIDE DIAMETER / DIMENSION
IN	INCH
INFO	INFORMATION
INT	INTERIOR
INV	INVERT
J	
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
K	
K	KIP (1000 LB)
KG	KILOGRAM
KIT	KITCHEN
L	
LAB	LABORATORY
LAT	LATERAL
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LT	LIGHT
LV	LOW VOLTAGE
M	
M	METER
MAINT	MAINTENANCE
MAQ	MAXIMUM ALLOWABLE QUANTITIES
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MER	MECHANICAL EQUIPMENT ROOM
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
MTD	MOUNTED
MTL	METAL
N	
N	NEWTON
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NPS	NOMINAL PIPE SIZE
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O	
OA	OUTSIDE AIR
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER/DIMENSION
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVER HEAD
OPNG	OPENING
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
OXY	OXYGEN
P	
PAF	POWER-ACTUATED FASTENER
PBD	PARTICLEBOARD
PD	PERIMETER DRAIN
PERF	PERFORATED
PL	PLATE
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
POC	POINT OF CONNECTION
PR	PAIR
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PTD	PAINTED
PTN	PARTITION
Q	
QTY	QUANTITY
R	
R	RADIUS
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECPT	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED / REINFORCING
REQ	REQUIRE / REQUIRED
REV	REVISION / REVISED
RM	ROOM
RO	ROUGH OPENING
S	
SA	SUPPLY AIR
SAFB	SOUND ATTENUATING FIRE BLANKET/BATT
SAN	SANITARY
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FEET/FOOT
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SM	SQUARE METER
SMD	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREW
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION
SPKR	SPEAKER
SPR	SPRINKLER
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STMS	SELF-TAP SHEET METAL SCREW
STRL	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T	
T&G	TONGUE AND GROOVE
T/	TOP OF (SEE OTHER WORD)
TEL	TELEPHONE OR TELECOM
TEMP	TEMPERATURE
TGB	TOGGLE BOLT
TH	THICK
THK	THICKNESS
TP	TOILET PARTITION
TV	TELEVISION
TYP	TYPICAL
U	
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
V	
VDGS	VISUAL DOCKING GUIDANCE SYSTEMS
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDS	WOOD SCREW
WO	WHERE OCCURS
WP	WORK POINT
WT	WEIGHT
WWR	WELDED WIRE REINFORCING

ANNOTATION SYMBOLS

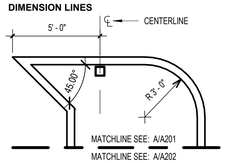
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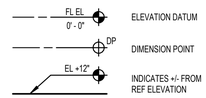
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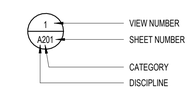
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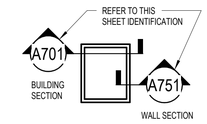
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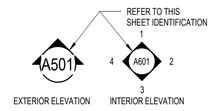
SHEET REFERENCE SYMBOL



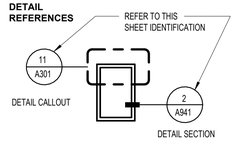
BUILDING / WALL SECTION REFERENCES



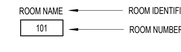
ELEVATION REFERENCES



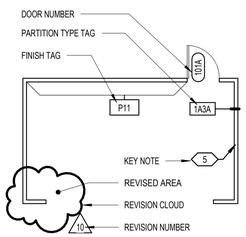
DETAIL REFERENCES



ROOM NAME / NUMBER SYMBOL



PARTITION TYPE, DOOR, AND MISC SYMBOLS



VICINITY MAP



PROJECT DESCRIPTION

THIS PLAN SET SUPPLEMENTS THE HILLSDALE RE-IMAGINED MASTER DEVELOPMENT PLAN (MDP) AND RESPONDS TO THE CITY OF SAN MATEO`S JULY 21, 2025 INCOMPLETE LETTER AND SUBSEQUENT NOVEMBER 17, 2025 INCOMPLETE LETTER FOR PLANNING APPLICATION PA-2025-052. IT PROVIDES DETAILED DIAGRAMS, TECHNICAL DRAWINGS, AND SUPPORTING DOCUMENTATION TO DEMONSTRATE CONSISTENCY WITH THE MDP VISION AND COMPLIANCE WITH APPLICABLE PLANNING REQUIREMENTS.

THE HILLSDALE RE-IMAGINED PROJECT PROPOSES THE PHASED REDEVELOPMENT OF APPROXIMATELY 32.66 ACRES WITHIN THE HILLSDALE SHOPPING CENTER, TRANSFORMING THE SITE INTO A VIBRANT, MIXED-USE DISTRICT. THE PLAN REPLACES EXISTING MALL AND BIG-BOX RETAIL STRUCTURES WITH A WALKABLE NEIGHBORHOOD THAT INTEGRATES:

- UP TO **1,670 NEW RESIDENTIAL UNITS** , INCLUDING UP TO APPROXIMATELY **205 BELOW-MARKET-RATE (BMR)** HOMES.
- UP TO **640,000 SQUARE FEET OF NET NEW COMMERCIAL SPACE** , INCLUDING RETAIL, OFFICE, AND RESEARCH USES.
- AN INTERCONNECTED APPROXIMATELY **4.5-ACRE OPEN SPACE NETWORK** , FEATURING PLAZAS, GREENWAYS, AND PARKLETS.

THIS PLAN SET ILLUSTRATES THE PROPOSED SITE LAYOUT, BUILDING FOOTPRINTS, PARKING AND CIRCULATION SYSTEMS, UTILITY INFRASTRUCTURE, GRADING AND DRAINAGE, AND LANDSCAPE DESIGN. IT ALSO INCLUDES UPDATED SQUARE FOOTAGE TABLES, DENSITY CALCULATIONS, AND BLOCK-LEVEL USE SUMMARIES TO CLARIFY COMPLIANCE WITH GOVERNMENT CODE SECTION 65589.5(H)(2)(B)(III), CONFIRMING THE PROJECT QUALIFIES AS A HOUSING DEVELOPMENT UNDER THE HOUSING ACCOUNTABILITY ACT.

THE MATERIALS HEREIN ADDRESS COMPLETENESS ITEMS OUTLINED IN THE CITY `S LETTER, INCLUDING:

- CLARIFICATION OF RESIDENTIAL AND COMMERCIAL SQUARE FOOTAGES.
- DEMONSTRATION OF MINIMUM AND MAXIMUM DENSITIES PER BLOCK.
- UPDATED PLOT PLANS, LIGHTING AND SIGNAGE DIAGRAMS, AND UTILITY CONNECTION POINTS.
- DRAFT COVENANTS, TENTATIVE MAP DETAILS, AND ARBORIST DOCUMENTATION.

PREPARED BY A QUALIFIED DESIGN TEAM INCLUDING LICENSED ARCHITECTS, LANDSCAPE ARCHITECTS, CIVIL ENGINEERS, AND LAND PLANNERS, THIS PLAN SET IS INTENDED TO SUPPORT THE CITY `S REVIEW AND FACILITATE THE NEXT PHASE OF ENTITLEMENT PROCESSING.

HSC Property Owner LLC

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

PROJECT INFORMATION

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G003

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BUILDING C2

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment (Cycle 1): Incomplete. The following items in the Cover Sheet were not provided.
Planning (Cycle 2): Incomplete. Project Data Information was not entirely provided. Please see comments below for site C2.

DEVELOPMENT PROJECT DATA INFORMATION		
SITE ADDRESS: **Planning (Cycle 2):** Not Applicable	N/A	
APN: **Planning (Cycle 2):** Not Applicable	N/A	
ZONING CLASSIFICATION: **Planning (Cycle 2):** Incomplete. Please provide zoning district.		REFER TO G000 COVER
LOT SIZE (SQ. FT.): **Planning (Cycle 2):** Complete.	COMPLETE	
PERMITTED FLOOR AREA RATIO: **Planning (Cycle 2):** Complete.	COMPLETE	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning (Cycle 2):** Complete.	COMPLETE	
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning (Cycle 2):** Complete.	COMPLETE	
DETACHED ACCESSORY STRUCTURES: **Planning Cycle 2:** Not Applicable	N/A	
EXEMPTIONS:[2] **Planning (Cycle 2):** Incomplete. Please provide the area that is exempt from floor area pursuant to section SMMC 27.04.200. Please refer to the advisory comments that will follow this letter.		REFER TO G003
TOTAL FLOOR AREA: **Planning (Cycle 2):** Complete.	COMPLETE	
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning (Cycle 2):** Not Applicable	N/A	
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning (Cycle 2):** Not Applicable for C2.	N/A	
TOTAL COVERED PARKING STALLS: **Planning (Cycle 2):** Not Applicable for C2.	N/A	
TOTAL UNCOVERED PARKING STALLS: **Planning (Cycle 2):** Incomplete. Please provide this information for Parcel 2 along 32nd Avenue and E. Sailer Drive.		REFER TO C1-A100
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist (Cycle 2):** Incomplete. Based on staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. Please include street trees with a trunk diameter of two inches or more.		REFER TO L301-L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning (Cycle 2):** Incomplete. Please provide this information for Parcel 2, west of the center line of E. Sailer Drive.		REFER TO L301-L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED).* **Planning (Cycle 2):** Incomplete. Please provide this information for Parcel 2, west of the center line of E. Sailer Drive.		REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING C1

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment (Cycle 1) - Incomplete. The following items in the Cover Sheet were not provided.
Planning (Cycle 2) - Incomplete. Please see comments below. Please also see the Master Incomplete Letter Cycle 2 for additional information.

SITE ADDRESS: **Planning (Cycle 2)** - Not applicable.	N/A	
APN: **Planning (Cycle 2)** - Not applicable.	N/A	
ZONING CLASSIFICATION: **Planning (Cycle 2)** - Incomplete. The Zoning District was not provided.		REFER TO G000 COVER
LOT SIZE (SQ. FT.): **Planning (Cycle 2)** - Complete.	COMPLETE	
PERMITTED FLOOR AREA RATIO: **Planning (Cycle 2)** - Not applicable.	COMPLETE	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning (Cycle 2)** - Not applicable.	COMPLETE	
	EXISTING	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning (Cycle 2)** - Complete.	COMPLETE	
DETACHED ACCESSORY STRUCTURES: **Planning (Cycle 2)** - Not applicable.	N/A	
EXEMPTIONS:[2] **Planning (Cycle 2)** - Incomplete. Provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b).		REFER TO G003
TOTAL FLOOR AREA: **Planning (Cycle 2)** - Complete.	COMPLETE	
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning (Cycle 2)** - Not applicable.	N/A	
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning (Cycle 2)** - Complete.	COMPLETE	
TOTAL COVERED PARKING STALLS: **Planning (Cycle 2)** - Complete.	COMPLETE	
TOTAL UNCOVERED PARKING STALLS: **Planning (Cycle 2)** - Incomplete. Please provide this information for the street parking proposed on Parcel 4.		REFER TO C1-A100
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist (Cycle 2)** - Incomplete. Based on Staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. please include all street trees with a trunk diameter of two inches or more.		REFER TO L301-L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning (Cycle 2)** - Incomplete. Please provide the total area of new and rehabilitated landscaping for Parcel 4.		REFER TO L301-L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning (Cycle 2)** - Incomplete. Please provide the total area for Parcel 4.		REFER TO C300

BUILDING W3

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment (Cycle 1): Incomplete. The following items listed below in the Cover Sheet were not provided.

Planning (Cycle 2): Incomplete, please see comments below on individual items that are considered incomplete specifically for Building W3. Additionally, please provide a cover sheet specific to Building W3.

DEVELOPMENT PROJECT DATA INFORMATION		
SITE ADDRESS: **Comment Cycle 2:** Not applicable.	N/A	N/A
APN: **Comment Cycle 2:** Not applicable.	N/A	N/A
ZONING CLASSIFICATION: **Comment Cycle 2:** Incomplete, the Zoning District was not provided for this property.		REFER TO G000 COVER SHEET
LOT SIZE (SQ. FT.): **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
PERMITTED FLOOR AREA RATIO: **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
DETACHED ACCESSORY STRUCTURES: **Cycle 2 Comment:** Not applicable.	N/A	N/A
EXEMPTIONS: [2] **Planning Cycle 2 Comment:** Incomplete. Please provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b). See Advisory Letter Cycle 2 that will follow.		REFER TO G033
TOTAL FLOOR AREA: **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Cycle 2 Comment:** Not applicable.	N/A	N/A
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Cycle 2 Comment:** Not applicable.	N/A	N/A
TOTAL COVERED PARKING STALLS: **Cycle 2 Comment:** Complete. For any inconsistencies please review the Advisory Letter Cycle 2 that will follow.	COMPLETE	COMPLETE
TOTAL UNCOVERED PARKING STALLS: **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Comment Cycle 2:** Incomplete. Based on staff's site visit, the street trees between 2inches and 6 inches in trunk diameter are not identified. Please include all street trees with the trunk diameter of 2 inches or more.	REFER TO L001	REFER TO L301 - L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Comment Cycle 2:** Incomplete, please provide for subject parcel.	N/A	REFER TO L301 - L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Cycle 2 Comment:** Incomplete, please provide for subject parcel.	N/A	REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING W2

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment (Cycle 1): Incomplete. The following items listed below in the Cover Sheet were not provided.

Planning (Cycle 2): Incomplete, please see comments below on individual items that are considered incomplete specifically for Building W2. Additionally, please provide a cover sheet specific to Building W2.

DEVELOPMENT PROJECT DATA INFORMATION		
SITE ADDRESS: **Comment Cycle 2:** Not applicable.	N/A	N/A
APN: **Comment Cycle 2:** Not applicable.	N/A	N/A
ZONING CLASSIFICATION: **Comment Cycle 2:** Incomplete, the Zoning District was not provided for this property.		REFER TO G000 COVER SHEET
LOT SIZE (SQ. FT.): **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
PERMITTED FLOOR AREA RATIO: **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
DETACHED ACCESSORY STRUCTURES: **Comment Cycle 2:** Not applicable.	N/A	N/A
EXEMPTIONS: [2] **Comment Cycle 2:** Incomplete. Please provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b). See Advisory Letter Cycle 2 that will follow.		REFER TO G032
TOTAL FLOOR AREA: **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Comment Cycle 2:** Not applicable.	N/A	N/A
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Comment Cycle 2:** Not applicable.	N/A	N/A
TOTAL COVERED PARKING STALLS: **Comment Cycle 2:** Complete. For any inconsistencies please review the Advisory Letter Cycle 2 that will follow.	COMPLETE	COMPLETE
TOTAL UNCOVERED PARKING STALLS **Comment Cycle 2:** Complete.	COMPLETE	COMPLETE
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Comment Cycle 2:** Incomplete. Based on staff's site visit, the street trees between 2inches and 6 inches in trunk diameter are not identified. Please include all street trees with the trunk diameter of 2 inches or more.	REFER TO L001	REFER TO L301 - L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Comment Cycle 2:** Incomplete, please provide for subject parcel.	N/A	REFER TO L301 - L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Comment Cycle 2:** Incomplete, please provide for subject parcel.	N/A	REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING W1.1 - W1.9

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment (Cycle 1) – Incomplete. The following items were not provided.

Comment (Cycle 2) – Incomplete. Please provide a separate over sheet with Development Project Data Information for the W1 series. Please see comments below.

DEVELOPMENT PROJECT DATA INFORMATION		
SITE ADDRESS: **Planning (Cycle 2) –** Not applicable.	N/A	N/A
APN: **Planning (Cycle 2) –** Not applicable.	N/A	N/A
ZONING CLASSIFICATION: **Planning (Cycle 2) –** Incomplete. The Zoning District for the W1 series was not provided with on the plans.		REFER TO G000 COVER SHEET
LOT SIZE (SQ. FT.): **Planning (Cycle 2) –** Complete.	COMPLETE	COMPLETE
PERMITTED FLOOR AREA RATIO: **Planning (Cycle 2) –** Not applicable.	N/A	N/A
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning (Cycle 2) –** Not applicable.	N/A	N/A
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning (Cycle 2) –** Complete.	COMPLETE	COMPLETE
DETACHED ACCESSORY STRUCTURES: **Planning (Cycle 2) –** Not applicable.	N/A	N/A
EXEMPTIONS: [2] **Planning (Cycle 2) –** Incomplete. Provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b). Please refer to the Advisory Letter Cycle 2 that will follow this letter.		REFER TO G031
TOTAL FLOOR AREA: **Planning (Cycle 2) –** Complete. Please refer to the Advisory Letter Cycle 2 comments that will follow this letter.	COMPLETE	COMPLETE
EXISTING INTERIOR FLOOR AREA TO BE REMODELED:		
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning (Cycle 2) –** Not applicable.	N/A	N/A
TOTAL COVERED PARKING STALLS: **Planning (Cycle 2) –** Complete.	COMPLETE	COMPLETE
TOTAL UNCOVERED PARKING STALLS: **Planning (Cycle 2) –** Incomplete. Please provide this information for Parcels 9 and 10 (W1 series).	N/A	REFER TO W1-A101A - W1-A101B
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist (Cycle 2) –** Based on Staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. Please include all street trees with a trunk diameter of two inches or more.	REFER TO L001	REFER TO L301 - L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning (Cycle 2) –** Incomplete. Please provide this information for Parcels 9 and 10 (W1 series).	N/A	REFER TO L301 - L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning (Cycle 2) –** Incomplete. Please provide this information for Parcels 9 and 10 (W1 series).	N/A	REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING C5

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment Cycle 1: Incomplete. The following items on the Cover Sheet were not provided.

Planning Cycle 2: Incomplete. Please see comments below.

DEVELOPMENT PROJECT DATA INFORMATION		
SITE ADDRESS: **Planning Cycle 2:** Complete.	N/A	
APN: **Planning Cycle 2:** Complete.	N/A	
ZONING CLASSIFICATION: **Planning Cycle 2:** Incomplete.		REFER TO G000 COVER
LOT SIZE (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	
PERMITTED FLOOR AREA RATIO: **Planning Cycle 2:** Complete.	COMPLETE	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning Cycle 2:** Complete.	COMPLETE	
DETACHED ACCESSORY STRUCTURES: **Planning Cycle 2:** Not applicable.	N/A	
EXEMPTIONS:[2] **Planning Cycle 2:** Incomplete. Provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b). Please refer to the Advisory Letter Cycle 2 comments that will follow this letter.		REFER TO G003
TOTAL FLOOR AREA: **Planning Cycle 2:** Complete. Please also refer to the Advisory Letter Cycle 2 that will follow this letter.	COMPLETE	
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning Cycle 2:** Not applicable.	N/A	
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning Cycle 2:** Complete.	COMPLETE	
TOTAL COVERED PARKING STALLS: **Planning Cycle 2:** Complete.	COMPLETE	
TOTAL UNCOVERED PARKING STALLS: **Planning Cycle 2:** Incomplete. Please provide this information for the street parking.		REFER TO C1-A100
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist Cycle 2:** Incomplete. Based on Staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. please include all street trees with a trunk diameter of two inches or more.		REFER TO L301-L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning Cycle 2:** Incomplete. Provide the new and rehabilitated landscape areas for Parcel 5.		REFER TO L301-L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning Cycle 2:** Incomplete. Provide the soil disturbance totals in cubic yards for Parcel 5.		REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING C4

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment (Cycle 1): Incomplete. The following items the the Cover Sheet were not provided.
Planning (Cycle 2): Incomplete. Project Data Information was not entirely provided. Please see comments below for site C4.

DEVELOPMENT PROJECT DATA INFORMATION		
SITE ADDRESS: **Planning (Cycle 2):** Not Applicable	N/A	N/A
APN: **Planning (Cycle 2):** Not Applicable	N/A	N/A
ZONING CLASSIFICATION: **Planning (Cycle 2):** Incomplete. Please provide zoning district.		REFER TO G000 COVER SHEET
LOT SIZE (SQ. FT.): **Planning (Cycle 2):** Complete.	COMPLETE	COMPLETE
PERMITTED FLOOR AREA RATIO: **Planning (Cycle 2):** Complete.	COMPLETE	COMPLETE
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning (Cycle 2):** Complete.	COMPLETE	COMPLETE
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
DETACHED ACCESSORY STRUCTURES: **Planning Cycle 2:** Not Applicable	N/A	N/A
EXEMPTIONS: [2] **Planning (Cycle 2):** Incomplete. Please provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b). Please refer to the advisory comments that will follow this letter.		REFER TO G036
TOTAL FLOOR AREA: **Planning (Cycle 2):** Complete.	COMPLETE	COMPLETE
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning (Cycle 2):** Not Applicable	N/A	N/A
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning (Cycle 2):** Complete.	COMPLETE	COMPLETE
TOTAL COVERED PARKING STALLS: **Planning (Cycle 2):** Complete for C4.	COMPLETE	COMPLETE
TOTAL UNCOVERED PARKING STALLS: **Planning (Cycle 2):** Incomplete. Please provide for Parcel 2 along 32nd Avenue and W. Sailer Drive.	N/A	REFER TO C4-A100 - C4-A102
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist (Cycle 2):** Incomplete. Based on staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. Please include street trees with a trunk diameter of two inches or more.	REFER TO L001	REFER TO L301 - L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning (Cycle 2):** Incomplete. Please provide the total area of new and rehabilitated landscaping in Parcel 2, west of the center line of E. Sailor Dr.	N/A	REFER TO L301 - L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning Cycle 2:** Incomplete. Please provide this information for Parcel 2, west of the center line of E. Sailor Dr.	N/A	REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING C3

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment (Cycle 1) - Incomplete. The following items in the Cover Sheet were not provided.
Planning (Cycle 2) - Incomplete. Please see comments below. Please also see the Master Incomplete Letter Cycle 2 for additional information.

SITE ADDRESS: **Planning (Cycle 2)** - Not applicable.	N/A	N/A
APN: **Planning (Cycle 2)** - Not applicable.	N/A	N/A
ZONING CLASSIFICATION: **Planning (Cycle 2)** - Incomplete. The Zoning District was not provided.		REFER TO G000 COVER SHEET
LOT SIZE (SQ. FT.): **Planning (Cycle 2)** - Complete.	COMPLETE	COMPLETE
PERMITTED FLOOR AREA RATIO: **Planning (Cycle 2)** - Not applicable.	N/A	N/A
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning (Cycle 2)** - Not applicable.	N/A	N/A
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning (Cycle 2)** - Complete.	COMPLETE	COMPLETE
DETACHED ACCESSORY STRUCTURES: **Planning (Cycle 2)** - Not applicable.	N/A	N/A
EXEMPTIONS:[2] **Planning (Cycle 2)** - Incomplete. Provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b).	N/A	REFER TO G035
TOTAL FLOOR AREA: **Planning (Cycle 2)** - Complete.	COMPLETE	COMPLETE
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning (Cycle 2)** - Not applicable.	N/A	N/A
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning (Cycle 2)** - Incomplete. To confirm the parking that would be required to support the residential use within the building, please submit the number of Studio, One-bedroom, Two-bedroom, and Three or more bedroom (or any dwelling unit over 1,400 square feet in floor area) that would be within this building.	NONE	REFER TO C3-A100 - C3-A103
TOTAL COVERED PARKING STALLS: **Planning (Cycle 2)** - Complete.	COMPLETE	COMPLETE
TOTAL UNCOVERED PARKING STALLS: **Planning (Cycle 2)** - Incomplete. Please provide this information for the street parking proposed on Parcel 6.	N/A	REFER TO C3-A100 - C3-A103
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist (Cycle 2)** - Incomplete. Based on Staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. please include all street trees with a trunk diameter of two inches or more.	REFER TO L001	REFER TO L301 - L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning (Cycle 2)** - Incomplete. Please provide the total area of new and rehabilitated landscaping for Parcel 6.	N/A	REFER TO L301 - L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning (Cycle 2)** - Incomplete. Please provide the total area for Parcel 6.	N/A	REFER TO C300

HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan

NOT FOR CONSTRUCTION

No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

PROJECT DATA

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G004

Autodesk Docs://23.04025.00 - Hillside MF Peer Review/HILLSDALE-HOK.dft.rvt
2/1/2026 10:11:39 AM

BUILDING E1

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment Cycle 1: Incomplete. The following items in the Cover Sheet were not provided.

Planning Cycle 2: Incomplete. Please provide a separate over sheet with Development Project Data Information for Building E3. Please see comments below.

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS: **Planning Cycle 2:** Not applicable.	N/A	REFER TO G000 COVER
APN: **Planning Cycle 2:** Not applicable.	N/A	
ZONING CLASSIFICATION: **Planning Cycle 2:** Incomplete. The Zoning District was not provided.		
LOT SIZE (SQ. FT.) **Planning Cycle 2:** Complete.	COMPLETE	
PERMITTED FLOOR AREA RATIO: **Planning Cycle 2:** Complete.	COMPLETE	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning Cycle 2:** Complete.	COMPLETE	
DETACHED ACCESSORY STRUCTURES: **Planning Cycle 2:** Not applicable.	N/A	
EXEMPTIONS: [2] **Planning Cycle 2:** Incomplete. Provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b). Please refer to the Advisory Letter Cycle 2 comments that will follow this letter.		REFER TO G003
TOTAL FLOOR AREA: **Planning Cycle 2:** Complete. Please refer to the Advisory Letter Cycle 2 comments that will follow this letter.	COMPLETE	
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning Cycle 2:** Not applicable.	N/A	REFER TO C1-A100
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning Cycle 2:** Not applicable.	COMPLETE	
TOTAL COVERED PARKING STALLS: **Planning Cycle 2:** Complete.	COMPLETE	
TOTAL UNCOVERED PARKING STALLS: **Planning Cycle 2:** Incomplete. Please provide this information for the street parking in Parcel 3 (Building E3).		
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist Cycle 2:** Incomplete. based on Staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. please include all street trees with a trunk diameter of two inches or more.		REFER TO L301-L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning Cycle 2:** Incomplete. Please provide the total area of new and rehabilitated landscaping in Parcel 3 (Building E3).		REFER TO L301-L309
CUBIC YARDS OF SOIL DISTURBANCE: **Planning Cycle 2:** Incomplete. Please provide this information for Parcel 3 (Building E3). *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)*		REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING E2

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment Cycle 1: Incomplete. The following items in the Cover Sheet were not provided.

Comment Cycle 2: Incomplete. Please provide a separate over sheet with Development Project Data Information for Building E2. Please see comments below.

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS: **Planning Cycle 2:** Not applicable.	N/A	REFER TO G000 COVER
APN: **Planning Cycle 2:** Not applicable.	N/A	
ZONING CLASSIFICATION: **Planning Cycle 2:** Incomplete. The Zoning District was not provided.		
LOT SIZE (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	
PERMITTED FLOOR AREA RATIO: **Planning Cycle 2:** Complete.	COMPLETE	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning Cycle 2:** Complete.	COMPLETE	
DETACHED ACCESSORY STRUCTURES: **Planning Cycle 2:** Not applicable.	N/A	
EXEMPTIONS: [2] **Planning Cycle 2:** Incomplete. Please provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b). Please refer to the Advisory Letter Cycle 2 that will follow this letter.		REFER TO G003
TOTAL FLOOR AREA: **Planning Cycle 2:** Complete. Please refer to the Advisory Letter Cycle 2 that will follow this letter.	COMPLETE	
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning Cycle 2:** Not applicable.	N/A	REFER TO C1-A100
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning Cycle 2:** Complete.	COMPLETE	
TOTAL COVERED PARKING STALLS: **Planning Cycle 2:** Complete.	COMPLETE	
TOTAL UNCOVERED PARKING STALLS: **Planning Cycle 2:** Incomplete. Please provide this information for the street parking in Parcel 2, east of the center line of E. Sailor Dr. (Building E2).		
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist Cycle 2:** Incomplete. based on Staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. please include all street trees with a trunk diameter of two inches or more.		REFER TO L301-L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning Cycle 2:** Incomplete. Please provide the total area of new and rehabilitated landscaping in Parcel 2, east of the center line of E. Sailor Dr. (Building E2).		REFER TO L301-L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning Cycle 2:** Incomplete. Please provide this information for Parcel 2, east of the center line of E. Sailor Dr. (Building E2).		REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING E1

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment Cycle 1: Incomplete. The following items in the Cover Sheet were not provided.

Comment Cycle 2: Incomplete. Please provide a separate over sheet with Development Project Data Information for Building E1. Please see comments below.

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS: **Planning Cycle 2:** Not applicable.	N/A	REFER TO G000 COVER
APN: **Planning Cycle 2:** Not applicable.	N/A	
ZONING CLASSIFICATION: **Planning Cycle 2:** Incomplete. The Zoning District was not provided.		
LOT SIZE (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	
PERMITTED FLOOR AREA RATIO: **Planning Cycle 2:** Complete.	COMPLETE	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning Cycle 2:** Complete.	COMPLETE	
DETACHED ACCESSORY STRUCTURES: **Planning Cycle 2:** Not applicable.	N/A	
EXEMPTIONS: [2] **Planning Cycle 2:** Incomplete. Provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b). Please refer to the Advisory Letter Cycle 2 that will follow this letter.		REFER TO G003
TOTAL FLOOR AREA: **Planning Cycle 2:** Complete. Please refer to the Advisory Letter Cycle 2 that will follow this letter.	COMPLETE	
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning Cycle 2 Comment:** Not applicable.	N/A	REFER TO C1-A100
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning Cycle 2 Comment:** Not applicable.	COMPLETE	
TOTAL COVERED PARKING STALLS: **Planning Cycle 2 Comment:** Complete.	COMPLETE	
TOTAL UNCOVERED PARKING STALLS: **Planning Cycle 2 Comment:** Incomplete. Please provide this information for the street parking in Parcel 1 (Building E1).		
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist Cycle 2:** Incomplete. based on Staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. please include all street trees with a trunk diameter of two inches or more.		REFER TO L301-L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning Cycle 2 Comment:** Incomplete. Please provide this information for Parcel 1 (Building E1).		REFER TO L301-L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning Cycle 2 Comment:** Incomplete. Please provide this information for Parcel 1 (Building E1).		REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING S4

COVER SHEET. Please include the following Data Information on the first plan sheet:
Planning Cycle 1: Incomplete. The following items were not provided.

Planning Cycle 2: Incomplete. Please see comments below.

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS: **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
APN: **Planning Cycle 2:** Complete.		
ZONING CLASSIFICATION: **Planning (Cycle 2)** - Incomplete. The Zoning District was not provided.		REFER TO G000 COVER SHEET
LOT SIZE (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
PERMITTED FLOOR AREA RATIO: **Planning Cycle 2:** Complete	COMPLETE	COMPLETE
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning Cycle 2:** Complete	COMPLETE	COMPLETE
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
DETACHED ACCESSORY STRUCTURES: **Planning Cycle 2:** Not applicable.	N/A	N/A
EXEMPTIONS: [2] **Planning (Cycle 2)** - Incomplete. Provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b).		REFER TO G044
TOTAL FLOOR AREA: **Planning Cycle 2:** Complete. Please also refer to the Advisory Letter Cycle 2 that will follow this letter.	COMPLETE	COMPLETE
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning Cycle 2:** Not applicable.	N/A	N/A
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning Cycle 2:** Not applicable.	N/A	N/A
TOTAL COVERED PARKING STALLS: **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
TOTAL UNCOVERED PARKING STALLS: **Planning (Cycle 2)** - - Incomplete. Please provide this information for the street parking proposed on S4 Parcel.	N/A	REFER TO S4-A100 S4-A102
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist Cycle 2:** Incomplete. Based on Staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. please include all street trees with a trunk diameter of two inches or more.	REFER TO L001	REFER TO L301 - L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning Cycle 2:** Incomplete. Provide the new and rehabilitated landscape areas for Parcel 14.	N/A	REFER TO L301 - L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning Cycle 2:** Incomplete. Provide the soil disturbance totals in cubic yards for Parcel 14.	N/A	REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING S3

COVER SHEET. Please include the following Data Information on the first plan sheet:
Planning Cycle 1: Incomplete. The following items were not provided.

Planning Cycle 2: Incomplete. The following items were not provided.

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS: **Planning Cycle 2:** Not Applicable	N/A	N/A
APN: **Planning Cycle 2:** Not Applicable	N/A	N/A
ZONING CLASSIFICATION: **Planning Cycle 2:** Incomplete. The Zoning District was not provided for this property.		REFER TO G000 COVER SHEET
LOT SIZE (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
PERMITTED FLOOR AREA RATIO: **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
DETACHED ACCESSORY STRUCTURES: **Planning Cycle 2:** Complete, N/A	N/A	N/A
EXEMPTIONS: [2] **Planning Cycle 2:** Incomplete. Please provide the area that is exempt from the floor area calculation.		REFER TO G043
TOTAL FLOOR AREA: **Planning Cycle 2:** Complete.	COMPLETE	COMPLETE
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning Cycle 1:** Complete, N/A	N/A	N/A
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning Cycle 1:** Complete, N/A	N/A	N/A
TOTAL COVERED PARKING STALLS: **Planning Cycle 2:** Incomplete. This site provides both covered and uncovered spaces. Please clarify number of covered spaces.	N/A	REFER TO S3-A101A - C3-A106A
TOTAL UNCOVERED PARKING STALLS: **Planning Cycle 2:** incomplete, clarify number of uncovered (garage rooftop and street) spaces.	N/A	REFER TO S3-A101A - C3-A106A
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Planning Cycle 2:** Incomplete. Based on staff's site visit, the street trees between 2 inches and 6 inches in diameter are not identified. Please include all street trees with a diameter of two inches or more.	REFER TO L001	REFER TO L301 - L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning Cycle 2:** Incomplete, please provide this information for lot S3.	N/A	REFER TO L301 - L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning Cycle 2:** Incomplete. Please provide this information for lot S3.	N/A	REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING S2

COVER SHEET. Please include the following Data Information on the first plan sheet:
Planning Cycle 1: Incomplete. The following items in the Cover Sheet section were not provided.

Planning Cycle 2: Incomplete. Provide cover sheet for each building. The following items were not provided:

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS: **Planning Cycle 2:** Not applicable	N/A	REFER TO G000 COVER
APN: **Planning Cycle 2:** Not applicable	N/A	
ZONING CLASSIFICATION: **Planning Cycle 2:** Incomplete. The Zoning District was not provided for this property.		
LOT SIZE (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	
PERMITTED FLOOR AREA RATIO: **Planning Cycle 2:** Complete.	COMPLETE	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning Cycle 2:** Complete.	COMPLETE	
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning Cycle 2:** Complete.	COMPLETE	
DETACHED ACCESSORY STRUCTURES: **Planning Cycle 2:** Not applicable	N/A	
EXEMPTIONS: [2] **Planning Cycle 2:** Incomplete. Please provide the area that is exempt from the floor area calculation.		REFER TO G003
TOTAL FLOOR AREA: **Planning Cycle 2:** Complete.	COMPLETE	
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning Cycle 2:** Not applicable	N/A	REFER TO C1-A100
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning Cycle 2:** Not applicable.	COMPLETE	
TOTAL COVERED PARKING STALLS: **Planning Cycle 2:** Complete.	COMPLETE	
TOTAL UNCOVERED PARKING STALLS: **Planning Cycle 2:** Incomplete, site features both covered and uncovered (street) parking, please identify number of spaces in each category.		
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Planning Cycle 2:** Incomplete. Based on staff's site visit, the street trees between 2 and 6 inches in trunk diameter are not identified. Please include all street trees with a diameter of two inches or more.		REFER TO L301-L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning Cycle 2:** Incomplete, please provide for lot S2.		REFER TO L301-L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning Cycle 2:** Incomplete, please provide for lot S2.		REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

BUILDING S1

COVER SHEET. Please include the following Data Information on the first plan sheet:
Comment Cycle 1: Incomplete. The following items in the Cover Sheet were not provided.

Planning Cycle 2 Comment: Incomplete. Please provide a separate over sheet with Development Project Data Information for Building S1. Please see comments below.

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS: **Planning Cycle 2 Comment:** Not applicable.	N/A	REFER TO G000 COVER
APN: **Planning Cycle 2 Comment:** Not applicable.	N/A	
ZONING CLASSIFICATION: **Planning Cycle 2 Comment:** Incomplete. The Zoning District was not provided.		
LOT SIZE (SQ. FT.) **Planning Cycle 2 Comment:** Complete.	COMPLETE	
PERMITTED FLOOR AREA RATIO: **Planning Cycle 2 Comment:** Complete.	COMPLETE	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): **Planning Cycle 2 Comment:** Complete.	COMPLETE	
	EXISTING:	*PROPOSED:*
FLOOR AREA (SQ. FT.):[1]		
MAIN STRUCTURE(S): **Planning Cycle 2 Comment:** Complete.	COMPLETE	
DETACHED ACCESSORY STRUCTURES: **Planning Cycle 2 Comment:** Not applicable.	N/A	
EXEMPTIONS: [2] **Planning Cycle 2 Comment:** Incomplete. Provide the area that is exempt from the floor area calculation, pursuant to SMMC 27.04.200(b). Please refer to the Advisory Letter Cycle 2 comments that will follow this letter.		REFER TO G003
TOTAL FLOOR AREA: **Planning Cycle 2 Comment:** Complete. Please refer to the Advisory Letter Cycle 2 comments that will follow this letter.	COMPLETE	
EXISTING INTERIOR FLOOR AREA TO BE REMODELED: **Planning Cycle 2 Comment:** Not applicable.	N/A	REFER TO C1-A100
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:[3] **Planning Cycle 2 Comment:** Not applicable.	COMPLETE	
TOTAL COVERED PARKING STALLS: **Planning Cycle 2 Comment:** Complete.	COMPLETE	
TOTAL UNCOVERED PARKING STALLS: **Planning Cycle 2:** Incomplete. Please provide this information for the uncovered garage parking and street parking in Parcel 11 (Building S1).		
LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: **Arborist Cycle 2:** Incomplete. based on Staff's site visit, the street trees between 2 inches and 6 inches in trunk diameter are not identified. please include all street trees with a trunk diameter of two inches or more.		REFER TO L301-L309
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.): **Planning Cycle 2:** Incomplete. Please provide the total area of new and rehabilitated landscaping in Parcel 11 (Building S1).		REFER TO L301-L309
CUBIC YARDS OF SOIL DISTURBANCE: *(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)* **Planning Cycle 2 Comment:** Incomplete. Please provide this information for Parcel 11 (Building S1).		REFER TO C300

1. SEE ZONING CODE SECTION 27.04.200 (B) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (B) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (D) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

PROJECT DATA

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G005

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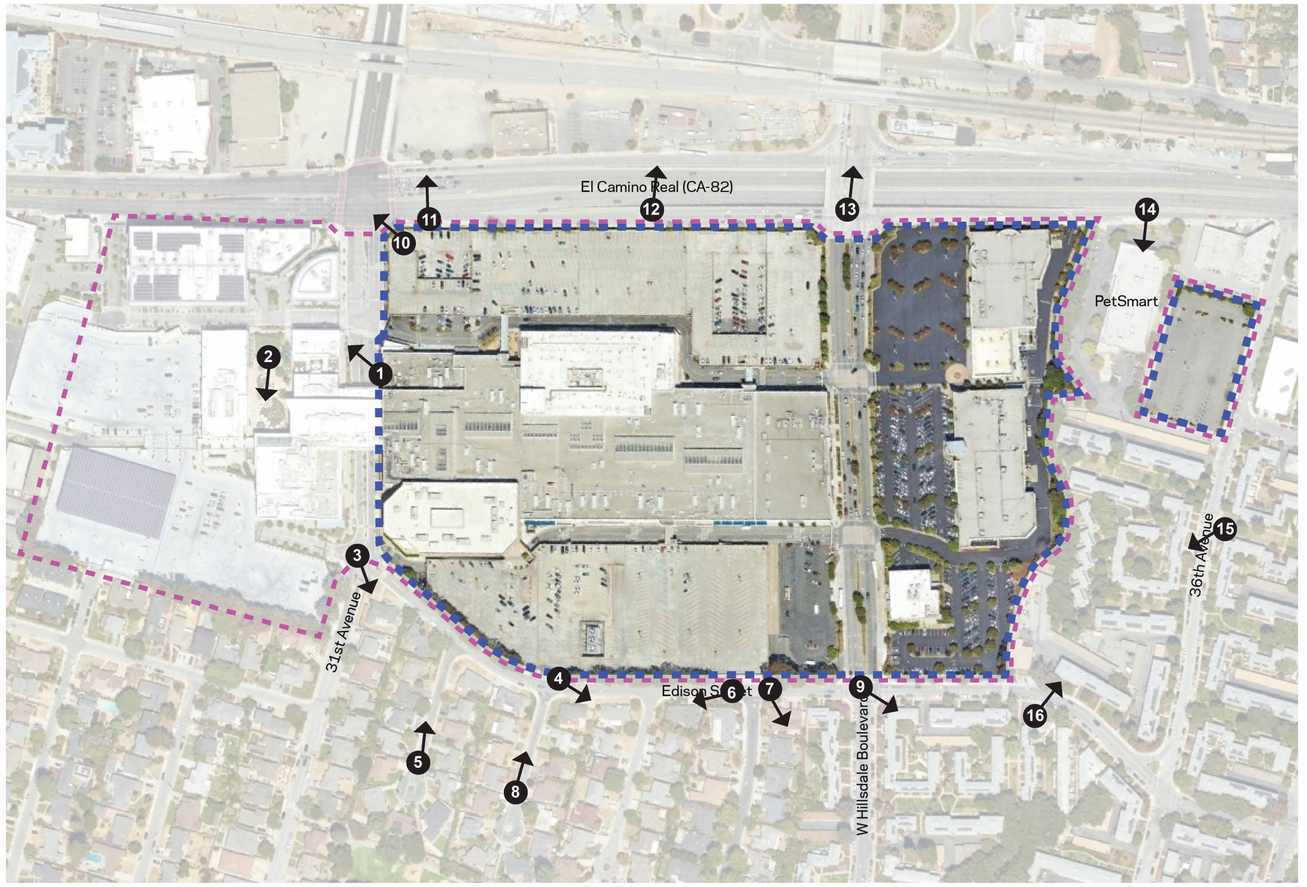




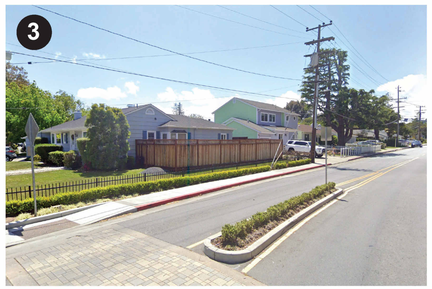




























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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

EXISTING SITE PHOTOS

Original is 36 x 24. Do not scale contents of this drawing.

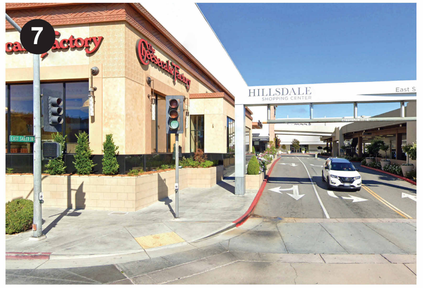
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G010

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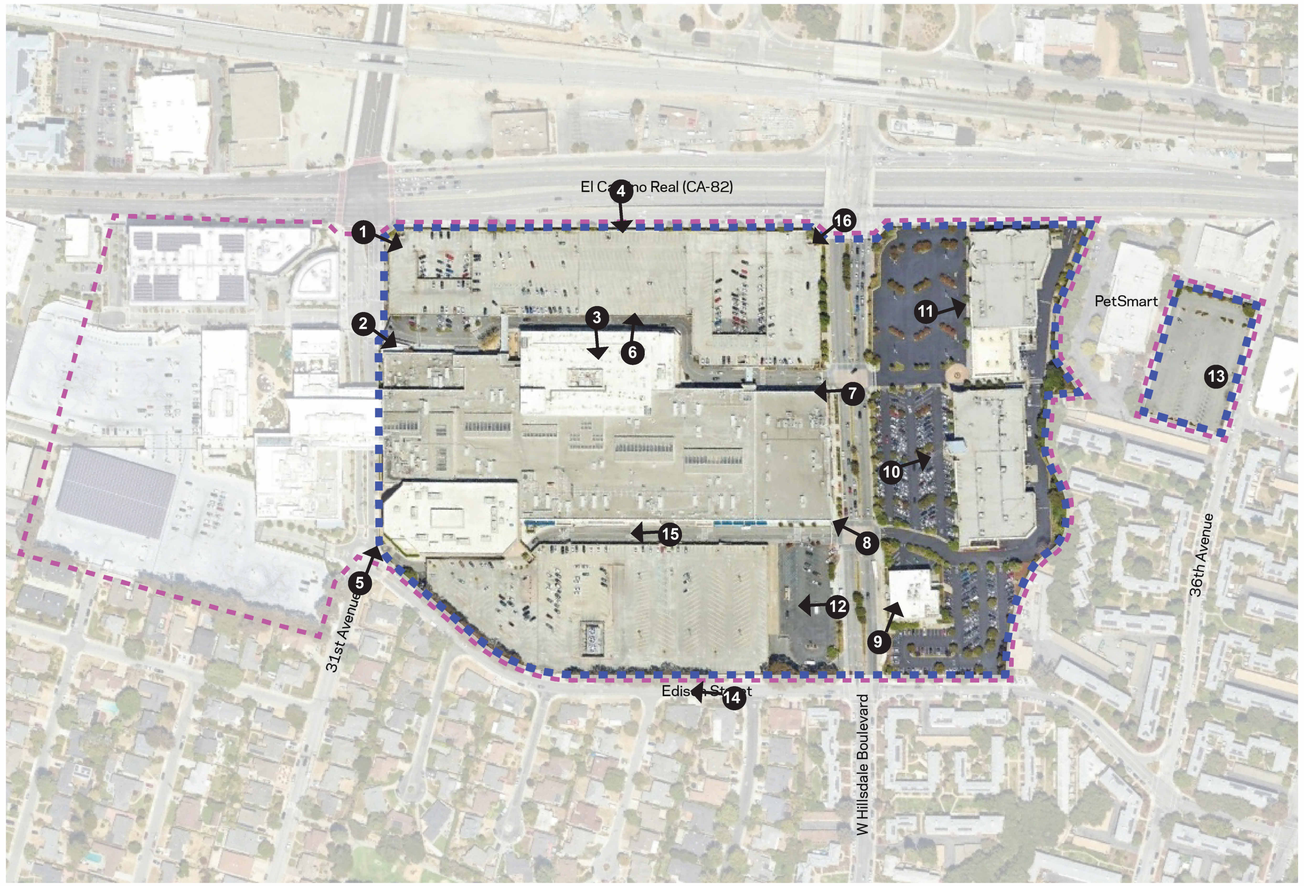
































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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

EXISTING SITE PHOTOS

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Sheet Number

G011

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1 ILLUSTRATIVE SITE PLAN
NTS

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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

ILLUSTRATIVE SITE PLAN

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Sheet Number

G012

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1 ILLUSTRATIVE GROUND LEVEL PLAN
NTS

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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

ILLUSTRATIVE GROUND LEVEL PLAN

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Sheet Number

G013

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1 EL CAMINO REAL GATEWAY
NTS

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

ILLUSTRATIVE PROJECT RENDERINGS

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Sheet Number

G015

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1/16/2026 10:18:37 PM



1 EAST SAILER DRIVE
NTS

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

ILLUSTRATIVE PROJECT RENDERINGS

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Sheet Number

G016

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11/6/2025 02:16:34 PM



1 HILLSDALE CENTER
NTS

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

ILLUSTRATIVE PROJECT RENDERINGS

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Sheet Number

G017

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1 HILLSDALE SQUARE
NTS

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

ILLUSTRATIVE PROJECT RENDERINGS

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Sheet Number

G018

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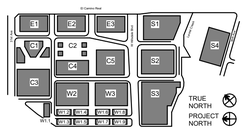


1 EDISON STREET TRANSITION
NTS

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

ILLUSTRATIVE PROJECT RENDERINGS

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Sheet Number

G019

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1/16/2026 12:16:34 PM



1 W1 - EDISON ST
1" = 1'-0"

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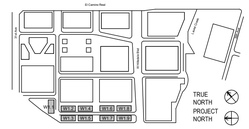
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APPLICATION CYCLE 2 RESPONSES	02-02-2026

Project No: 23.04025.00

Sheet Title:

W1 - BUILDING RENDERING

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Sheet Number

W1-A311



1 W2 - W SAILER DR & 32ND AVE
1" = 1'-0"

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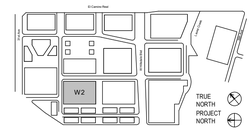
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APPLICATION CYCLE 2 RESPONSES	02-02-2026

Project No: 23.04025.00

Sheet Title:

W2 - BUILDING RENDERING

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Sheet Number

W2-A311



1 W3 - W SAILER DR & HILLSDALE BLVD
1" = 1'-0"

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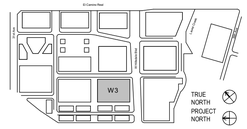
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APPLICATION CYCLE 2 RESPONSES	02-02-2026

Project No: 23.04025.00

Sheet Title:

W3 - BUILDING RENDERING

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Sheet Number

W3-A311



1 C1 - HILLSDALE CENTER
NTS

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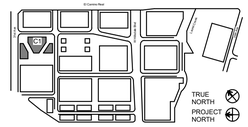
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1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

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1 C2 - HILLSDALE SQUARE
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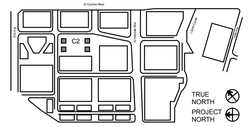
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1 C3 - 31ST AVE
3/8" = 1'-0"

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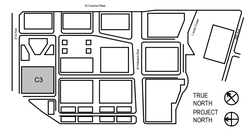
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C3 - BUILDING RENDERING

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C3-A311



1 C4 - W SAILER DR & 33RD AVE
3" = 1'-0"

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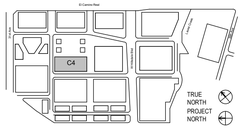
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C4-A311



1 C5 - HILLSDALE BLVD & EAST SAILOR DRIVE
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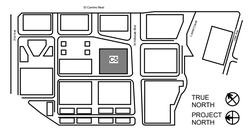
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1 E1 - EL CAMINO REAL & 31ST AVENUE
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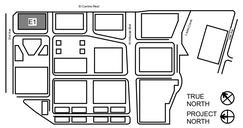
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1 E2 - EAST SAILER DRIVE & 32ND AVENUE
NTS

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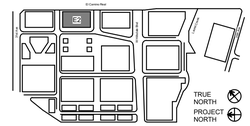
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1 E3 - HILLSDALE BLVD & EAST SAILER DRIVE
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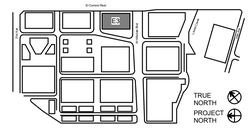
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1 S1 - EL CAMINO REAL & HILLSDALE BLVD
NTS

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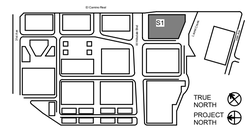
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S1-A311

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1 S2 - HILLSDALE BLVD & EAST SAILER DRIVE
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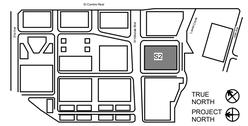
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1 S3 - HILLSDALE BLVD & EDISON ST
3/* = 1'-0"

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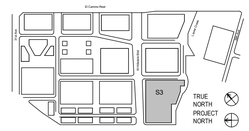
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	APPLICATION CHECKLIST PLANS	10-17-2025
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Sheet Title:

S3 - BUILDING RENDERING

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Sheet Number

S3-A311



1 S4 - 36TH AVE
3" = 1'-0"

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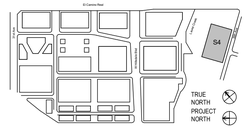
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S4 - BUILDING RENDERING

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Sheet Number

S4-A311

C1 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	21,450 SF	86,506 SF	0.25	N/A
EXCLUDED AREA	82,350 SF		0	
TOTAL GROSS AREA	103,800 SF		0.25	

E1 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	287,700 SF	63,677 SF	4.52	N/A
EXCLUDED AREA	92,250 SF		0	
TOTAL GROSS AREA	379,950 SF		4.52	

E2 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	295,450 SF	67,160 SF	4.4	N/A
EXCLUDED AREA	97,750 SF		0	
TOTAL GROSS AREA	393,200 SF		4.4	

C2 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	6,200 SF	56,745 SF	0.11	N/A
TOTAL GROSS AREA	6,200 SF		0.11	

E3 - BUILDING AREA SUMMARY

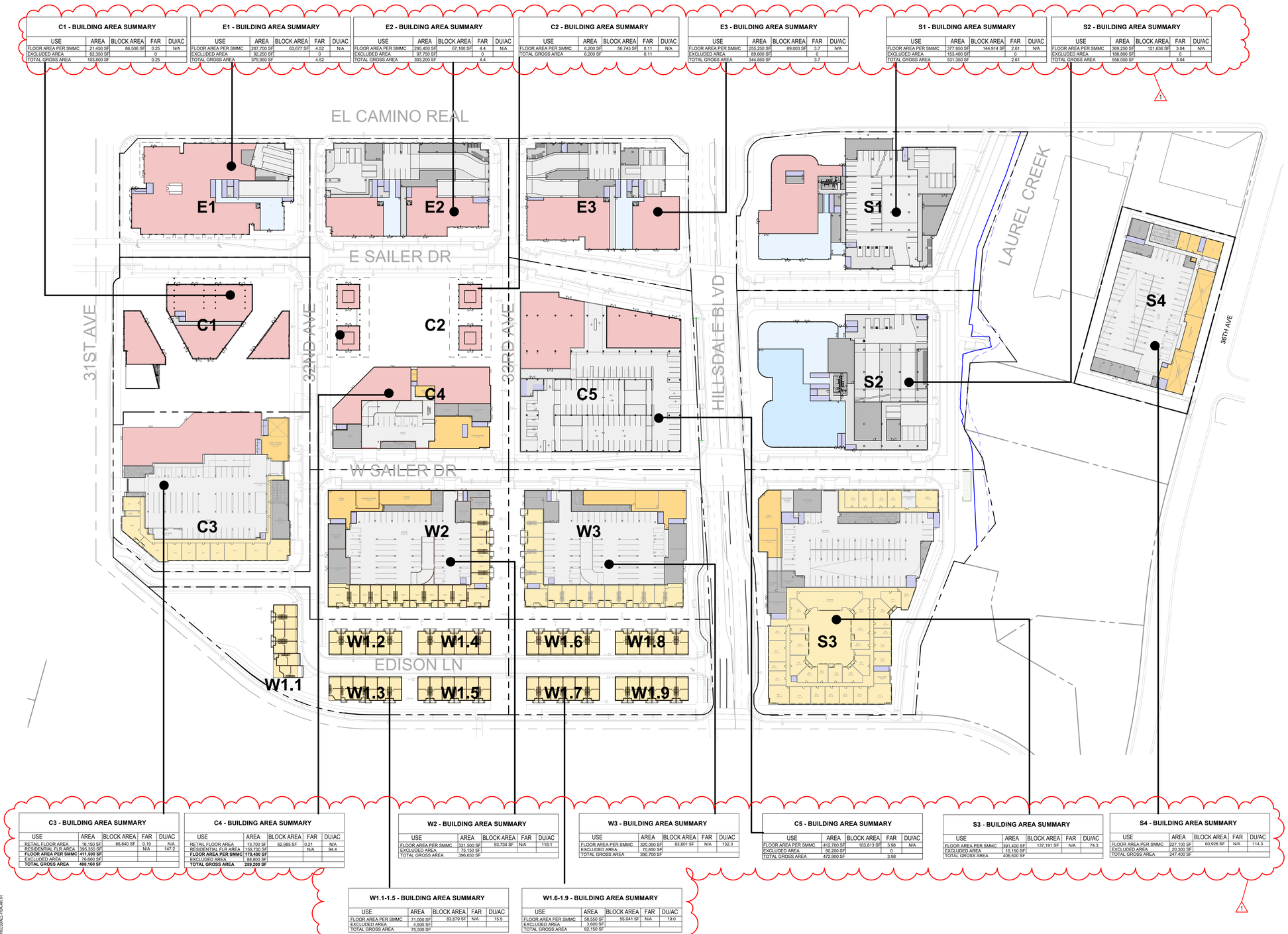
USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	255,250 SF	69,003 SF	3.7	N/A
EXCLUDED AREA	89,600 SF		0	
TOTAL GROSS AREA	344,850 SF		3.7	

S1 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	377,950 SF	144,914 SF	2.61	N/A
EXCLUDED AREA	153,400 SF		0	
TOTAL GROSS AREA	531,350 SF		2.61	

S2 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	369,250 SF	121,636 SF	3.04	N/A
EXCLUDED AREA	186,800 SF		0	
TOTAL GROSS AREA	556,050 SF		3.04	



C3 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
RETAIL FLOOR AREA	16,150 SF	86,840 SF	0.19	N/A
RESIDENTIAL FLR AREA	395,350 SF		N/A	147.2
FLOOR AREA PER SMMC	**411,500 SF**			
EXCLUDED AREA	76,660 SF			
TOTAL GROSS AREA	**488,160 SF**			

C4 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
RETAIL FLOOR AREA	13,700 SF	62,985 SF	0.21	N/A
RESIDENTIAL FLR AREA	156,700 SF		N/A	94.4
FLOOR AREA PER SMMC	**170,400 SF**			
EXCLUDED AREA	88,800 SF			
TOTAL GROSS AREA	**259,200 SF**			

W2 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	321,500 SF	93,734 SF	N/A	118.1
EXCLUDED AREA	75,150 SF			
TOTAL GROSS AREA	396,650 SF			

W3 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	320,050 SF	83,801 SF	N/A	132.3
EXCLUDED AREA	70,650 SF			
TOTAL GROSS AREA	390,700 SF			

C5 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	412,700 SF	103,813 SF	3.98	N/A
EXCLUDED AREA	60,200 SF		0	
TOTAL GROSS AREA	472,900 SF		3.98	

S3 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	391,400 SF	137,191 SF	N/A	74.3
EXCLUDED AREA	15,150 SF			
TOTAL GROSS AREA	406,500 SF			

S4 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	227,100 SF	60,928 SF	N/A	114.3
EXCLUDED AREA	20,300 SF			
TOTAL GROSS AREA	247,400 SF			

W1.1-1.5 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	71,000 SF	83,879 SF	N/A	15.5
EXCLUDED AREA	4,500 SF			
TOTAL GROSS AREA	75,500 SF			

W1.6-1.9 - BUILDING AREA SUMMARY

USE	AREA	BLOCK AREA	FAR	DU/AC
FLOOR AREA PER SMMC	58,550 SF	55,041 SF	N/A	19.0
EXCLUDED AREA	3,600 SF			
TOTAL GROSS AREA	62,150 SF			

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- CREEK CENTERLINE
- CREEK BANK
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION

ROOM LEGEND

N.T.S.

- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- TRASH/RECYCLE ROOM, BUILDING SERVICE, RESTROOM
- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

GRAPHIC SCALE IN FEET

0 1

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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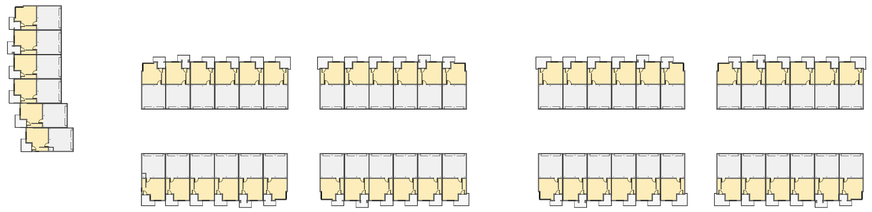
OVERALL FLOOR AREA PLAN

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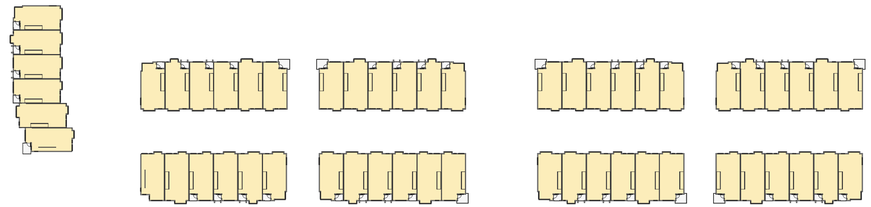
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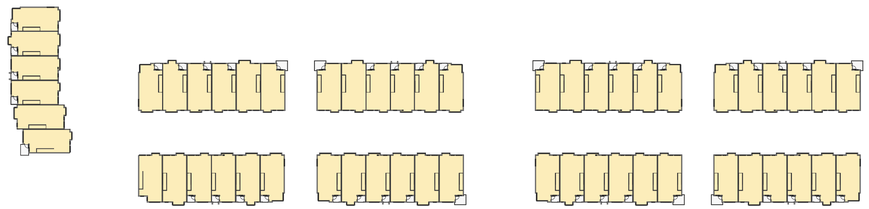
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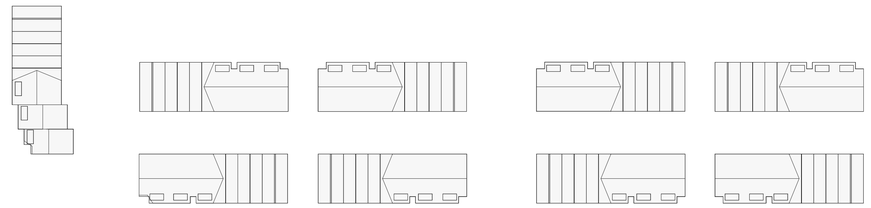
1 W1 - GROUND LEVEL AREA PLAN
1" = 60'-0"



2 W1 - LEVEL 2 AREA PLAN
1" = 60'-0"



3 W1 - LEVEL 3 AREA PLAN
1" = 60'-0"



4 W1 - ROOF LEVEL AREA PLAN
1" = 60'-0"

ROOM LEGEND

- PARKING, RAMPS, LOADING
- EXTERIOR TERRACE, BALCONY
- RESIDENTIAL UNITS

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE BICYCLE STORAGE, STAIRS + ELEVS ABOVE GROUND LEVEL, AND BALCONIES PER SMMC 27.04.200

GARAGE	22,850 SF
RESIDENTIAL	19,400 SF
W1 GROUND LEVEL	42,250 SF
RESIDENTIAL	43,650 SF
W1 LEVEL 2	43,650 SF
RESIDENTIAL	43,650 SF
W1 LEVEL 3	43,650 SF
SUB-TOTAL FLOOR AREA	129,550 SF

EXCLUDED AREA, BY LEVEL AND USE

BALCONY	4,500 SF
W1 GROUND LEVEL	4,500 SF
BALCONY	1,800 SF
W1 LEVEL 2	1,800 SF
BALCONY	1,800 SF
W1 LEVEL 3	1,800 SF
SUB-TOTAL EXCLUDED AREA	8,100 SF

TOTAL GROSS AREA

FLOOR AREA	129,550 SF
EXCLUDED AREA	8,100 SF
TOTAL GROSS AREA	137,650 SF

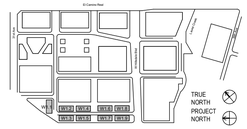
HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APPLICATION CYCLE 2 RESPONSES	02-02-2026

Project No: 23.04025.00

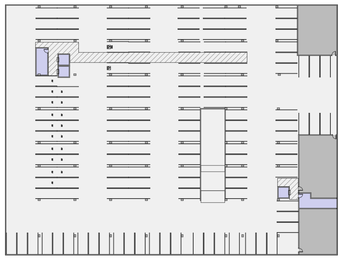
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FLOOR AREA DIAGRAMS - W1

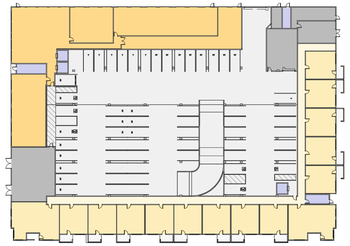
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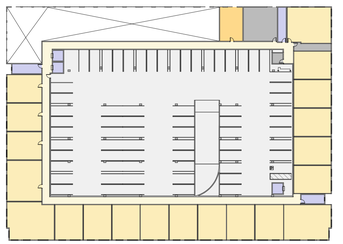
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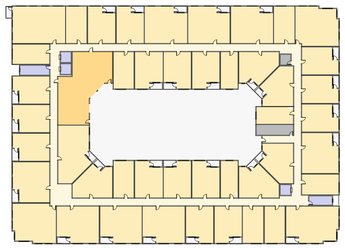
1 W2 - LEVEL B1 AREA PLAN
1" = 60'-0"



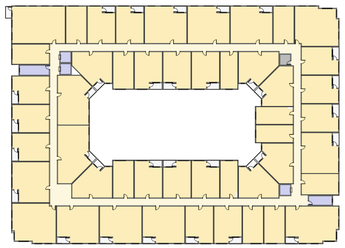
2 W2 - GROUND LEVEL AREA PLAN
1" = 60'-0"



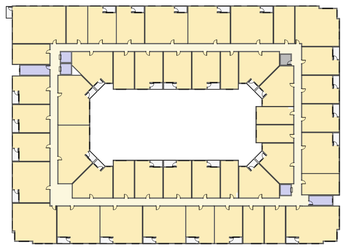
3 W2 - LEVEL 2 AREA PLAN
1" = 60'-0"



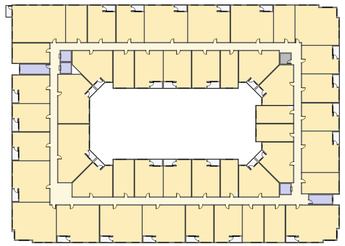
4 W2 - LEVEL 3 AREA PLAN
1" = 60'-0"



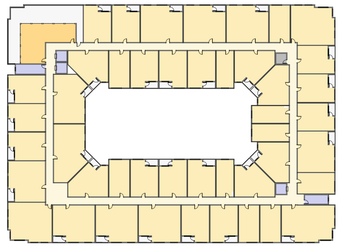
5 W2 - LEVEL 4 AREA PLAN
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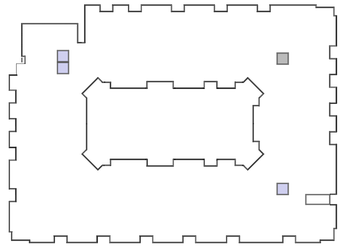
6 W2 - LEVEL 5 AREA PLAN
1" = 60'-0"



7 W2 - LEVEL 6 AREA PLAN
1" = 60'-0"



8 W2 - LEVEL 7 AREA PLAN
1" = 60'-0"



9 W2 - ROOF LEVEL AREA PLAN
1" = 60'-0"

ROOM LEGEND

- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE BICYCLE STORAGE, STAIRS + ELEVS ABOVE GROUND LEVEL, AND BALCONIES PER SMMC 27.04.200

GARAGE	25,100 SF
RESIDENTIAL	25,550 SF
W2 GROUND LEVEL	50,650 SF
GARAGE	24,400 SF
RESIDENTIAL	28,350 SF
W2 LEVEL 2	52,750 SF
RESIDENTIAL	43,950 SF
W2 LEVEL 3	43,950 SF
RESIDENTIAL	43,900 SF
W2 LEVEL 4	43,900 SF
RESIDENTIAL	43,900 SF
W2 LEVEL 5	43,900 SF
RESIDENTIAL	43,900 SF
W2 LEVEL 6	43,900 SF
RESIDENTIAL	42,450 SF
W2 LEVEL 7	42,450 SF
SUB-TOTAL FLOOR AREA	321,500 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	58,600 SF
W2 LEVEL B1	58,600 SF
BICYCLE PARKING	1,650 SF
BALCONY	700 SF
W2 GROUND LEVEL	2,350 SF
VERT. CIRC.	650 SF
W2 LEVEL 2	650 SF
BALCONY	1,600 SF
VERT. CIRC.	650 SF
W2 LEVEL 3	2,250 SF
BALCONY	1,700 SF
VERT. CIRC.	650 SF
W2 LEVEL 4	2,350 SF
BALCONY	1,700 SF
VERT. CIRC.	650 SF
W2 LEVEL 5	2,350 SF
BALCONY	1,700 SF
VERT. CIRC.	650 SF
W2 LEVEL 6	2,350 SF
BALCONY	2,950 SF
VERT. CIRC.	650 SF
W2 LEVEL 7	3,600 SF
VERT. CIRC.	650 SF
W2 ROOF LEVEL	650 SF
SUB-TOTAL EXCLUDED AREA	75,150 SF

TOTAL GROSS AREA

FLOOR AREA	321,500 SF
EXCLUDED AREA	75,150 SF
TOTAL GROSS AREA	396,650 SF

NORTH

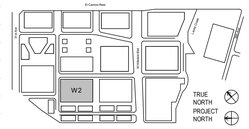
HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APPLICATION CYCLE 2 RESPONSES	02-02-2026

Project No: 23.04025.00

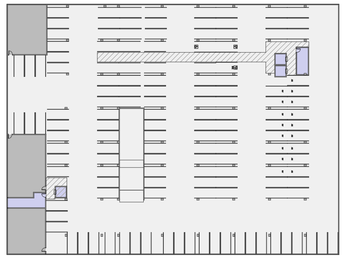
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FLOOR AREA DIAGRAMS - W2

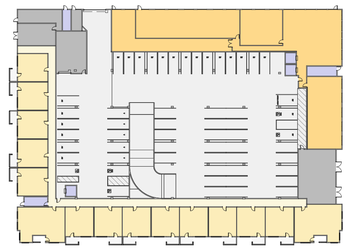
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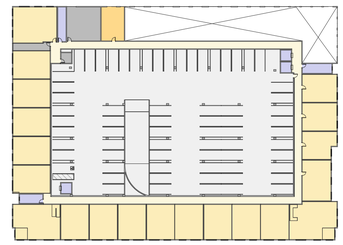
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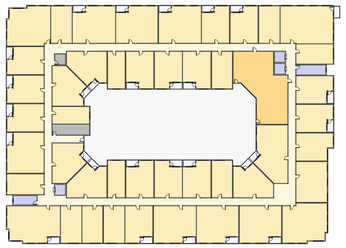
1 W3 - LEVEL B1 AREA PLAN
1" = 60'-0"



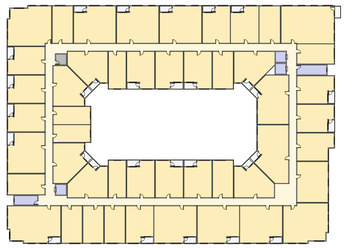
2 W3 - GROUND LEVEL AREA PLAN
1" = 60'-0"



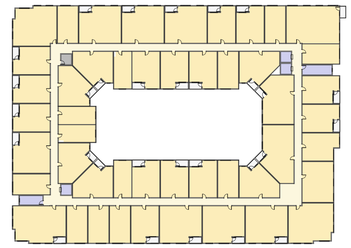
3 W3 - LEVEL 2 AREA PLAN
1" = 60'-0"



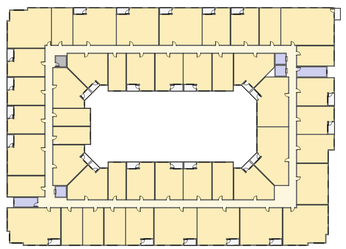
4 W3 - LEVEL 3 AREA PLAN
1" = 60'-0"



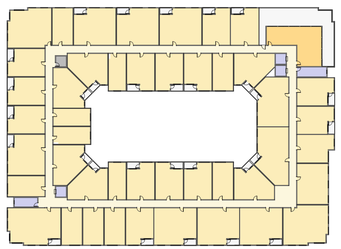
6 W3 - LEVEL 4 AREA PLAN
1" = 60'-0"



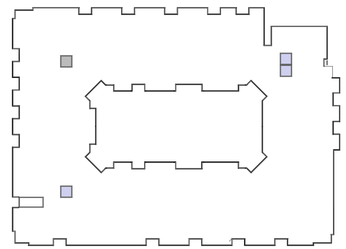
5 W3 - LEVEL 5 AREA PLAN
1" = 60'-0"



7 W3 - LEVEL 6 AREA PLAN
1" = 60'-0"



8 W3 - LEVEL 7 AREA PLAN
1" = 60'-0"



9 W3 - ROOF LEVEL AREA PLAN
1" = 60'-0"

ROOM LEGEND

- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE BICYCLE STORAGE, STAIRS + ELEVS ABOVE GROUND LEVEL, AND BALCONIES PER SMMC 27.04.200

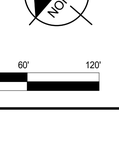
GARAGE	25,200 SF
RESIDENTIAL	25,350 SF
W3 GROUND LEVEL	50,550 SF
GARAGE	24,350 SF
RESIDENTIAL	28,100 SF
W3 LEVEL 2	52,450 SF
RESIDENTIAL	43,700 SF
W3 LEVEL 3	43,700 SF
RESIDENTIAL	43,700 SF
W3 LEVEL 4	43,700 SF
RESIDENTIAL	43,700 SF
W3 LEVEL 5	43,700 SF
RESIDENTIAL	43,700 SF
W3 LEVEL 6	43,700 SF
RESIDENTIAL	42,250 SF
W3 LEVEL 7	42,250 SF
SUB-TOTAL FLOOR AREA	320,050 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	58,600 SF
W3 LEVEL B1	58,600 SF
BICYCLE PARKING	1,650 SF
BALCONY	750 SF
W3 GROUND LEVEL	1,650 SF
VERT. CIRC.	850 SF
W3 LEVEL 2	850 SF
BALCONY	1,450 SF
VERT. CIRC.	650 SF
W3 LEVEL 3	650 SF
BALCONY	1,550 SF
VERT. CIRC.	650 SF
W3 LEVEL 4	650 SF
BALCONY	1,550 SF
VERT. CIRC.	650 SF
W3 LEVEL 5	650 SF
BALCONY	1,550 SF
VERT. CIRC.	650 SF
W3 LEVEL 6	650 SF
BALCONY	2,800 SF
VERT. CIRC.	650 SF
W3 LEVEL 7	650 SF
VERT. CIRC.	650 SF
W3 ROOF LEVEL	650 SF
SUB-TOTAL EXCLUDED AREA	70,650 SF

TOTAL GROSS AREA

FLOOR AREA	320,050 SF
EXCLUDED AREA	70,650 SF
TOTAL GROSS AREA	390,700 SF



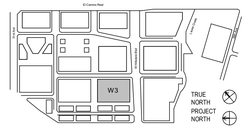
HSC Property Owner LLC

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APPLICATION CYCLE 2 RESPONSES	02-02-2026

Project No: 23.04025.00

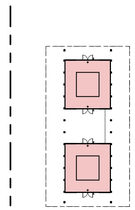
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FLOOR AREA DIAGRAMS - W3

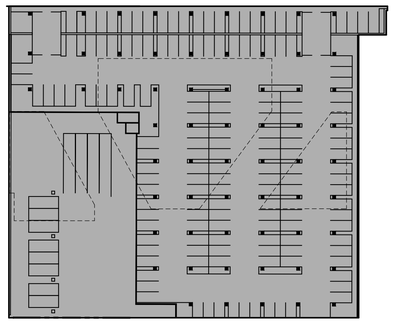
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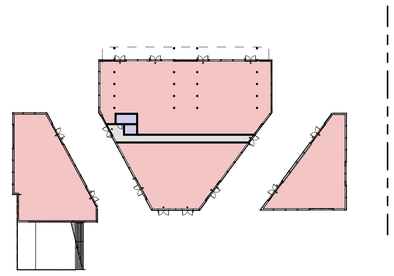
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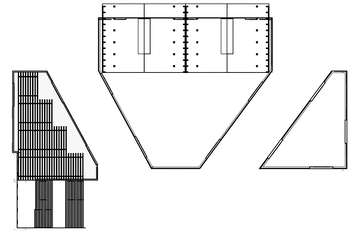
4 C2 - GROUND LEVEL PLAN
1" = 60'-0"



1 C1 - BASEMENT LEVEL 1 AREA PLAN
1" = 60'-0"



2 C1 - GROUND LEVEL PLAN
1" = 60'-0"



3 C1 - ROOF LEVEL PLAN
1" = 60'-0"

ROOM LEGEND
N.T.S.

- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- TRASH/RECYCLE ROOM, BUILDING SERVICE, RESTROOM
- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE: BICYCLE STORAGE, STAIRS +ELEVS ABOVE GD FLR., & BALCONIES PER SMMC 27.04.200

RETAIL	21,450 SF
C1 GROUND LEVEL	21,450 SF
SUB-TOTAL FLOOR AREA	21,450 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	77,850 SF
BASEMENT LEVEL B1	77,850 SF
TERRACE	4,500 SF
C1 LEVEL 2	4,500 SF
SUB-TOTAL FLOOR AREA	82,350 SF

BUILDING AREA SUMMARY

FLOOR AREA PER SMMC	21,450 SF
EXCLUDED AREA	82,350 SF
C1 GRAND TOTAL GROSS AREA	103,800 SF

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE: BICYCLE STORAGE, STAIRS +ELEVS ABOVE GD FLR., & BALCONIES PER SMMC 27.04.200

RETAIL	6,200 SF
C2 GROUND LEVEL	6,200 SF
SUB-TOTAL FLOOR AREA	6,200 SF

EXCLUDED AREA, BY LEVEL AND USE

BUILDING AREA SUMMARY

FLOOR AREA PER SMMC	6,200 SF
C2 GRAND TOTAL GROSS AREA	6,200 SF

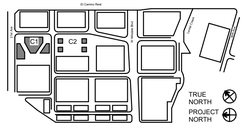
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BOHANNON

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

FLOOR AREA DIAGRAMS - C1 & C2

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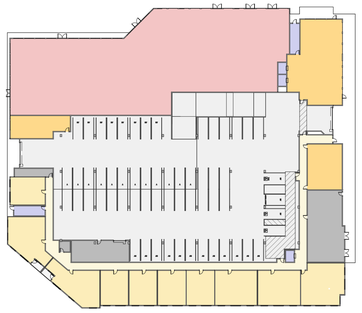
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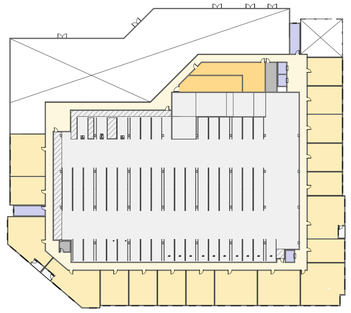
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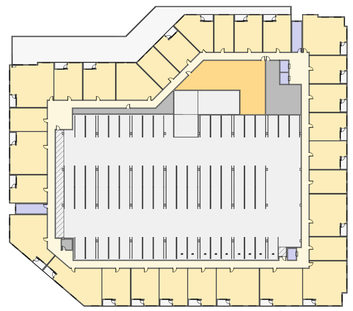
1 C3 - LEVEL B1 AREA PLAN
1" = 60'-0"



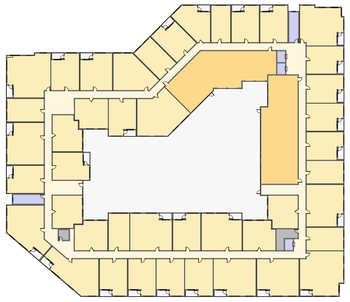
2 C3 - GROUND LEVEL AREA PLAN
1" = 60'-0"



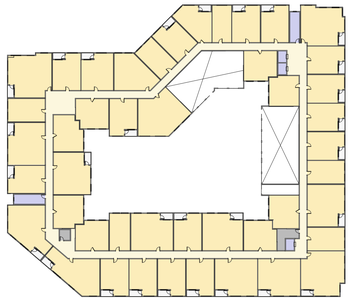
3 C3 - LEVEL 2 AREA PLAN
1" = 60'-0"



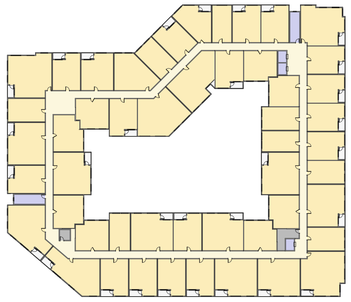
4 C3 - LEVEL 3 AREA PLAN
1" = 60'-0"



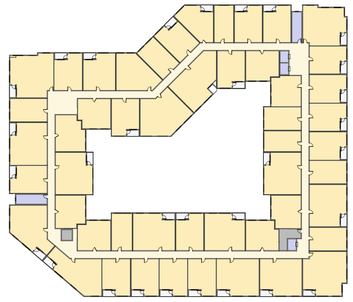
5 C3 - LEVEL 4 AREA PLAN
1" = 60'-0"



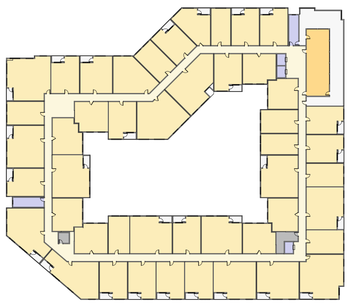
6 C3 - LEVEL 5 AREA PLAN
1" = 60'-0"



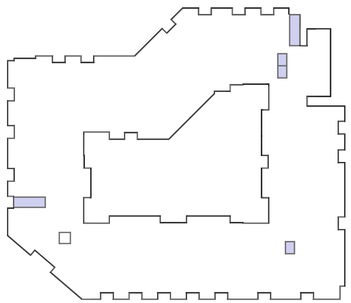
7 C3 - LEVEL 6 AREA PLAN
1" = 60'-0"



8 C3 - LEVEL 7 AREA PLAN
1" = 60'-0"



9 C3 - LEVEL 8 AREA PLAN
1" = 60'-0"



10 C3 - ROOF LEVEL AREA PLAN
1" = 60'-0"

ROOM LEGEND

- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE BICYCLE STORAGE, STAIRS + ELEVS ABOVE GROUND LEVEL, AND BALCONIES PER SMMC 27.04.200

GARAGE	27,250 SF
RESIDENTIAL	19,350 SF
RETAIL	16,150 SF
C3 GROUND LEVEL	62,750 SF
GARAGE	27,050 SF
RESIDENTIAL	24,150 SF
C3 LEVEL 2	51,200 SF
GARAGE	25,550 SF
RESIDENTIAL	34,850 SF
C3 LEVEL 3	60,400 SF
RESIDENTIAL	47,750 SF
C3 LEVEL 4	47,750 SF
RESIDENTIAL	47,850 SF
C3 LEVEL 5	47,850 SF
RESIDENTIAL	47,650 SF
C3 LEVEL 6	47,650 SF
RESIDENTIAL	47,650 SF
C3 LEVEL 7	47,650 SF
RESIDENTIAL	46,250 SF
C3 LEVEL 8	46,250 SF
SUB-TOTAL FLOOR AREA	411,500 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	58,800 SF
C3 LEVEL B1	58,800 SF
BICYCLE PARKING	2,050 SF
BALCONY	100 SF
C3 GROUND LEVEL	2,150 SF
BALCONY	150 SF
VERT. CIRC.	850 SF
C3 LEVEL 2	1,000 SF
BALCONY	1,200 SF
VERT. CIRC.	650 SF
C3 LEVEL 3	1,850 SF
BALCONY	1,450 SF
VERT. CIRC.	650 SF
C3 LEVEL 4	2,100 SF
BALCONY	1,450 SF
VERT. CIRC.	650 SF
C3 LEVEL 5	2,100 SF
BALCONY	1,550 SF
VERT. CIRC.	650 SF
C3 LEVEL 6	2,200 SF
BALCONY	1,550 SF
VERT. CIRC.	650 SF
C3 LEVEL 7	2,200 SF
BALCONY	2,900 SF
VERT. CIRC.	650 SF
C3 LEVEL 8	3,550 SF
VERT. CIRC.	650 SF
C3 ROOF LEVEL	650 SF
SUB-TOTAL EXCLUDED AREA	76,600 SF

TOTAL GROSS AREA

FLOOR AREA	411,500 SF
EXCLUDED AREA	76,660 SF
TOTAL GROSS AREA	488,160 SF



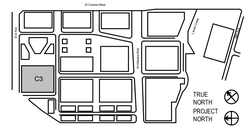
HSC Property Owner LLC

BOHANNON

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APPLICATION CYCLE 2 RESPONSES	02-02-2026

Project No: 23.04025.00

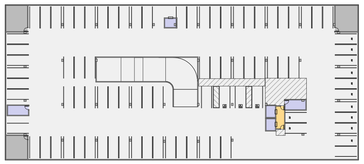
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FLOOR AREA DIAGRAMS - C3

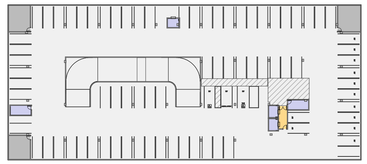
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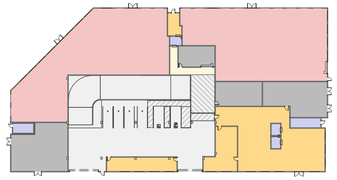
G035



1 C4 - LEVEL B2 AREA PLAN
1" = 60'-0"



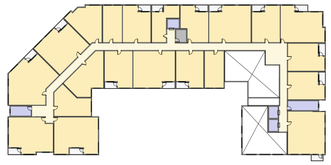
2 C4 - LEVEL B1 AREA PLAN
1" = 60'-0"



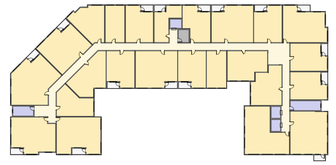
3 C4 - GROUND LEVEL AREA PLAN
1" = 60'-0"



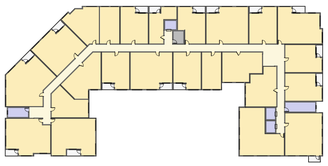
4 C4 - LEVEL 2 AREA PLAN
1" = 60'-0"



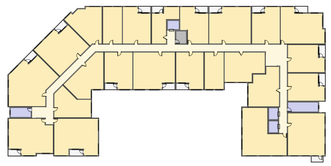
5 C4 - LEVEL 3 AREA PLAN
1" = 60'-0"



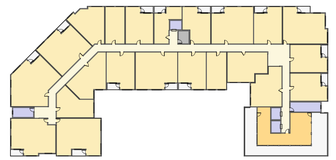
6 C4 - LEVEL 4 AREA PLAN
1" = 60'-0"



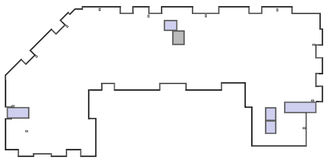
7 C4 - LEVEL 5 AREA PLAN
1" = 60'-0"



8 C4 - LEVEL 6 AREA PLAN
1" = 60'-0"



9 C4 - LEVEL 7 AREA PLAN
1" = 60'-0"



10 C4 - ROOF LEVEL AREA PLAN
1" = 60'-0"

ROOM LEGEND

- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE BICYCLE STORAGE, STAIRS + ELEVS ABOVE GROUND LEVEL, AND BALCONIES PER SMMC 27.04.200

GARAGE	9,000 SF
RESIDENTIAL	9,750 SF
RETAIL	13,700 SF
C4 GROUND LEVEL	32,450 SF
RESIDENTIAL	23,250 SF
C4 LEVEL 2	23,250 SF
RESIDENTIAL	23,200 SF
C4 LEVEL 3	23,200 SF
RESIDENTIAL	23,200 SF
C4 LEVEL 4	23,200 SF
RESIDENTIAL	23,200 SF
C4 LEVEL 5	23,200 SF
RESIDENTIAL	23,200 SF
C4 LEVEL 6	23,200 SF
RESIDENTIAL	21,900 SF
C4 LEVEL 7	21,900 SF
SUB-TOTAL FLOOR AREA	170,400 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	38,650 SF
C4 LEVEL B2	38,650 SF
GARAGE	38,650 SF
C4 LEVEL B1	38,650 SF
BICYCLE PARKING	1,500 SF
C4 GROUND LEVEL	1,500 SF
BALCONY	800 SF
VERT. CIRC.	550 SF
C4 LEVEL 2	1,350 SF
BALCONY	800 SF
VERT. CIRC.	550 SF
C4 LEVEL 3	1,350 SF
BALCONY	800 SF
VERT. CIRC.	550 SF
C4 LEVEL 4	1,350 SF
BALCONY	800 SF
VERT. CIRC.	550 SF
C4 LEVEL 5	1,350 SF
BALCONY	800 SF
VERT. CIRC.	550 SF
C4 LEVEL 6	1,350 SF
BALCONY	2,050 SF
VERT. CIRC.	550 SF
C4 LEVEL 7	2,700 SF
VERT. CIRC.	550 SF
C4 ROOF LEVEL	550 SF
SUB-TOTAL EXCLUDED AREA	88,800 SF

TOTAL GROSS AREA

FLOOR AREA	170,400 SF
EXCLUDED AREA	88,800 SF
TOTAL GROSS AREA	259,200 SF

NORTH

0' 60' 120'

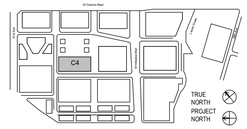
HSC Property Owner LLC

BOHANNON

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APPLICATION CYCLE 2 RESPONSES	02-02-2026

Project No: 23.04025.00

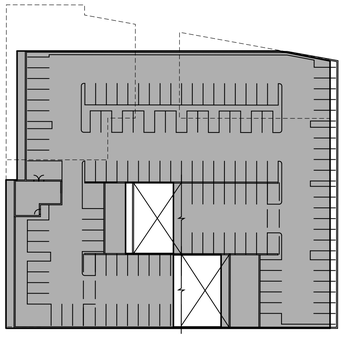
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FLOOR AREA DIAGRAMS - C4

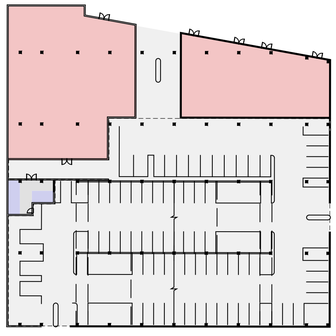
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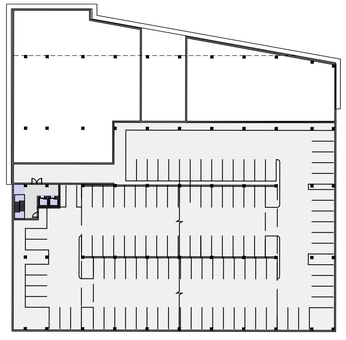
G036



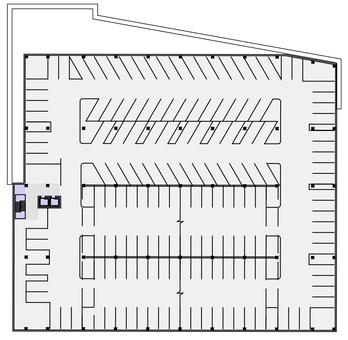
1 C5 - BASEMENT LEVEL 1 AREA PLAN
1" = 60'-0"



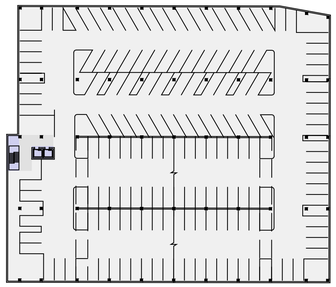
2 C5 - GROUND LEVEL PLAN
1" = 60'-0"



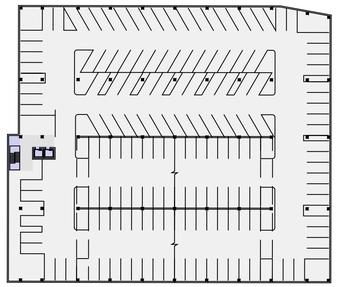
3 C5 - LEVEL 2 PLAN
1" = 60'-0"



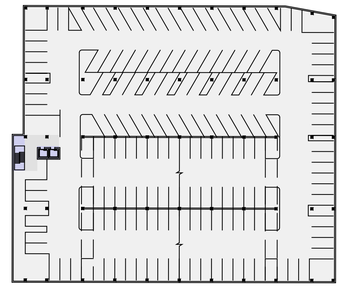
4 C5 - LEVEL 3 PLAN
1" = 60'-0"



5 C5 - LEVEL 4 PLAN
1" = 60'-0"



6 C5 - LEVEL 5 PLAN
1" = 60'-0"



7 C5 - LEVEL 6 PLAN
1" = 60'-0"



8 C5 - LEVEL 7 PLAN
1" = 60'-0"

ROOM LEGEND

N.T.S.

- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- TRASH/RECYCLE ROOM, BUILDING SERVICE, RESTROOM
- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE: BICYCLE STORAGE, STAIRS +ELEVS ABOVE GD FLR., & BALCONIES PER SMMC 27.04.200

GARAGE	46,000 SF
OFFICE	500 SF
RETAIL	20,150 SF
C5 GROUND LEVEL	66,650 SF
GARAGE	42,950 SF
RETAIL	500 SF
C5 LEVEL 2	43,450 SF
GARAGE	60,050 SF
RETAIL	500 SF
C5 LEVEL 3	60,550 SF
GARAGE	59,950 SF
RETAIL	500 SF
C5 LEVEL 4	60,450 SF
GARAGE	60,000 SF
RETAIL	500 SF
C5 LEVEL 5	60,500 SF
GARAGE	60,000 SF
RETAIL	500 SF
C5 LEVEL 6	60,500 SF
GARAGE	60,100 SF
RETAIL	500 SF
C5 LEVEL 7	60,600 SF
SUB-TOTAL FLOOR AREA	412,700 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	56,950 SF
C5 LEVEL B1	56,950 SF
VERT. CIRC.	500 SF
C5 LEVEL 2	500 SF
VERT. CIRC.	550 SF
C5 LEVEL 3	550 SF
VERT. CIRC.	550 SF
C5 LEVEL 4	550 SF
VERT. CIRC.	550 SF
C5 LEVEL 5	550 SF
VERT. CIRC.	550 SF
C5 LEVEL 6	550 SF
VERT. CIRC.	550 SF
C5 LEVEL 7	550 SF
SUB-TOTAL FLOOR AREA	60,200 SF

BUILDING AREA SUMMARY

FLOOR AREA PER SMMC	412,700 SF
EXCLUDED AREA	60,200 SF
GRAND TOTAL GROSS AREA	472,900 SF

NORTH

GRAPHIC SCALE IN FEET

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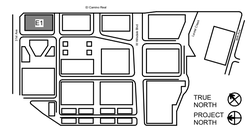
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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

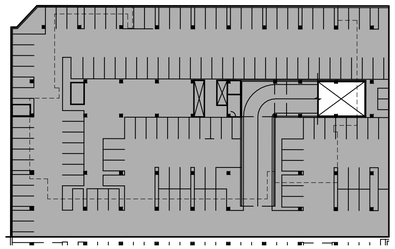
FLOOR AREA DIAGRAMS - C5

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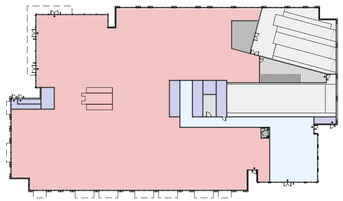
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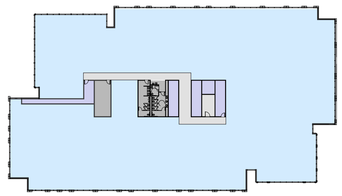
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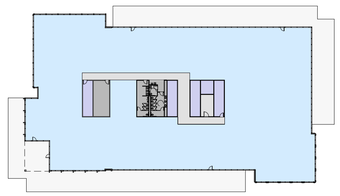
1 E1 - BASEMENT LEVEL B1 AREA PLAN
1" = 60'-0"



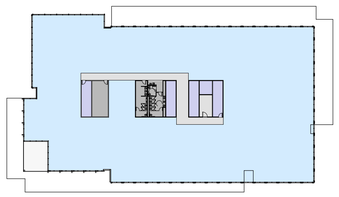
2 E1 - GROUND LEVEL AREA PLAN
1" = 60'-0"



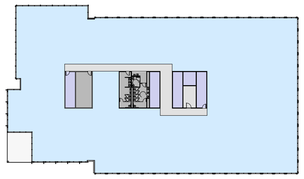
3 E1 - LEVEL 2 AREA PLAN
1" = 60'-0"



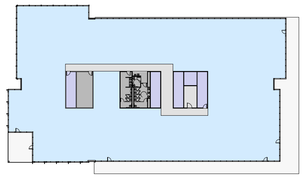
4 E1 - LEVEL 3 AREA PLAN
1" = 60'-0"



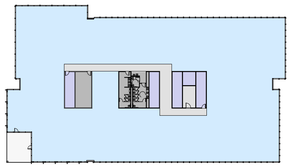
5 E1 - LEVEL 4 AREA PLAN
1" = 60'-0"



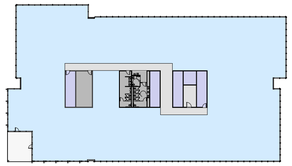
6 E1 - LEVEL 5 AREA PLAN
1" = 60'-0"



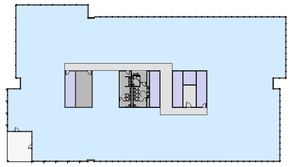
7 E1 - LEVEL 6 AREA PLAN
1" = 60'-0"



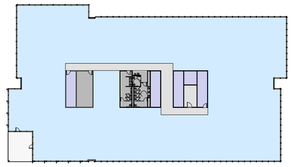
8 E1 - LEVEL 7 AREA PLAN
1" = 60'-0"



9 E1 - LEVEL 8 AREA PLAN
1" = 60'-0"



10 E1 - LEVEL 9 AREA PLAN
1" = 60'-0"



11 E1 - LEVEL 10 AREA PLAN
1" = 60'-0"

ROOM LEGEND

N.T.S.

- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- TRASH/RECYCLE ROOM, BUILDING SERVICE, RESTROOM
- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE: BICYCLE STORAGE, STAIRS +ELEVS ABOVE GD FLR., & BALCONIES PER SMMC 27.04.200

GARAGE	2,650 SF
OFFICE	4,800 SF
RETAIL	29,200 SF
E1 GROUND LEVEL	36,650 SF
OFFICE	36,100 SF
E1 LEVEL 2	36,100 SF
OFFICE	27,500 SF
E1 LEVEL 3	27,500 SF
OFFICE	29,100 SF
E1 LEVEL 4	29,100 SF
OFFICE	29,150 SF
E1 LEVEL 5	29,150 SF
OFFICE	25,600 SF
E1 LEVEL 6	25,600 SF
OFFICE	25,900 SF
E1 LEVEL 7	25,900 SF
OFFICE	25,900 SF
E1 LEVEL 8	25,900 SF
OFFICE	25,900 SF
E1 LEVEL 9	25,900 SF
OFFICE	25,900 SF
E1 LEVEL 10	25,900 SF
SUB-TOTAL FLOOR AREA	287,700 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	61,900 SF
VERT. CIRC.	400 SF
E1 LEVEL B1	62,300 SF
BIKE PARKING	850 SF
E1 GROUND LEVEL	850 SF
VERT. CIRC.	1,350 SF
E1 LEVEL 2	1,350 SF
BALCONY	8,950 SF
VERT. CIRC.	1,250 SF
E1 LEVEL 3	10,200 SF
BALCONY	550 SF
VERT. CIRC.	1,250 SF
E1 LEVEL 4	1,800 SF
BALCONY	550 SF
VERT. CIRC.	1,250 SF
E1 LEVEL 5	1,800 SF
BALCONY	4,000 SF
VERT. CIRC.	1,250 SF
E1 LEVEL 6	5,250 SF
BALCONY	550 SF
VERT. CIRC.	1,250 SF
E1 LEVEL 7	1,800 SF
BALCONY	550 SF
VERT. CIRC.	1,250 SF
E1 LEVEL 8	1,800 SF
BALCONY	550 SF
VERT. CIRC.	1,250 SF
E1 LEVEL 9	1,800 SF
BALCONY	550 SF
VERT. CIRC.	1,250 SF
E1 LEVEL 10	1,800 SF
SUB-TOTAL FLOOR AREA	90,750 SF

BUILDING AREA SUMMARY

FLOOR AREA PER SMMC	287,700 SF
EXCLUDED AREA	90,750 SF
GRAND TOTAL GROSS AREA	378,450 SF

NORTH

GRAPHIC SCALE IN FEET

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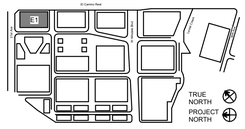
HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

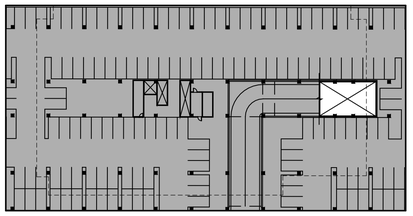
FLOOR AREA DIAGRAMS - E1

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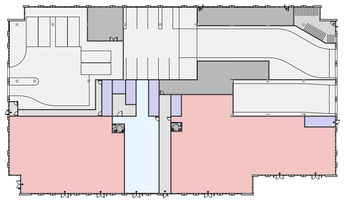
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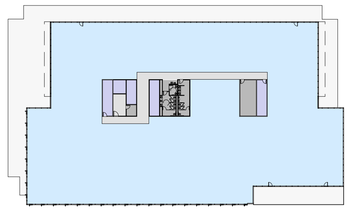
1 E2 - BASEMENT LEVEL B1 AREA PLAN
1" = 60'-0"



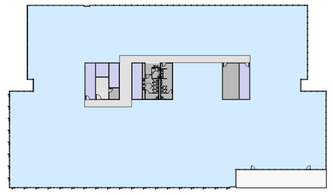
2 E2 - GROUND LEVEL AREA PLAN
1" = 60'-0"



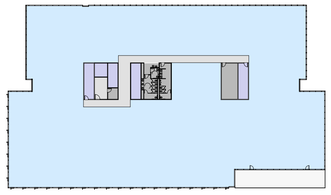
3 E2 - LEVEL 2 AREA PLAN
1" = 60'-0"



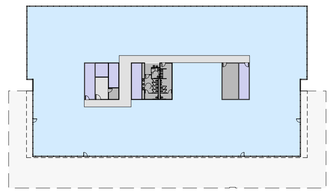
4 E2 - LEVEL 3 AREA PLAN
1" = 60'-0"



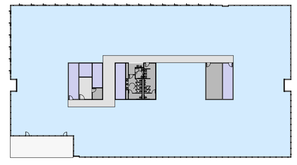
5 E2 - LEVEL 4 AREA PLAN
1" = 60'-0"



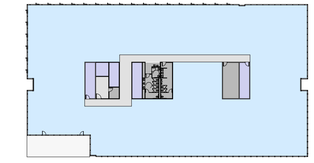
6 E2 - LEVEL 5 AREA PLAN
1" = 60'-0"



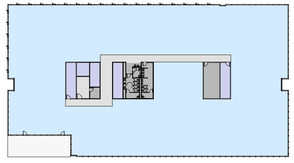
7 E2 - LEVEL 6 AREA PLAN
1" = 60'-0"



8 E2 - LEVEL 7 AREA PLAN
1" = 60'-0"



9 E2 - LEVEL 8 AREA PLAN
1" = 60'-0"



10 E2 - LEVEL 9 AREA PLAN
1" = 60'-0"

ROOM LEGEND

N.T.S.

- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- TRASH/RECYCLE ROOM, BUILDING SERVICE, RESTROOM
- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE: BICYCLE STORAGE, STAIRS +ELEVS ABOVE GD FLR., & BALCONIES PER SMMC 27.04.200

GARAGE	17,600 SF
OFFICE	8,300 SF
RETAIL	14,150 SF
E2 GROUND LEVEL	40,050 SF
GARAGE	37,100 SF
OFFICE	2,400 SF
E2 LEVEL 2	39,500 SF
OFFICE	34,950 SF
E2 LEVEL 3	34,950 SF
OFFICE	35,600 SF
E2 LEVEL 4	35,600 SF
OFFICE	35,700 SF
E2 LEVEL 5	35,700 SF
OFFICE	27,450 SF
E2 LEVEL 6	27,450 SF
OFFICE	27,400 SF
E2 LEVEL 7	27,400 SF
OFFICE	27,400 SF
E2 LEVEL 8	27,400 SF
OFFICE	27,400 SF
E2 LEVEL 9	27,400 SF
SUB-TOTAL FLOOR AREA	295,450 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	61,400 SF
VERT. CIRC.	500 SF
E2 LEVEL B1	61,900 SF
BIKE PARKING	700 SF
E2 GROUND LEVEL	700 SF
VERT. CIRC.	1,550 SF
E2 LEVEL 2	1,550 SF
BALCONY	9,300 SF
VERT. CIRC.	1,200 SF
E2 LEVEL 3	10,500 SF
BALCONY	1,150 SF
VERT. CIRC.	1,200 SF
E2 LEVEL 4	2,350 SF
BALCONY	1,150 SF
VERT. CIRC.	1,200 SF
E2 LEVEL 5	2,350 SF
BALCONY	9,250 SF
VERT. CIRC.	1,200 SF
E2 LEVEL 6	10,450 SF
BALCONY	950 SF
VERT. CIRC.	1,200 SF
E2 LEVEL 7	2,150 SF
BALCONY	950 SF
VERT. CIRC.	1,200 SF
E2 LEVEL 8	2,150 SF
BALCONY	950 SF
VERT. CIRC.	1,200 SF
E2 LEVEL 9	2,150 SF
SUB-TOTAL FLOOR AREA	96,250 SF

BUILDING AREA SUMMARY

FLOOR AREA PER SMMC	295,450 SF
EXCLUDED AREA	96,250 SF
GRAND TOTAL GROSS AREA	391,700 SF

NORTH

GRAPHIC SCALE IN FEET

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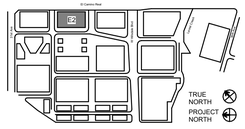
HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

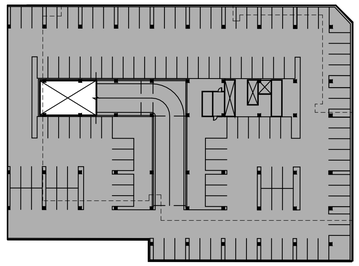
FLOOR AREA DIAGRAMS - E2

Original is 36 x 24. Do not scale contents of this drawing.

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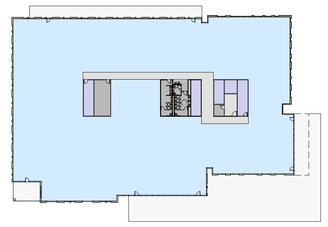
1 E3 - BASEMENT LEVEL 1 AREA PLAN
1" = 60'-0"



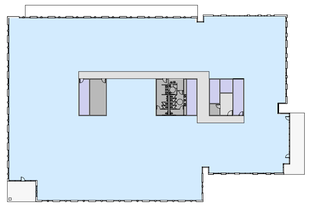
2 E3 - GROUND LEVEL AREA PLAN
1" = 60'-0"



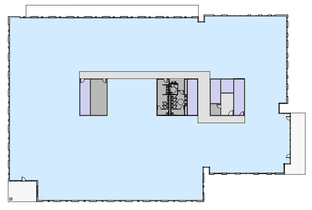
3 E3 - LEVEL 2 AREA PLAN
1" = 60'-0"



4 E3 - LEVEL 3 AREA PLAN
1" = 60'-0"



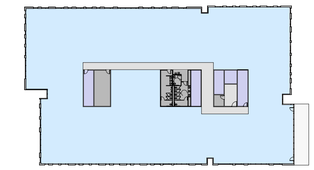
5 E3 - LEVEL 4 AREA PLAN
1" = 60'-0"



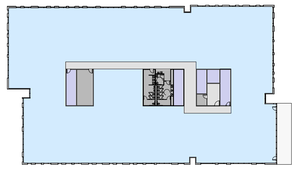
6 E3 - LEVEL 5 AREA PLAN
1" = 60'-0"



7 E3 - LEVEL 6 AREA PLAN
1" = 60'-0"



8 E3 - LEVEL 7 AREA PLAN
1" = 60'-0"



9 E3 - LEVEL 8 AREA PLAN
1" = 60'-0"

ROOM LEGEND

N.T.S.

- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- TRASH/RECYCLE ROOM, BUILDING SERVICE, RESTROOM
- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE: BICYCLE STORAGE, STAIRS +ELEVS ABOVE GD FLR., & BALCONIES PER SMMC 27.04.200

GARAGE	14,000 SF
OFFICE	9,350 SF
RETAIL	16,900 SF
E3 GROUND LEVEL	40,250 SF
GARAGE	35,050 SF
OFFICE	4,300 SF
E3 LEVEL 2	39,350 SF
OFFICE	32,050 SF
E3 LEVEL 3	32,050 SF
OFFICE	32,400 SF
E3 LEVEL 4	32,400 SF
OFFICE	32,400 SF
E3 LEVEL 5	32,400 SF
OFFICE	25,000 SF
E3 LEVEL 6	25,000 SF
OFFICE	26,900 SF
E3 LEVEL 7	26,900 SF
OFFICE	26,900 SF
E3 LEVEL 8	26,900 SF
SUB-TOTAL FLOOR AREA	255,250 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	58,350 SF
VERT. CIRC.	500 SF
E3 LEVEL B1	58,850 SF
BIKE PARKING	650 SF
E3 GROUND LEVEL	650 SF
VERT. CIRC.	1,700 SF
E3 LEVEL 2	1,700 SF
BALCONY	7,800 SF
VERT. CIRC.	1,200 SF
E3 LEVEL 3	9,000 SF
BALCONY	1,100 SF
VERT. CIRC.	1,200 SF
E3 LEVEL 4	2,300 SF
BALCONY	1,100 SF
VERT. CIRC.	1,200 SF
E3 LEVEL 5	2,300 SF
BALCONY	8,900 SF
VERT. CIRC.	1,200 SF
E3 LEVEL 6	10,100 SF
BALCONY	700 SF
VERT. CIRC.	1,200 SF
E3 LEVEL 7	1,900 SF
BALCONY	650 SF
VERT. CIRC.	1,200 SF
E3 LEVEL 8	1,850 SF
SUB-TOTAL FLOOR AREA	88,650 SF

BUILDING AREA SUMMARY

FLOOR AREA PER SMMC	255,250 SF
EXCLUDED AREA	88,650 SF
GRAND TOTAL GROSS AREA	343,900 SF

NORTH

GRAPHIC SCALE IN FEET

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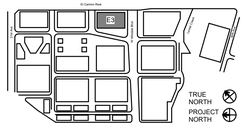
HSC Property Owner LLC

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

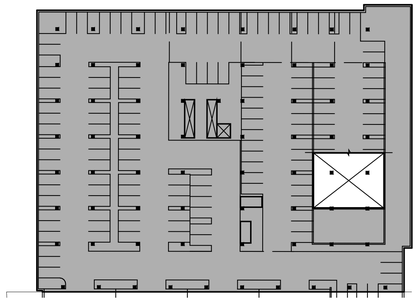
FLOOR AREA DIAGRAMS - E3

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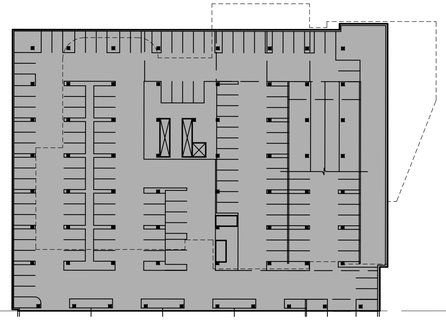
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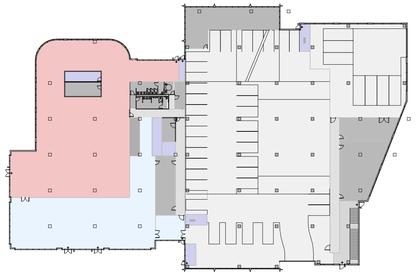
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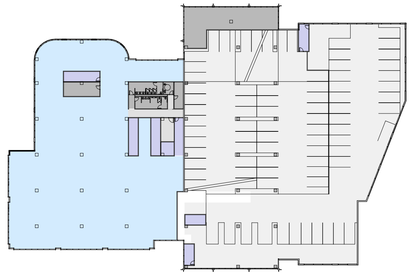
1 S1 - BASEMENT LEVEL 2 AREA PLAN
1" = 60'-0"



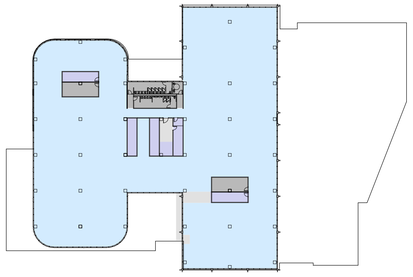
2 S1 - BASEMENT LEVEL 1 AREA PLAN
1" = 60'-0"



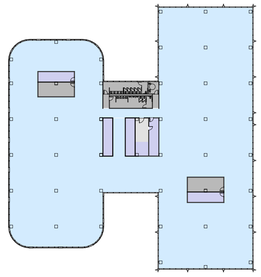
3 S1 - GROUND LEVEL AREA PLAN
1" = 60'-0"



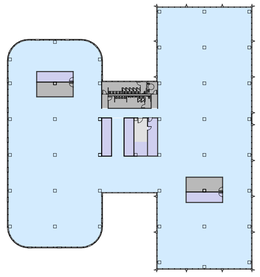
4 S1 - LEVEL 2 AREA PLAN
1" = 60'-0"



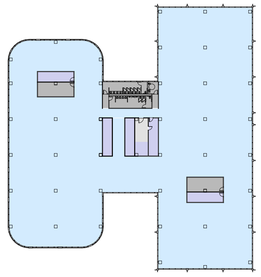
5 S1 - LEVEL 3 AREA PLAN
1" = 60'-0"



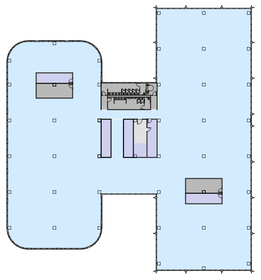
6 S1 - LEVEL 4 AREA PLAN
1" = 60'-0"



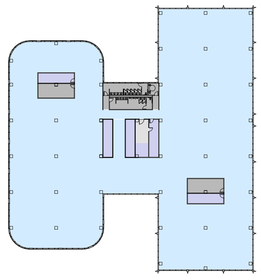
7 S1 - LEVEL 5 AREA PLAN
1" = 60'-0"



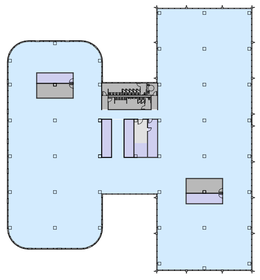
8 S1 - LEVEL 6 AREA PLAN
1" = 60'-0"



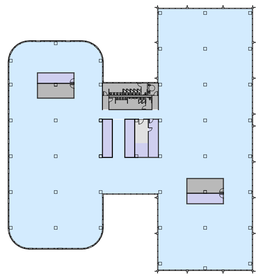
9 S1 - LEVEL 7 AREA PLAN
1" = 60'-0"



10 S1 - LEVEL 8 AREA PLAN
1" = 60'-0"



11 S1 - LEVEL 9 AREA PLAN
1" = 60'-0"



12 S1 - LEVEL 10 AREA PLAN
1" = 60'-0"

ROOM LEGEND

N.T.S.

- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- TRASH/RECYCLE ROOM, BUILDING SERVICE, RESTROOM
- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE: BICYCLE STORAGE, STAIRS +ELEVS ABOVE GD FLR., & BALCONIES PER SMMC 27.04.200

GARAGE	29,150 SF
OFFICE	16,100 SF
RETAIL	11,050 SF
S1 GROUND LEVEL	56,300 SF
GARAGE	31,950 SF
OFFICE	23,300 SF
S1 LEVEL 2	55,250 SF
OFFICE	33,300 SF
S1 LEVEL 3	33,300 SF
OFFICE	33,300 SF
S1 LEVEL 4	33,300 SF
OFFICE	33,300 SF
S1 LEVEL 5	33,300 SF
OFFICE	33,300 SF
S1 LEVEL 6	33,300 SF
OFFICE	33,300 SF
S1 LEVEL 7	33,300 SF
OFFICE	33,300 SF
S1 LEVEL 8	33,300 SF
OFFICE	33,300 SF
S1 LEVEL 9	33,300 SF
OFFICE	33,300 SF
S1 LEVEL 10	33,300 SF
SUB-TOTAL FLOOR AREA	377,950 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	65,700 SF
VERT. CIRC.	1,100 SF
S1 LEVEL B2	66,800 SF
GARAGE	68,550 SF
VERT. CIRC.	1,100 SF
S1 LEVEL B1	69,650 SF
BIKE PARKING	900 SF
S1 GROUND LEVEL	900 SF
VERT. CIRC.	2,050 SF
S1 LEVEL 2	2,050 SF
VERT. CIRC.	1,550 SF
S1 LEVEL 3	1,550 SF
VERT. CIRC.	1,550 SF
S1 LEVEL 4	1,550 SF
VERT. CIRC.	1,550 SF
S1 LEVEL 5	1,550 SF
VERT. CIRC.	1,550 SF
S1 LEVEL 6	1,550 SF
VERT. CIRC.	1,550 SF
S1 LEVEL 7	1,550 SF
VERT. CIRC.	1,550 SF
S1 LEVEL 8	1,550 SF
VERT. CIRC.	1,550 SF
S1 LEVEL 9	1,550 SF
VERT. CIRC.	1,550 SF
S1 LEVEL 10	1,550 SF
SUB-TOTAL FLOOR AREA	151,800 SF

BUILDING AREA SUMMARY

FLOOR AREA PER SMMC	377,950 SF
EXCLUDED AREA	151,800 SF
GRAND TOTAL GROSS AREA	529,750 SF



GRAPHIC SCALE IN FEET

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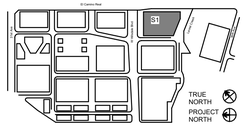
HSC Property Owner LLC

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

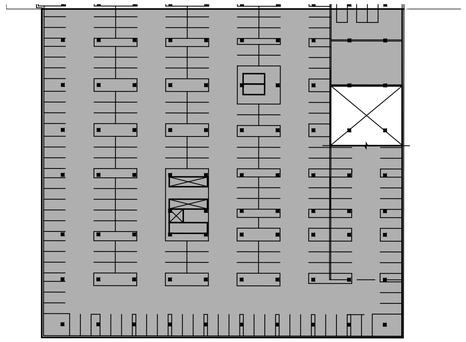
FLOOR AREA DIAGRAMS - S1

Original is 36 x 24. Do not scale contents of this drawing.

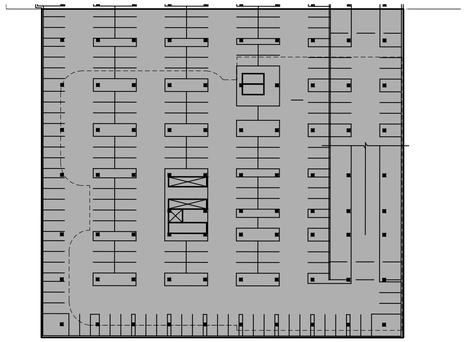
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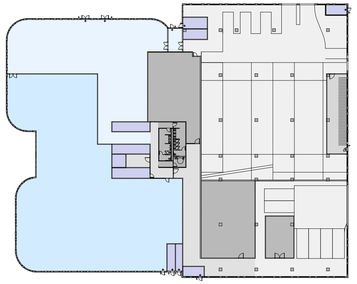
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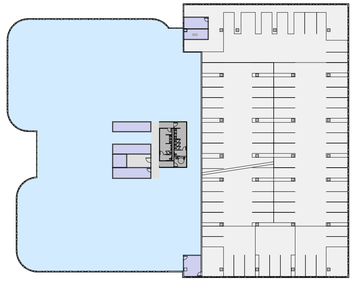
1 S2 - BASEMENT LEVEL 2 AREA PLAN
1" = 60'-0"



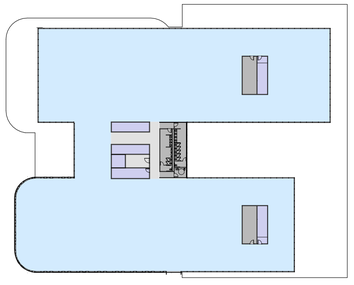
2 S2 - BASEMENT LEVEL 1 AREA PLAN
1" = 60'-0"



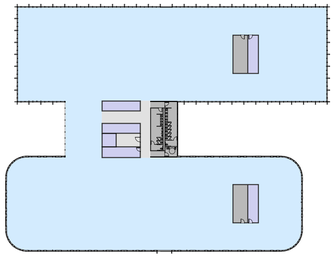
3 S2 - GROUND LEVEL AREA PLAN
1" = 60'-0"



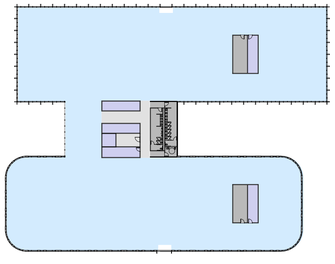
4 S2 - LEVEL 2 AREA PLAN
1" = 60'-0"



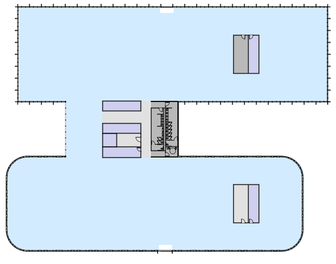
5 S2 - LEVEL 3 AREA PLAN
1" = 60'-0"



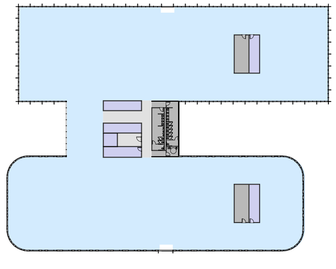
6 S2 - LEVEL 4 AREA PLAN
1" = 60'-0"



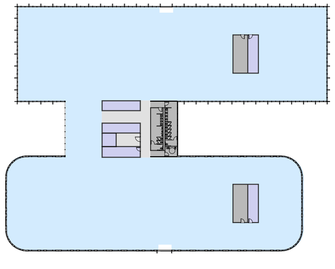
7 S2 - LEVEL 5 AREA PLAN
1" = 60'-0"



8 S2 - LEVEL 6 AREA PLAN
1" = 60'-0"



9 S2 - LEVEL 7 AREA PLAN
1" = 60'-0"



10 S2 - LEVEL 8 AREA PLAN
1" = 60'-0"

ROOM LEGEND

N.T.S.

- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- TRASH/RECYCLE ROOM, BUILDING SERVICE, RESTROOM
- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE: BICYCLE STORAGE, STAIRS +ELEVS ABOVE GD FLR., & BALCONIES PER SMMC 27.04.200

GARAGE	22,950 SF
OFFICE	35,750 SF
S2 GROUND LEVEL	58,700 SF
GARAGE	28,000 SF
OFFICE	30,550 SF
S2 LEVEL 2	58,550 SF
OFFICE	39,950 SF
S2 LEVEL 3	39,950 SF
GARAGE	59,950 SF
CS LEVEL 4	59,950 SF
OFFICE	42,200 SF
S2 LEVEL 4	42,200 SF
OFFICE	42,450 SF
S2 LEVEL 5	42,450 SF
OFFICE	42,450 SF
S2 LEVEL 6	42,450 SF
OFFICE	42,450 SF
S2 LEVEL 7	42,450 SF
OFFICE	42,500 SF
S2 LEVEL 8	42,500 SF
SUB-TOTAL FLOOR AREA	429,200 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	83,400 SF
VERT. CIRC.	1,350 SF
S2 LEVEL B2	84,750 SF
GARAGE	86,400 SF
VERT. CIRC.	1,350 SF
S2 LEVEL B1	87,750 SF
BIKE PARKING	1,150 SF
S2 GROUND LEVEL	1,150 SF
VERT. CIRC.	1,650 SF
S2 LEVEL 2	1,650 SF
VERT. CIRC.	1,650 SF
S2 LEVEL 3	1,650 SF
VERT. CIRC.	1,650 SF
S2 LEVEL 4	1,650 SF
VERT. CIRC.	1,650 SF
S2 LEVEL 5	1,650 SF
VERT. CIRC.	1,650 SF
S2 LEVEL 6	1,650 SF
VERT. CIRC.	1,650 SF
S2 LEVEL 7	1,650 SF
VERT. CIRC.	1,650 SF
S2 LEVEL 8	1,650 SF
SUB-TOTAL FLOOR AREA	185,200 SF

BUILDING AREA SUMMARY

FLOOR AREA PER SMMC	429,200 SF
EXCLUDED AREA	185,200 SF
GRAND TOTAL GROSS AREA	614,400 SF

NORTH

GRAPHIC SCALE IN FEET

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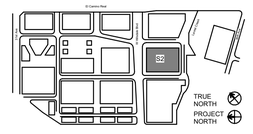
HSC Property Owner LLC

BOHANNON

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026

Project No: 23.04025.00

Sheet Title:

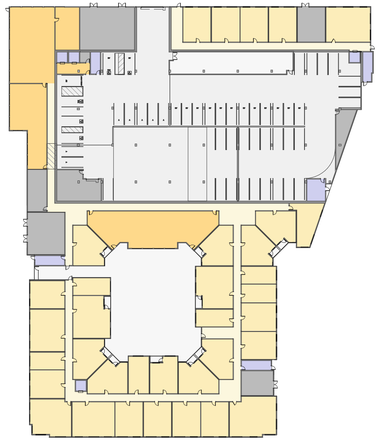
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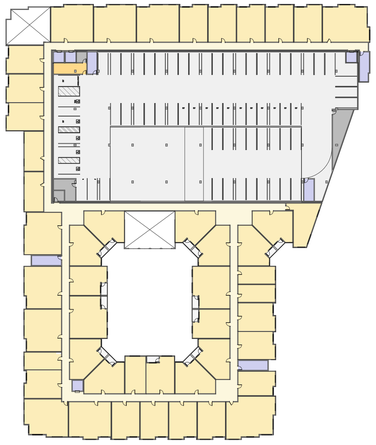
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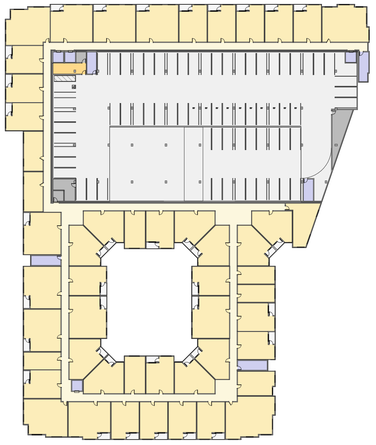
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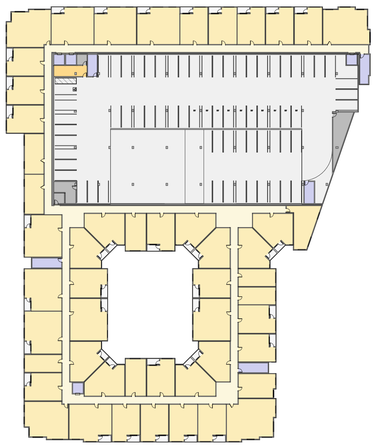
1 S3 - GROUND LEVEL AREA PLAN
1" = 60'-0"



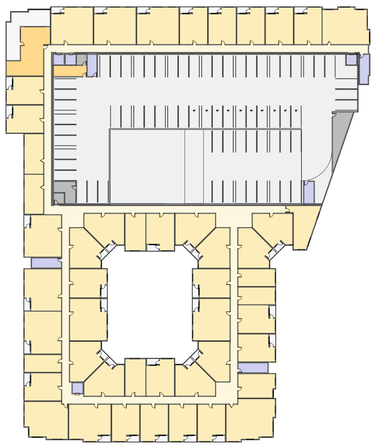
2 S3 - LEVEL 2 AREA PLAN
1" = 60'-0"



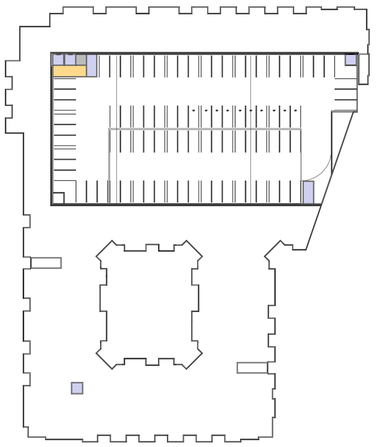
3 S3 - LEVEL 3 AREA PLAN
1" = 60'-0"



4 S3 - LEVEL 4 AREA PLAN
1" = 60'-0"



5 S3 - LEVEL 5 AREA PLAN
1" = 60'-0"



6 S3 - ROOF LEVEL AREA PLAN
1" = 60'-0"

ROOM LEGEND

- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE BICYCLE STORAGE, STAIRS + ELEVS ABOVE GROUND LEVEL, AND BALCONIES PER SMMC 27.04.200

GARAGE	29,500 SF
RESIDENTIAL	52,900 SF
S3 GROUND LEVEL	82,400 SF
GARAGE	29,150 SF
RESIDENTIAL	51,450 SF
S3 LEVEL 2	80,600 SF
GARAGE	29,150 SF
RESIDENTIAL	50,600 SF
S3 LEVEL 3	79,750 SF
GARAGE	29,150 SF
RESIDENTIAL	50,600 SF
S3 LEVEL 4	79,750 SF
GARAGE	19,050 SF
RESIDENTIAL	49,850 SF
S3 LEVEL 5	68,900 SF
SUB-TOTAL FLOOR AREA	391,400 SF

EXCLUDED AREA, BY LEVEL AND USE

BICYCLE PARKING	2,000 SF
BALCONY	550 SF
S3 GROUND LEVEL	2,550 SF
BALCONY	750 SF
VERT. CIRC	1,250 SF
S3 LEVEL 2	2,000 SF
BALCONY	1,900 SF
VERT. CIRC.	1,250 SF
S3 LEVEL 3	3,150 SF
BALCONY	1,900 SF
VERT. CIRC.	1,250 SF
S3 LEVEL 4	3,150 SF
BALCONY	2,500 SF
VERT. CIRC.	1,250 SF
S3 LEVEL 5	3,750 SF
VERT. CIRC.	550 SF
S3 ROOF LEVEL	550 SF
SUB-TOTAL EXCLUDED AREA	15,150 SF

TOTAL GROSS AREA

FLOOR AREA	391,400 SF
EXCLUDED AREA	15,150 SF
TOTAL GROSS AREA	406,500 SF



0' 60' 120'

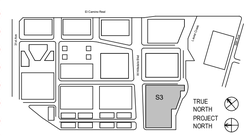
HSC Property Owner LLC

BOHANNON

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APPLICATION CYCLE 2 RESPONSES	02-02-2026

Project No: 23.04025.00

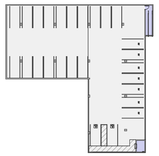
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FLOOR AREA DIAGRAMS - S3

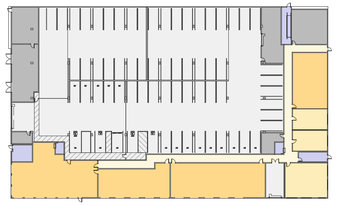
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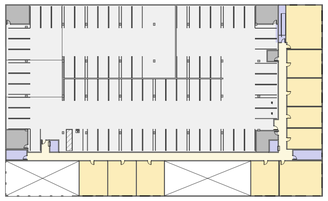
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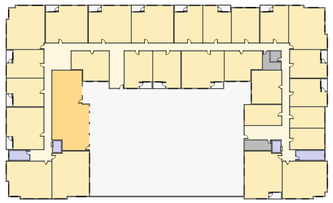
1 S4 - LEVEL B1 AREA PLAN
1" = 60'-0"



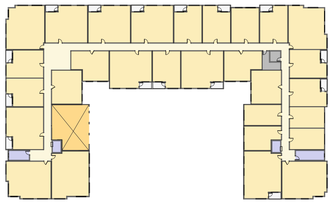
2 S4 - GROUND LEVEL AREA PLAN
1" = 60'-0"



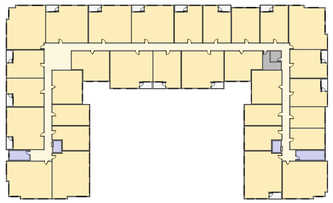
3 S4 - LEVEL 2 AREA PLAN
1" = 60'-0"



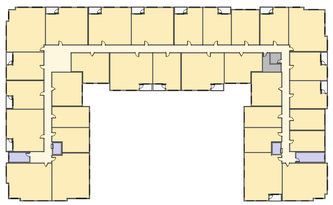
4 S4 - LEVEL 3 AREA PLAN
1" = 60'-0"



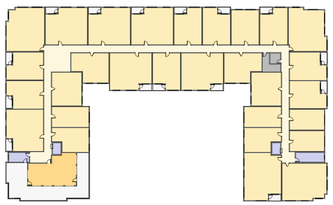
5 S4 - LEVEL 4 AREA PLAN
1" = 60'-0"



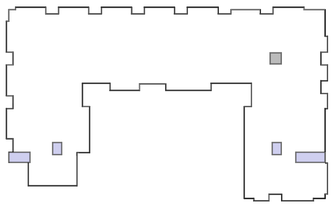
6 S4 - LEVEL 5 AREA PLAN
1" = 60'-0"



7 S4 - LEVEL 6 AREA PLAN
1" = 60'-0"



8 S4 - LEVEL 7 AREA PLAN
1" = 60'-0"



9 S4 - ROOF LEVEL AREA PLAN
1" = 60'-0"

ROOM LEGEND

- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

FLOOR AREA, BY LEVEL AND USE

AREAS BELOW EXCLUDE BICYCLE STORAGE, STAIRS + ELEVS ABOVE GROUND LEVEL, AND BALCONIES PER SMMC 27.04.200

GARAGE	24,850 SF
RESIDENTIAL	17,900 SF
S4 GROUND LEVEL	42,750 SF
GARAGE	20,750 SF
RESIDENTIAL	15,550 SF
S4 LEVEL 2	36,300 SF
RESIDENTIAL	29,900 SF
S4 LEVEL 3	29,900 SF
RESIDENTIAL	29,900 SF
S4 LEVEL 4	29,900 SF
RESIDENTIAL	29,900 SF
S4 LEVEL 5	29,900 SF
RESIDENTIAL	29,900 SF
S4 LEVEL 6	29,900 SF
RESIDENTIAL	28,450 SF
S4 LEVEL 7	28,450 SF
SUB-TOTAL FLOOR AREA	227,100 SF

EXCLUDED AREA, BY LEVEL AND USE

GARAGE	10,500 SF
S4 LEVEL B1	10,500 SF
BICYCLE PARKING	1,350 SF
S4 GROUND LEVEL	1,350 SF
VERT. CIRC.	650 SF
S4 LEVEL 2	650 SF
BALCONY	750 SF
VERT. CIRC.	450 SF
S4 LEVEL 3	1,200 SF
BALCONY	750 SF
VERT. CIRC.	450 SF
S4 LEVEL 4	1,200 SF
BALCONY	750 SF
VERT. CIRC.	450 SF
S4 LEVEL 5	1,200 SF
BALCONY	750 SF
VERT. CIRC.	450 SF
S4 LEVEL 6	1,200 SF
BALCONY	2,100 SF
VERT. CIRC.	450 SF
S4 LEVEL 7	2,550 SF
VERT. CIRC.	450 SF
S4 ROOF LEVEL	450 SF
SUB-TOTAL EXCLUDED AREA	20,300 SF

TOTAL GROSS AREA

FLOOR AREA	227,100 SF
EXCLUDED AREA	20,300 SF
TOTAL GROSS AREA	247,400 SF



0' 60' 120'

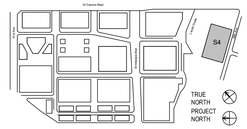
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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APPLICATION CYCLE 2 RESPONSES	02-02-2026

Project No: 23.04025.00

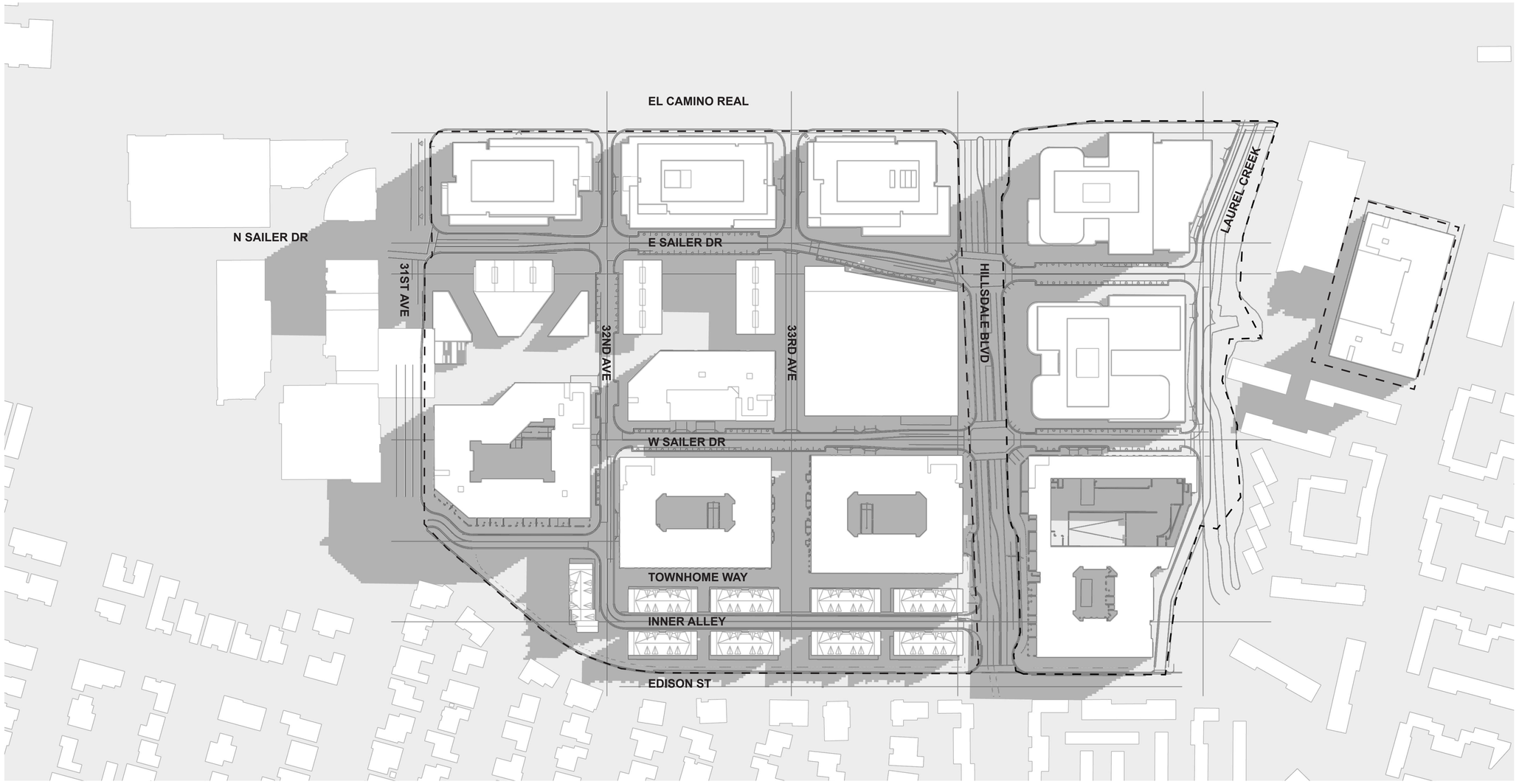
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FLOOR AREA DIAGRAMS - S4

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Sheet Number

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SHADOW ANALYSIS

SPRING EQUINOX
MARCH 21ST
9:00 AM

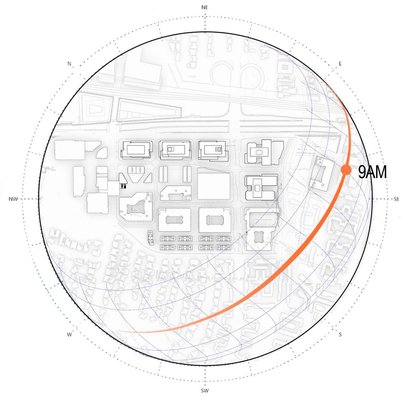
NOTES

At 9:00 AM on March 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

During this period, portions of the pedestrian walkways and some edges of the public spaces are shaded by adjacent building masses. While this results in limited direct sunlight in the early morning, such conditions are typical in urban environments.

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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Key Plan

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

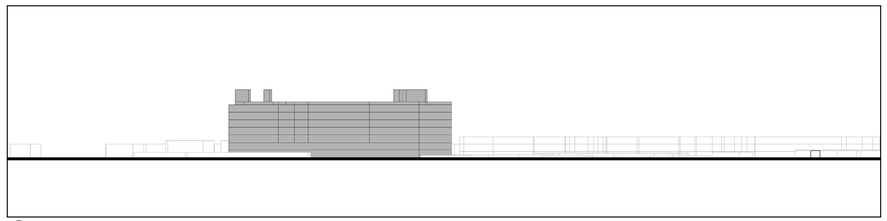
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SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
9:00 AM

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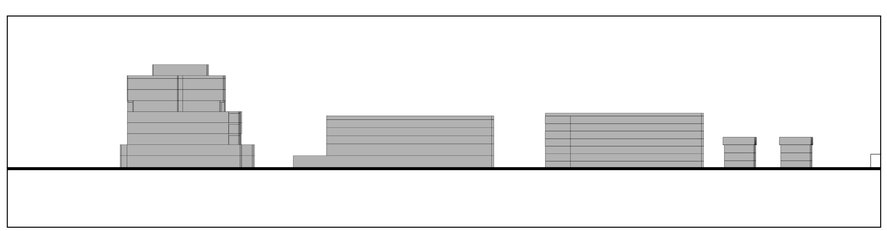
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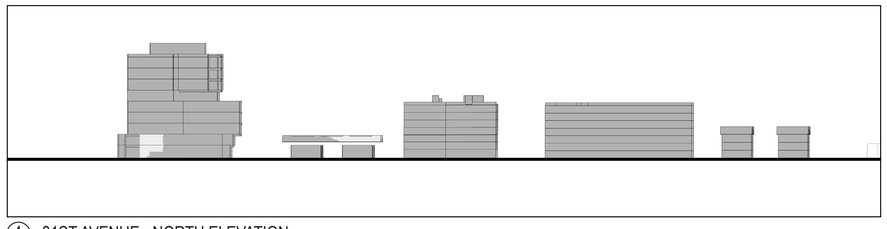
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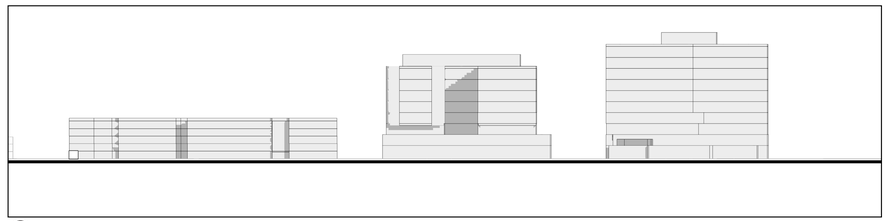
2 33RD AVENUE - NORTH ELEVATION



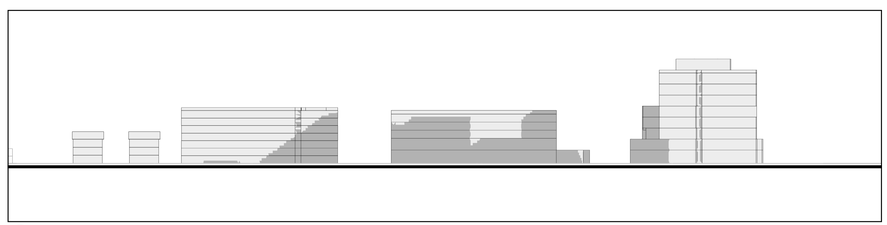
3 32ND AVENUE - NORTH ELEVATION



4 31ST AVENUE - NORTH ELEVATION



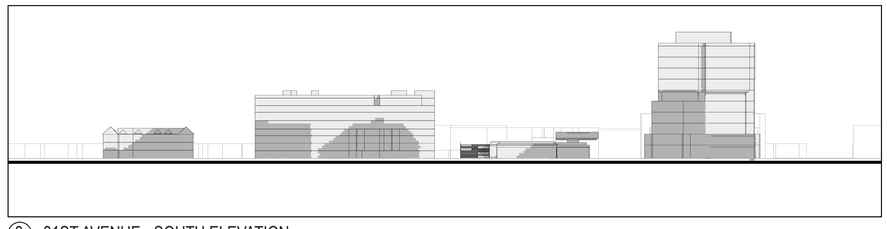
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

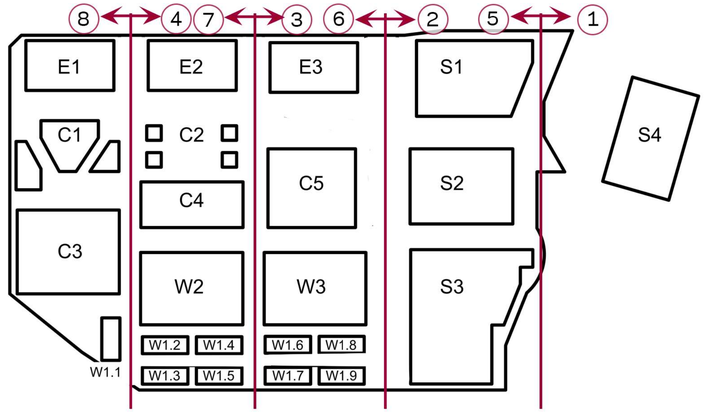
SHADOW ANALYSIS

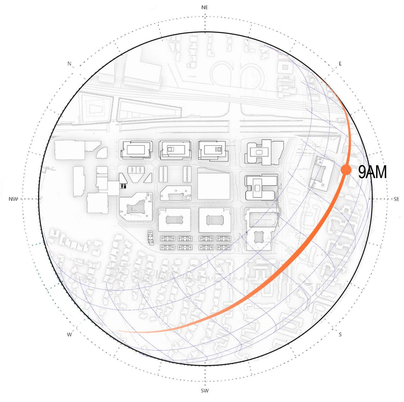
SPRING EQUINOX
MARCH 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

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Key Plan

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
9:00 AM

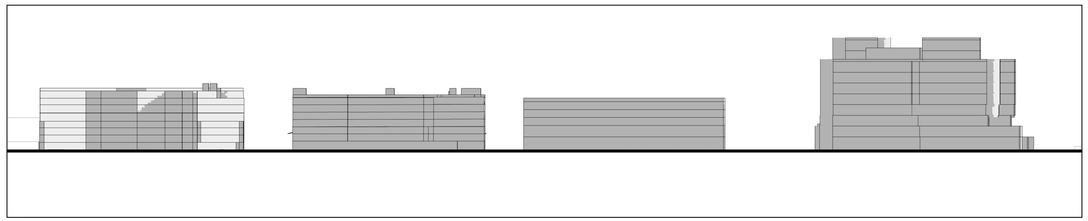
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

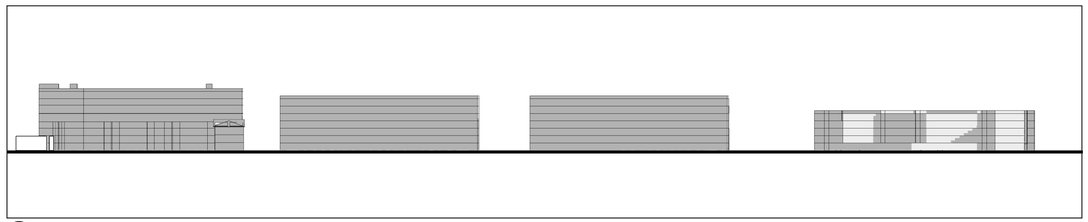
G102



9 E SAILER DR - WEST ELEVATION



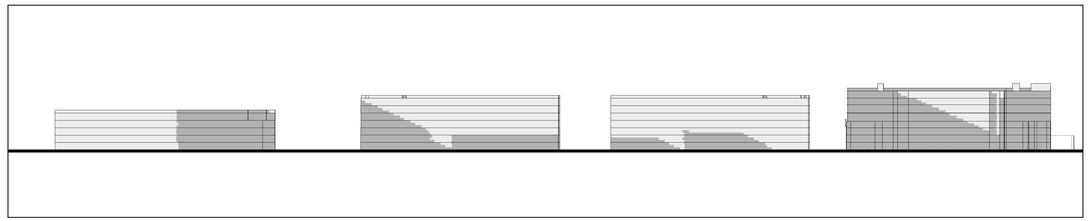
10 W SAILER DR - WEST ELEVATION



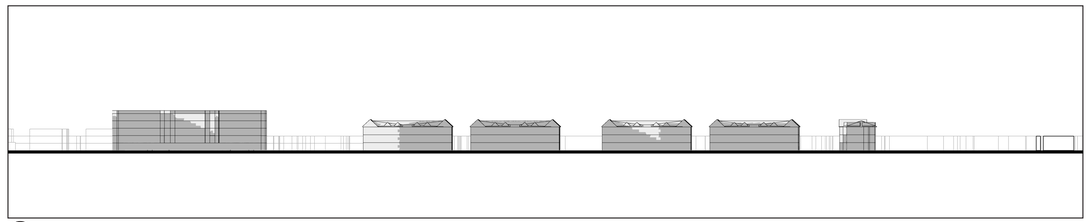
11 TOWNHOME WAY - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



13 W SAILER DR - EAST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

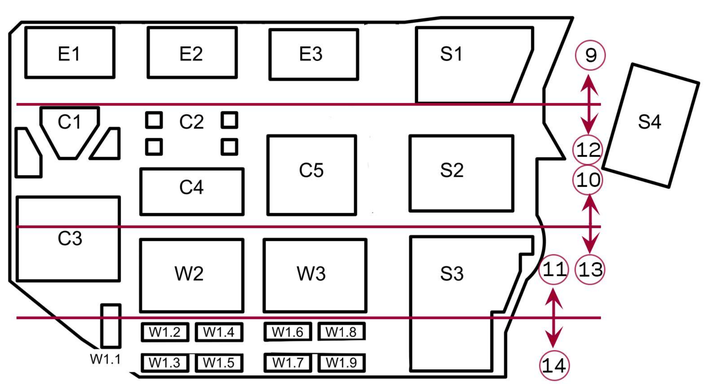
SHADOW ANALYSIS

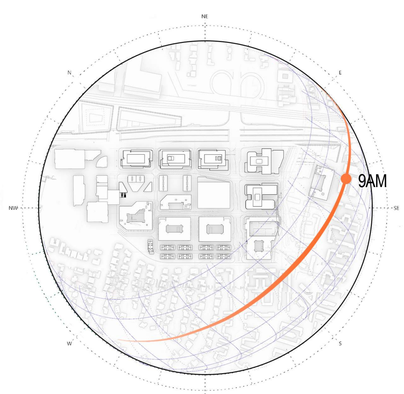
SPRING EQUINOX
MARCH 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

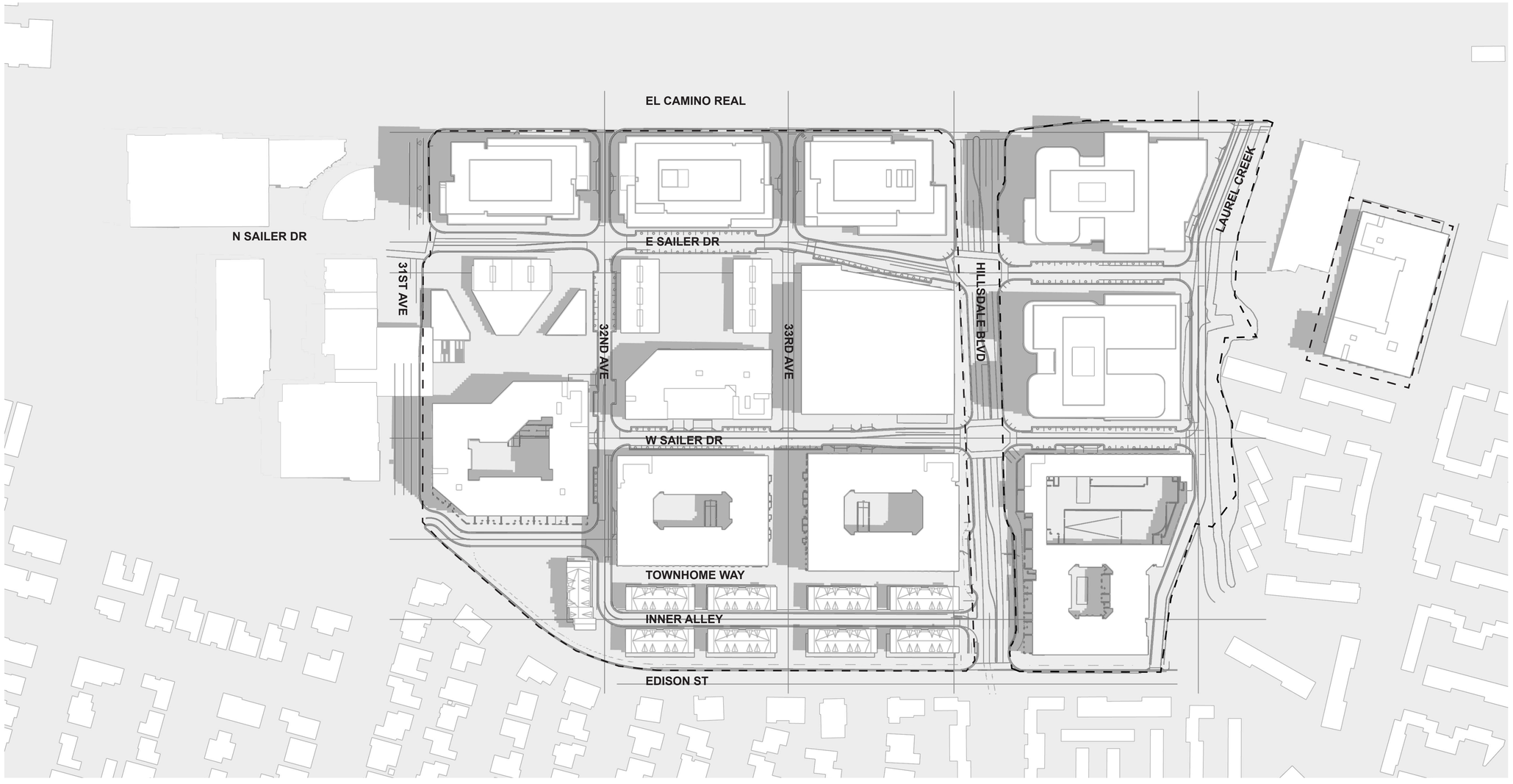
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SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
9:00 AM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G103



SHADOW ANALYSIS

SPRING EQUINOX
MARCH 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

NOTES

AT 12:00 PM ON MARCH 21ST, THE SHADOW STUDY WAS PERFORMED, WITH THE CORRESPONDING SOLAR PATH AND SUN ALTITUDE CLEARLY INDICATED IN THE DIAGRAMS.

AT MIDDAY, THE SITE RECEIVES ABUNDANT SUNLIGHT ACROSS BOTH PEDESTRIAN ROUTES AND PUBLIC OPEN SPACES. SHADOWS ARE MINIMAL AND WELL-BALANCED, ENSURING THAT CIRCULATION AREAS ARE COMFORTABLE AND THAT OPEN SPACES ARE WELL ILLUMINATED WITHOUT EXCESSIVE GLARE.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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Key Plan

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

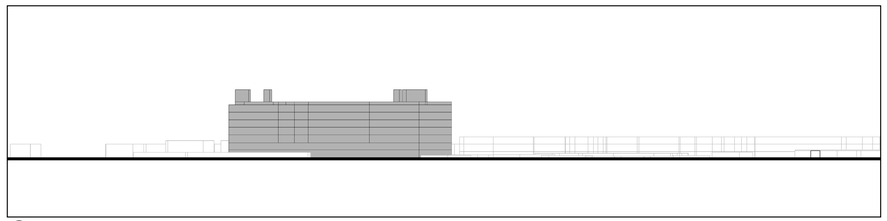
Sheet Title:

SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
12:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

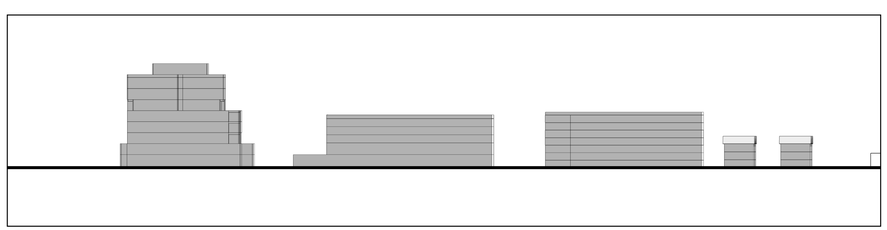
G104



1 HILLSDALE BOULEVARD - NORTH ELEVATION



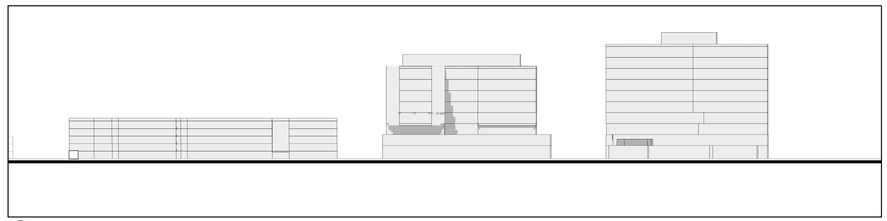
2 33RD AVENUE - NORTH ELEVATION



3 32ND AVENUE - NORTH ELEVATION



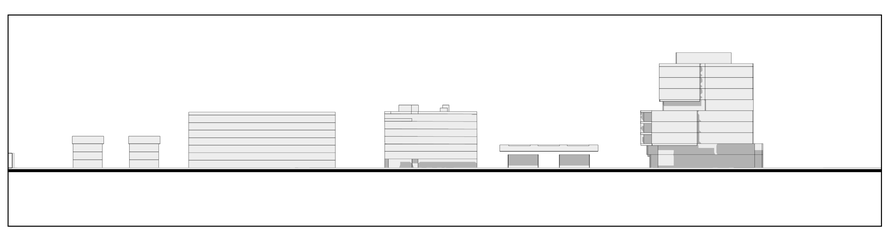
4 31ST AVENUE - NORTH ELEVATION



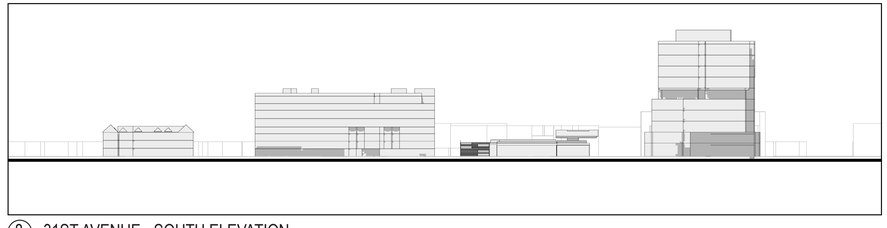
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

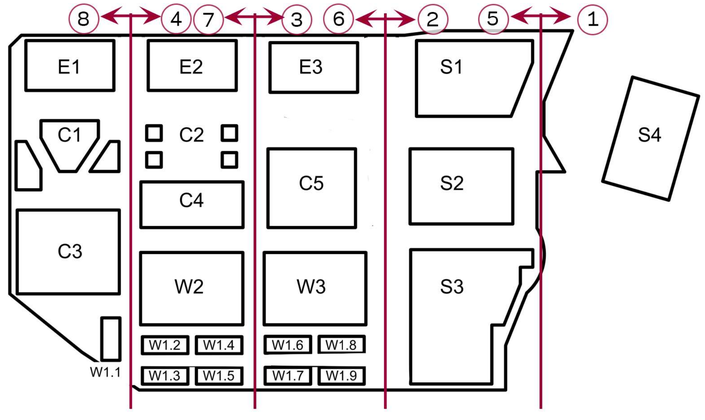
SHADOW ANALYSIS

SPRING EQUINOX
MARCH 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
12:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G105



9 E SAILER DR - WEST ELEVATION



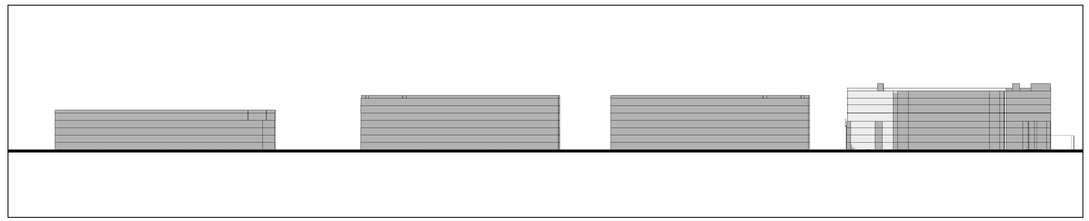
10 W SAILER DR - WEST ELEVATION



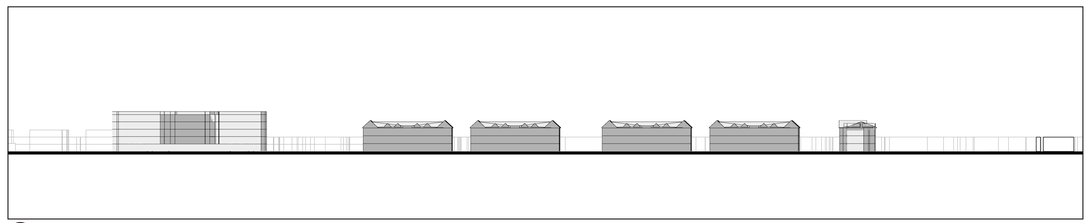
11 TOWNHOME WAY - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



13 W SAILER DR - EAST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

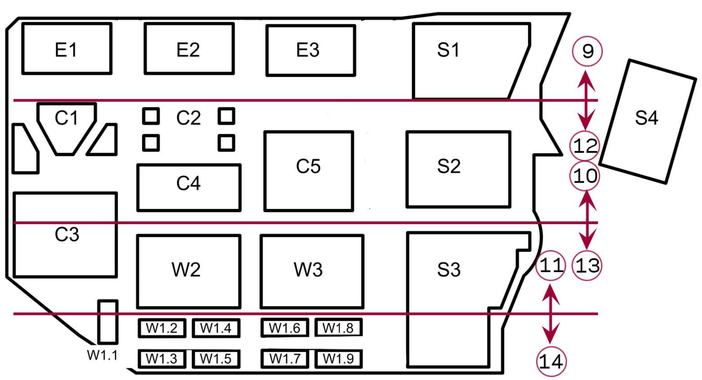
SHADOW ANALYSIS

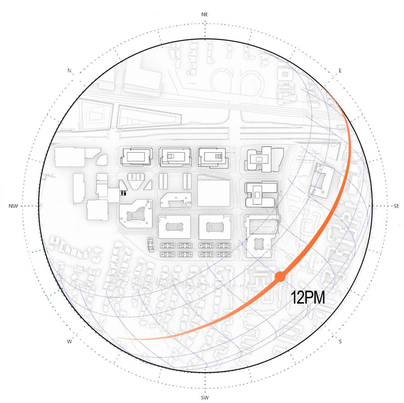
SPRING EQUINOX
MARCH 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
12:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G106



SHADOW ANALYSIS

SPRING EQUINOX
MARCH 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

NOTES

At 3:00 PM on March 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

In the afternoon, sunlight continues to provide generous exposure across the site. Public spaces benefit from bright but not overexposed conditions, supporting a comfortable outdoor environment suitable for recreation and social activities.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
3:00 PM

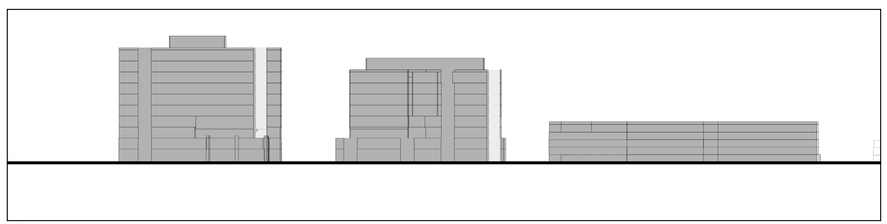
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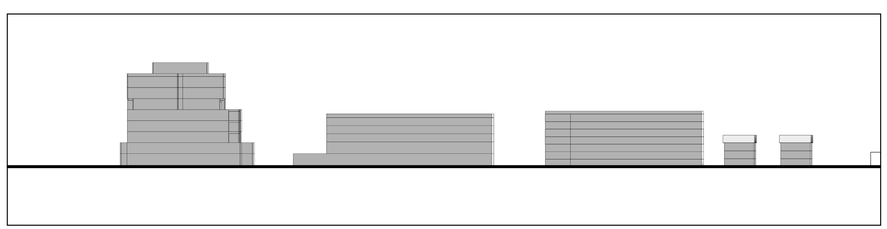
G107



1 HILLSDALE BOULEVARD - NORTH ELEVATION



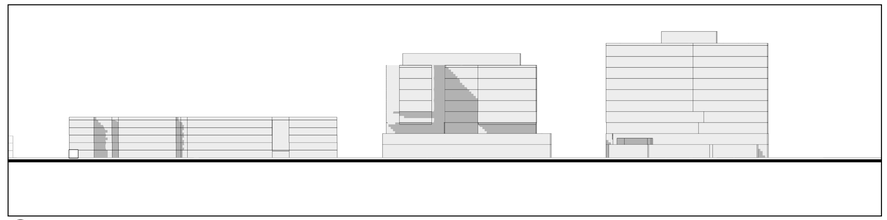
2 33RD AVENUE - NORTH ELEVATION



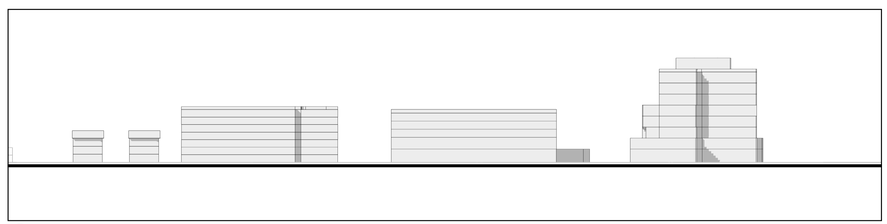
3 32ND AVENUE - NORTH ELEVATION



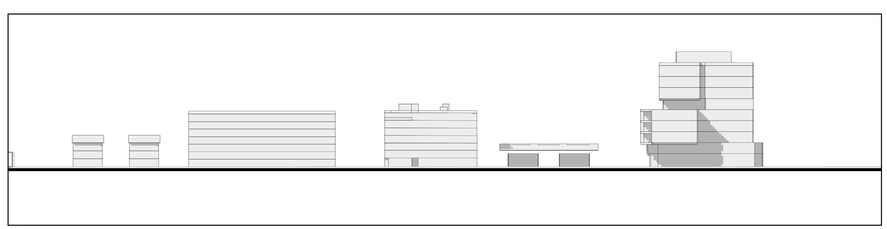
4 31ST AVENUE - NORTH ELEVATION



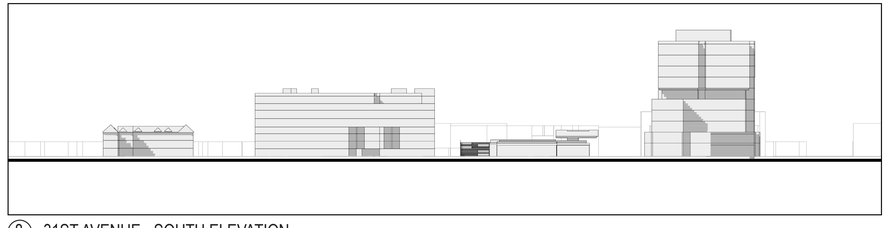
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

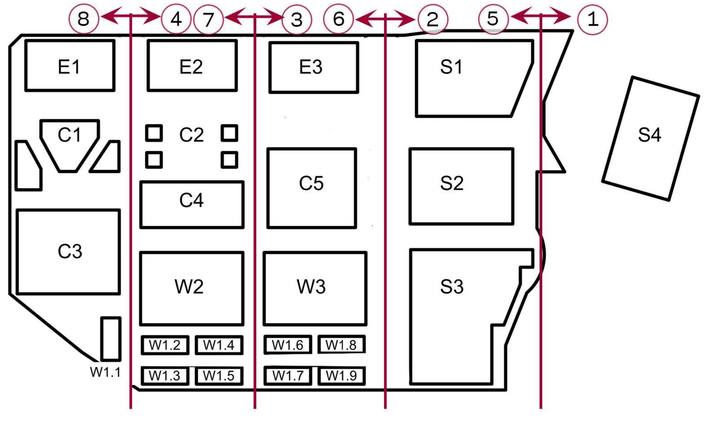
SHADOW ANALYSIS

SPRING EQUINOX
MARCH 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
3:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G108



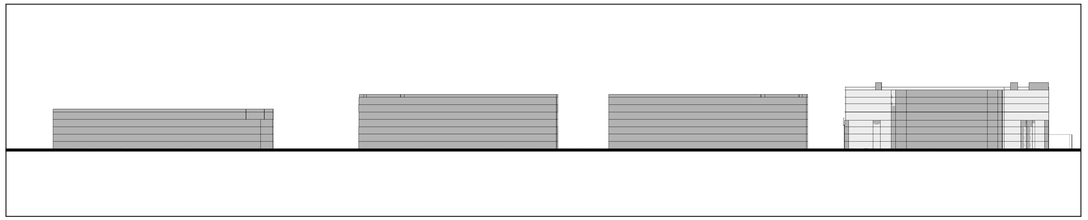
9 E SAILER DR - WEST ELEVATION



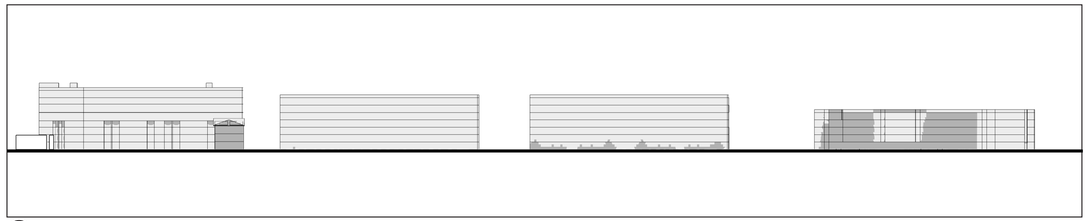
12 E SAILER DR - EAST ELEVATION



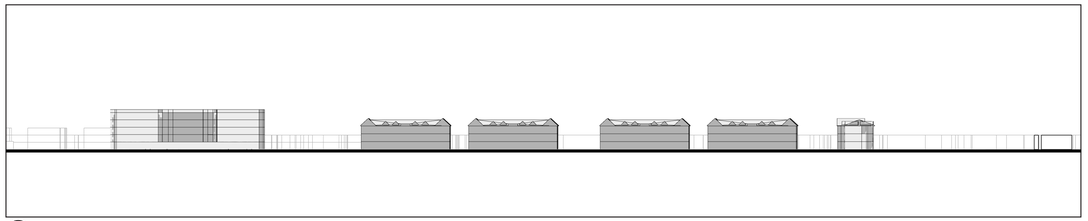
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

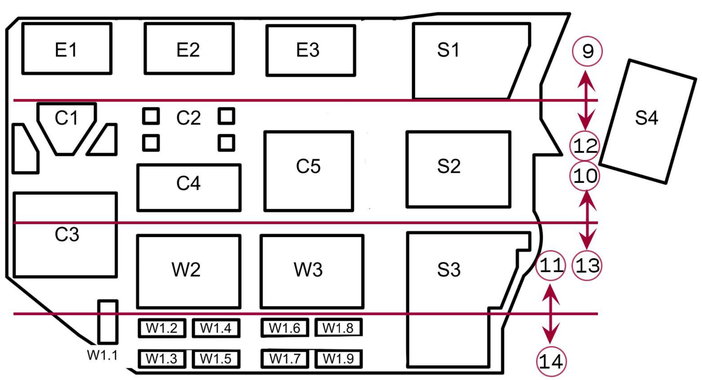
SHADOW ANALYSIS

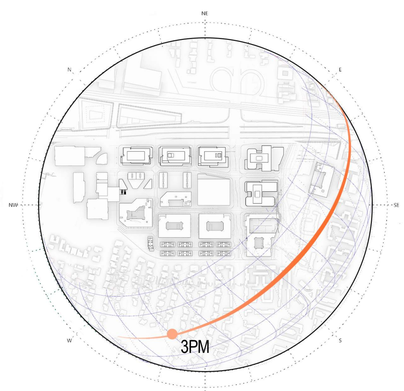
SPRING EQUINOX
MARCH 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

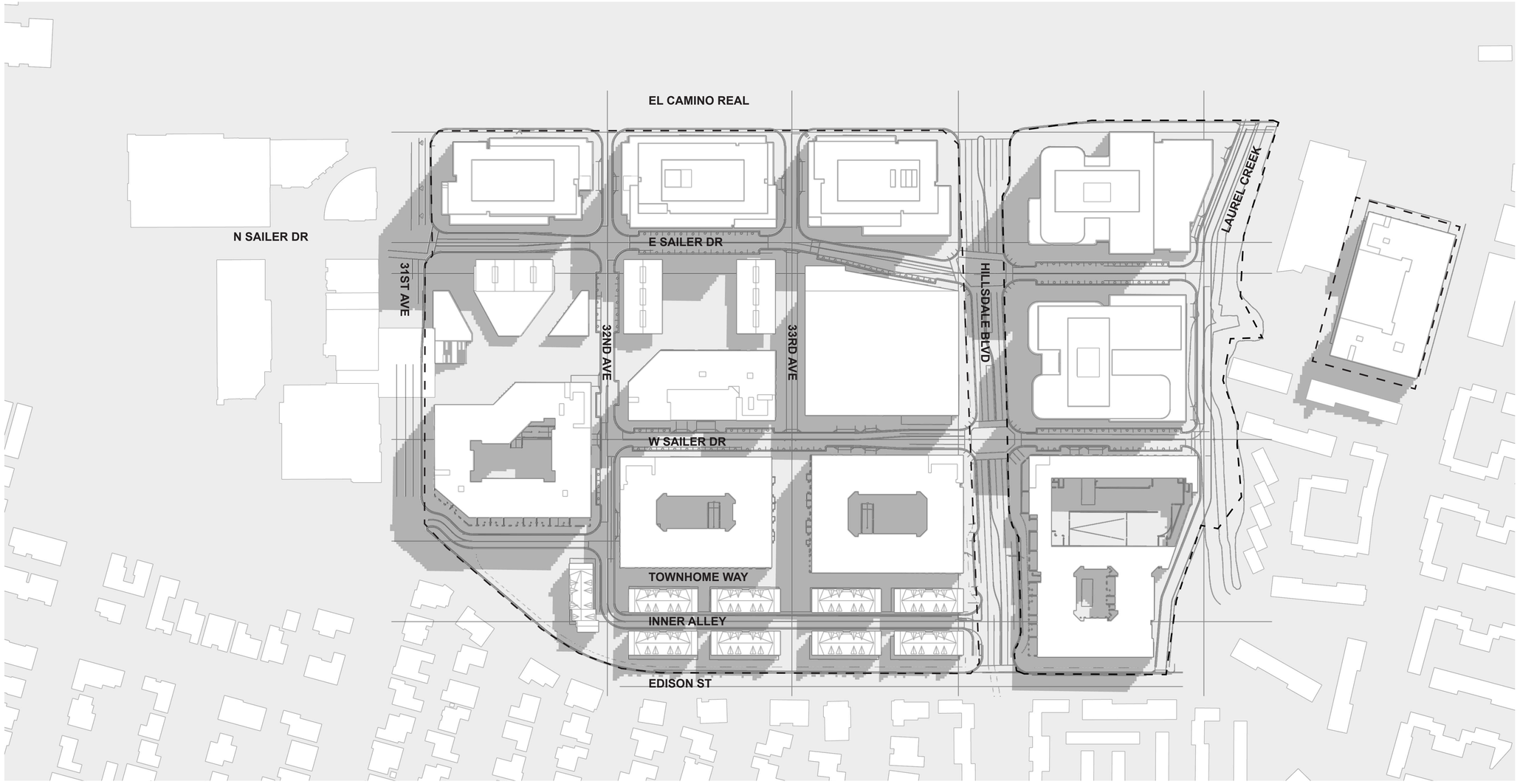
Sheet Title:

SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
3:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G109



SHADOW ANALYSIS

SUMMER EQUINOX
JUNE 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

NOTES

At 9:00 AM on June 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

During this period, portions of the pedestrian walkways are shaded by adjacent buildings, providing cooler and more comfortable circulation conditions. Public open spaces also experience limited shading, which helps reduce direct morning exposure while still maintaining adequate daylight.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

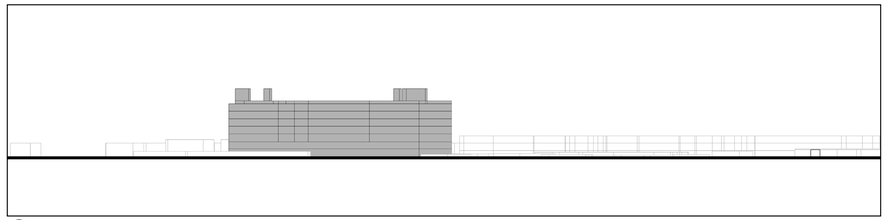
Sheet Title:

SITE SHADOW STUDY
SUMMER EQUINOX
JUNE 21ST
9:00 AM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

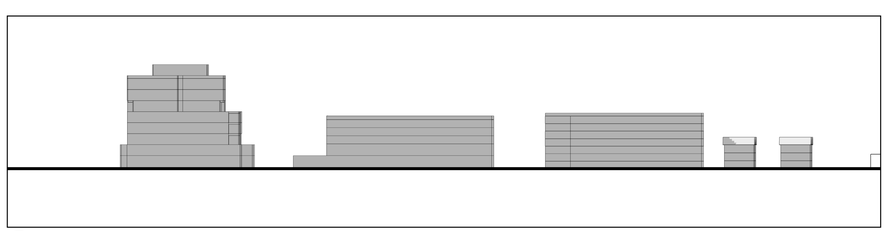
G110



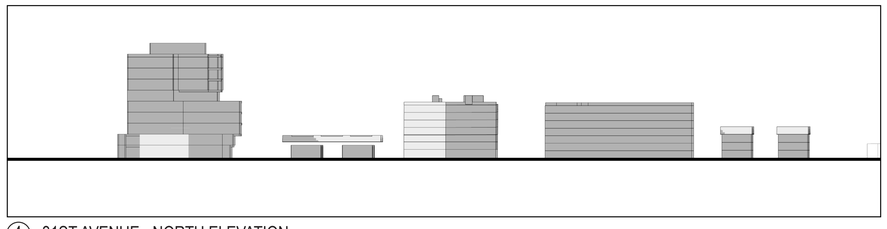
1 HILLSDALE BOULEVARD - NORTH ELEVATION



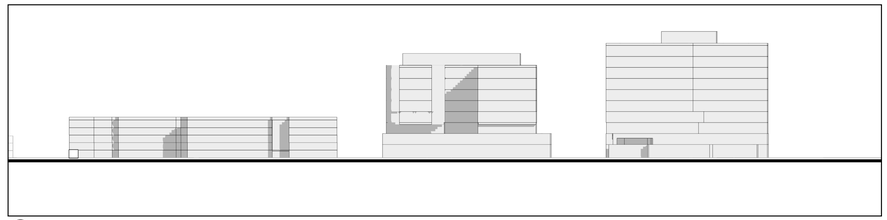
2 33RD AVENUE - NORTH ELEVATION



3 32ND AVENUE - NORTH ELEVATION



4 31ST AVENUE - NORTH ELEVATION



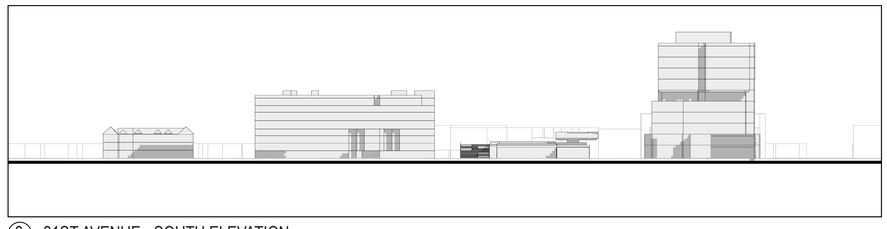
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

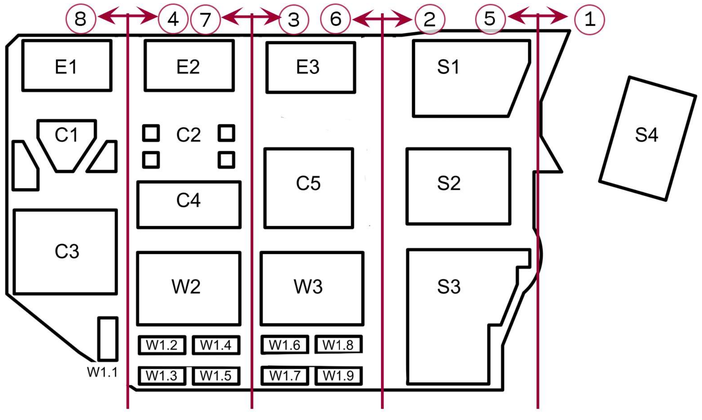
SHADOW ANALYSIS

SUMMER EQUINOX
JUNE 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
SUMMER EQUINOX
JUNE 21ST
9:00 AM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

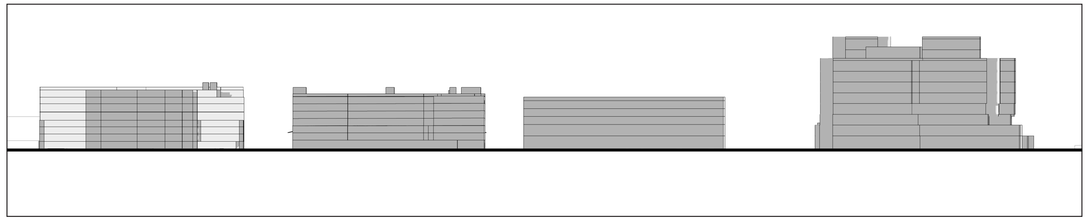
G111



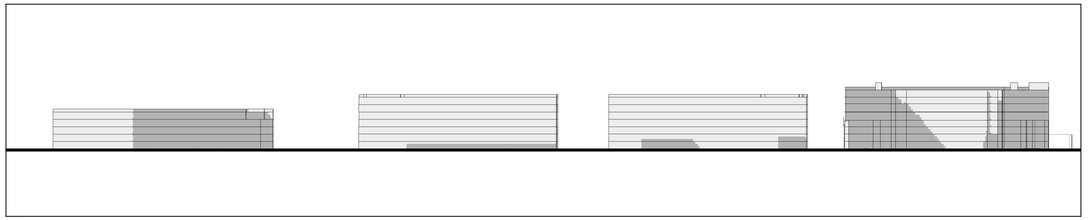
9 E SAILER DR - WEST ELEVATION



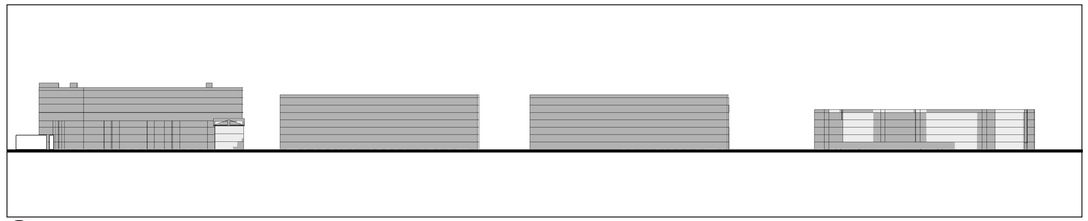
12 E SAILER DR - EAST ELEVATION



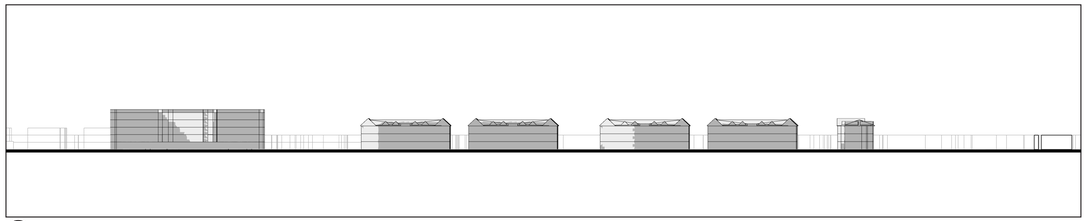
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

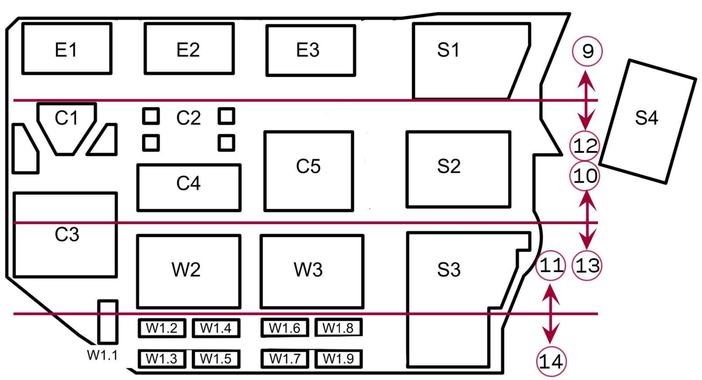
SHADOW ANALYSIS

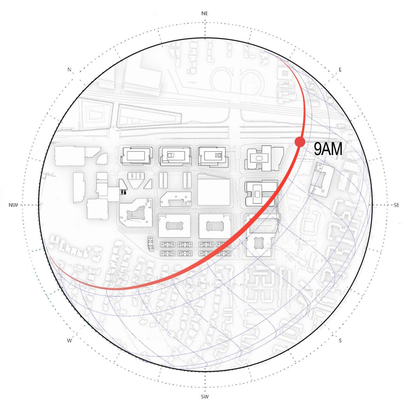
SUMMER EQUINOX
JUNE 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

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Key Plan

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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

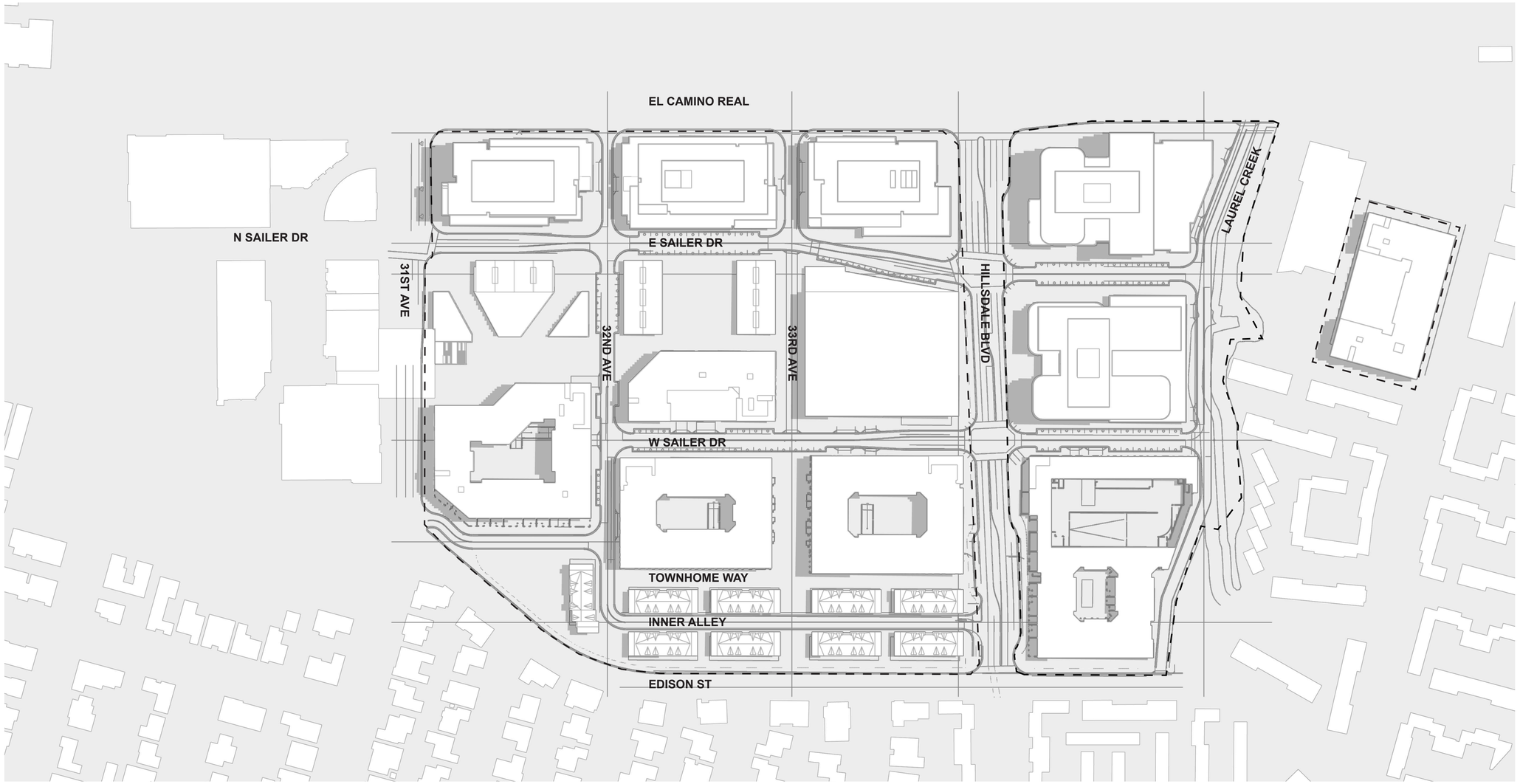
Sheet Title:

SITE SHADOW STUDY
SUMMER EQUINOX
JUNE 21ST
9:00 AM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G112



SHADOW ANALYSIS

SUMMER EQUINOX
JUNE 21ST
12:00 PM

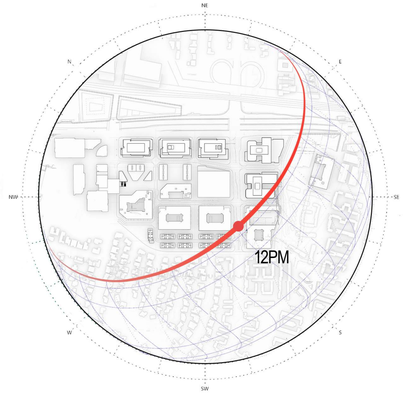
LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

NOTES

At 9:00 AM on June 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

During this period, portions of the pedestrian walkways are shaded by adjacent buildings, providing cooler and more comfortable circulation conditions. Public open spaces also experience limited shading, which helps reduce direct morning exposure while still maintaining adequate daylight.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan

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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

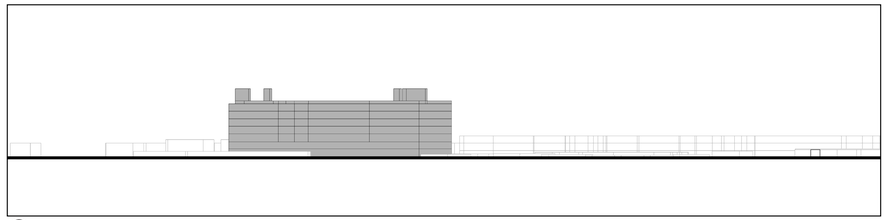
Sheet Title:

SITE SHADOW STUDY
SUMMER EQUINOX
JUNE 21ST
12:00 PM

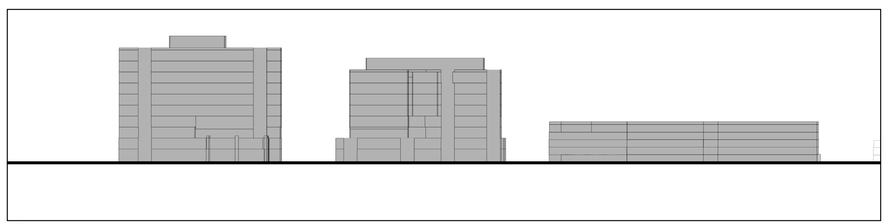
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G113



1 HILLSDALE BOULEVARD - NORTH ELEVATION



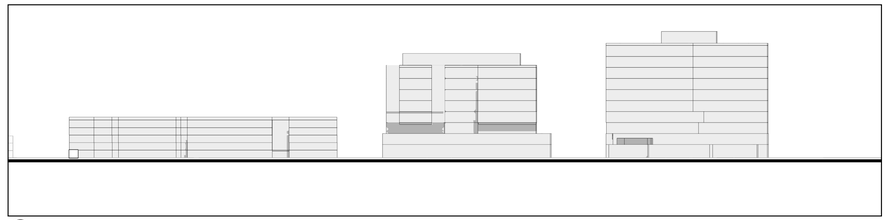
2 33RD AVENUE - NORTH ELEVATION



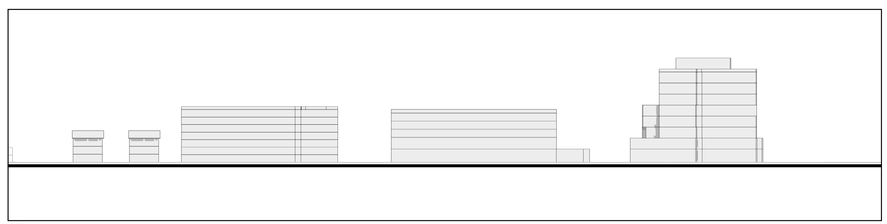
3 32ND AVENUE - NORTH ELEVATION



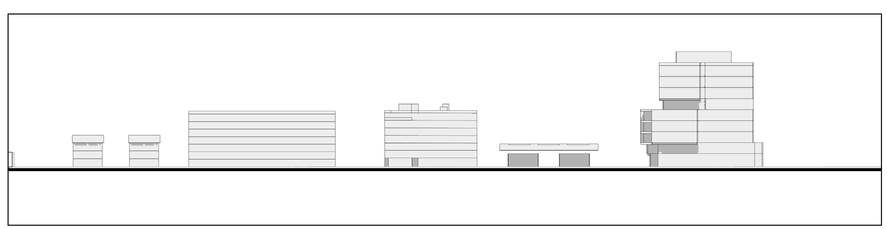
4 31ST AVENUE - NORTH ELEVATION



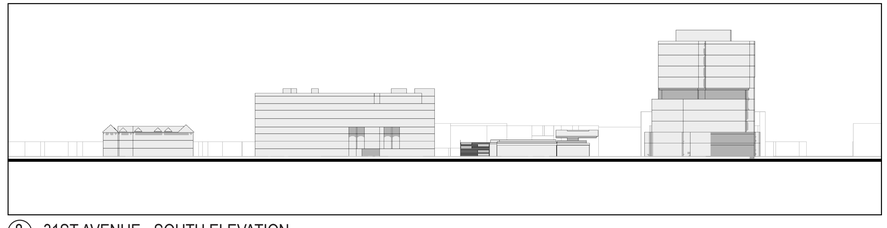
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

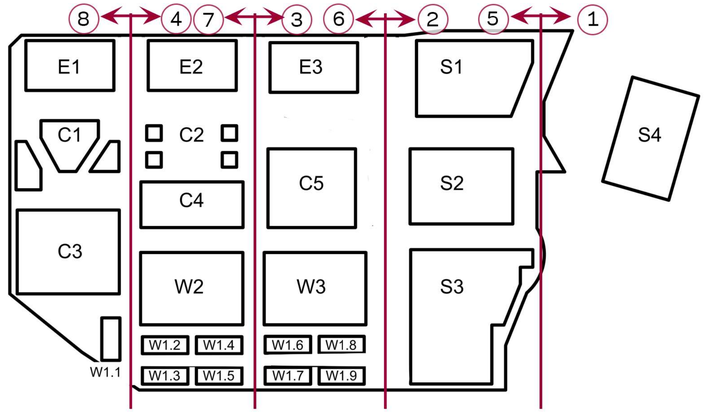
SHADOW ANALYSIS

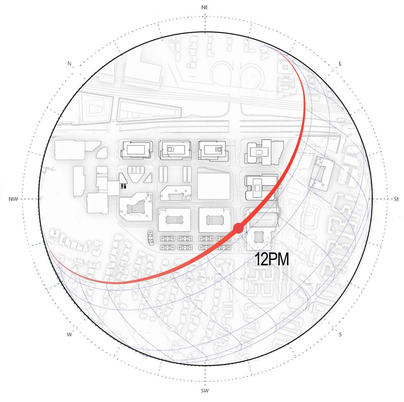
SUMMER EQUINOX
JUNE 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
SUMMER EQUINOX
JUNE 21ST
12:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

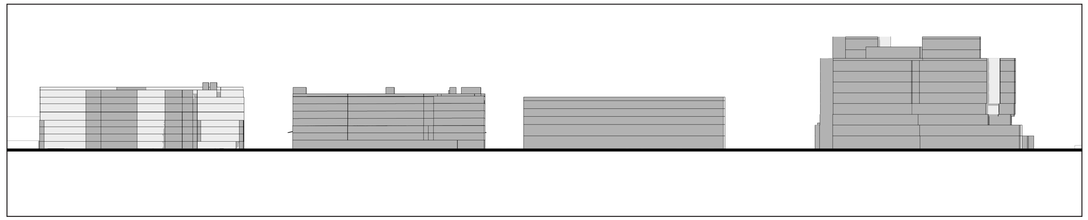
G114



9 E SAILER DR - WEST ELEVATION



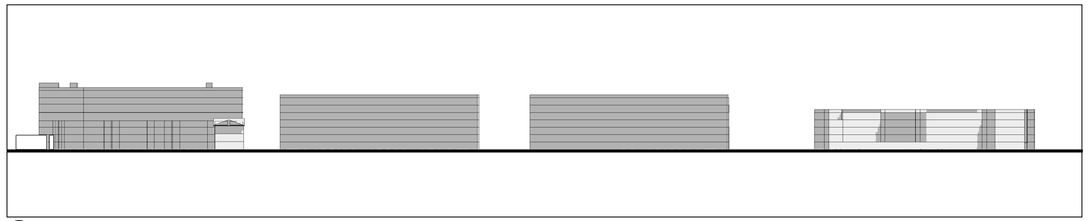
12 E SAILER DR - EAST ELEVATION



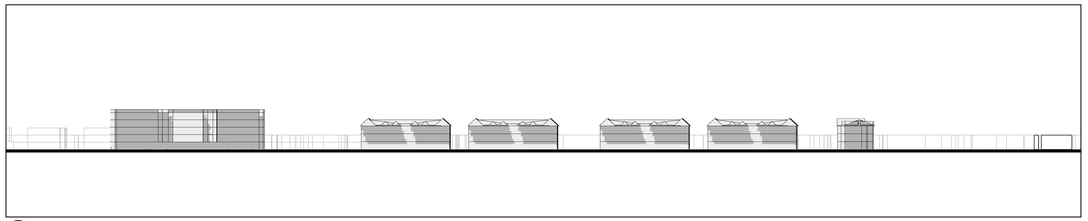
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

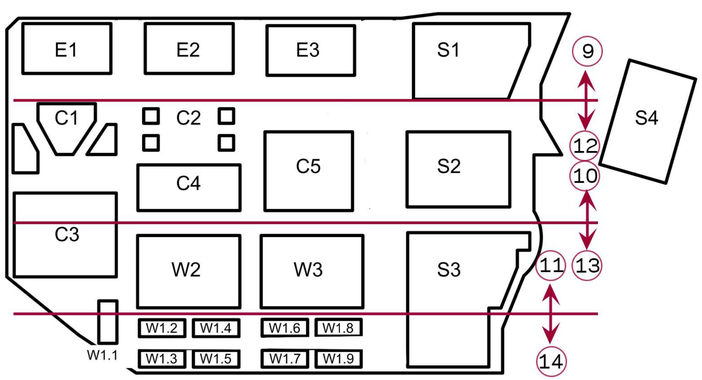
SHADOW ANALYSIS

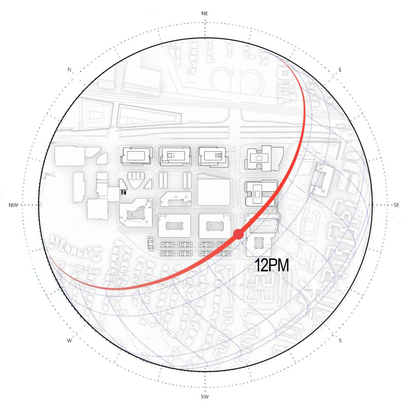
SUMMER EQUINOX
JUNE 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

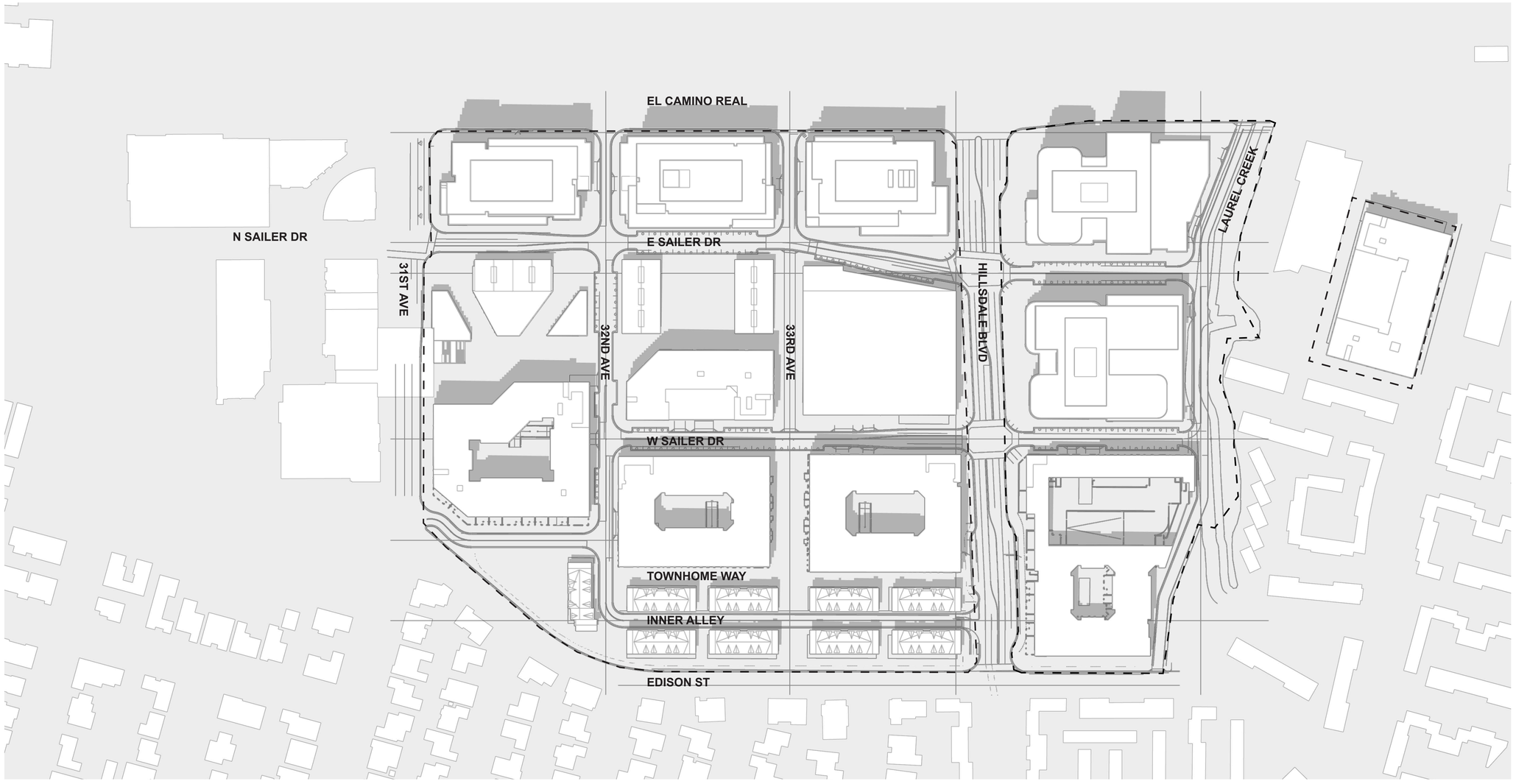
Sheet Title:

SITE SHADOW STUDY
SUMMER EQUINOX
JUNE 21ST
12:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G115



SHADOW ANALYSIS

SUMMER EQUINOX
JUNE 21ST
3:00 PM

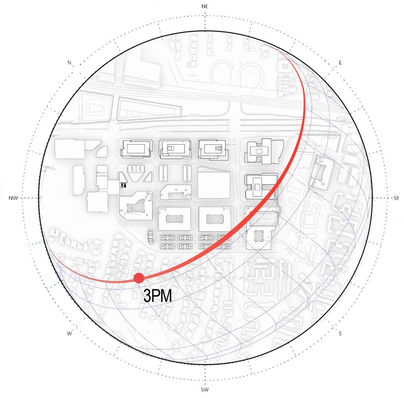
LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

NOTES

At 3:00 PM on June 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

In the afternoon, pedestrian walkways remain sunlit and comfortable for circulation. Public open spaces receive a mix of light and shade, creating a balanced environment that supports comfort and makes the spaces suitable for a wide range of recreational and social uses.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

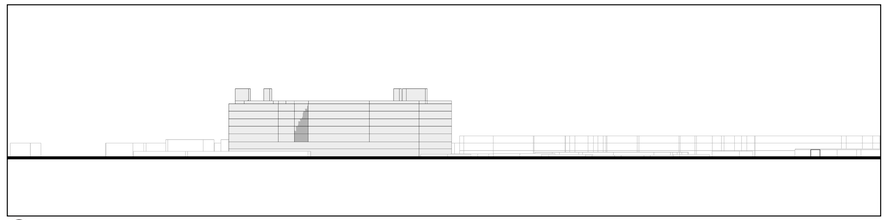
Sheet Title:

SITE SHADOW STUDY
SUMMER EQUINOX
JUNE 21ST
3:00 PM

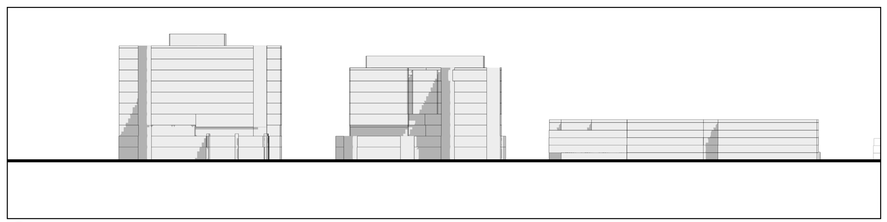
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

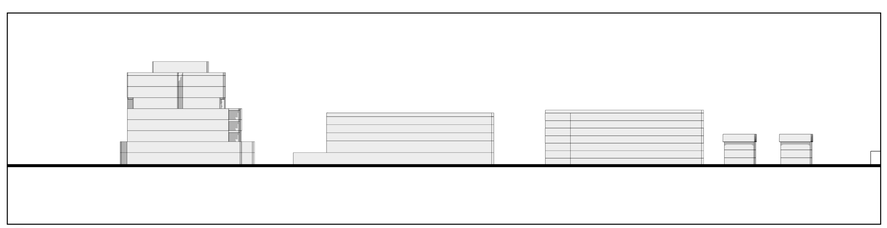
G116



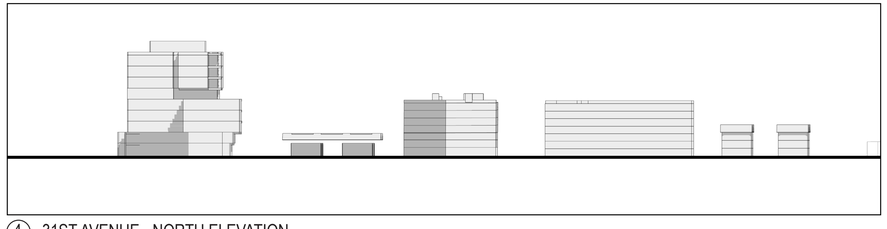
1 HILLSDALE BOULEVARD - NORTH ELEVATION



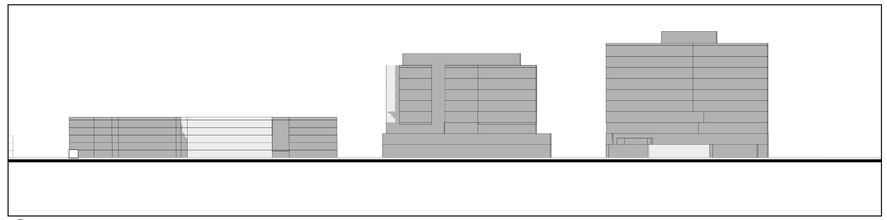
2 33RD AVENUE - NORTH ELEVATION



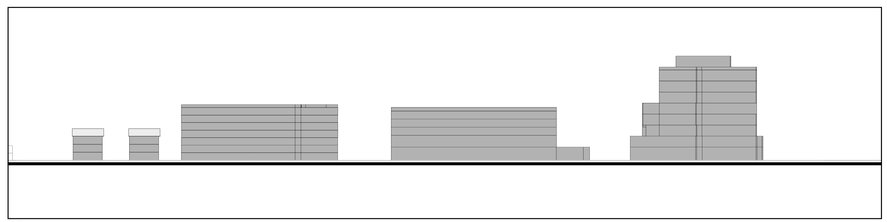
3 32ND AVENUE - NORTH ELEVATION



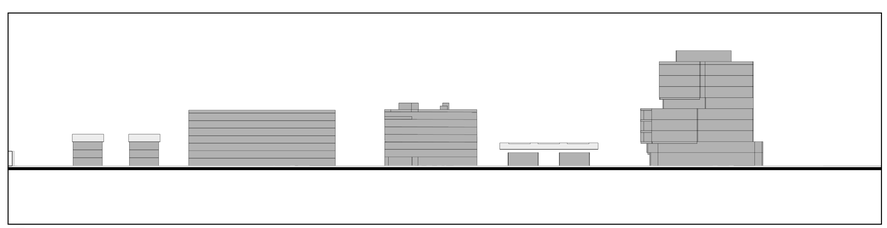
4 31ST AVENUE - NORTH ELEVATION



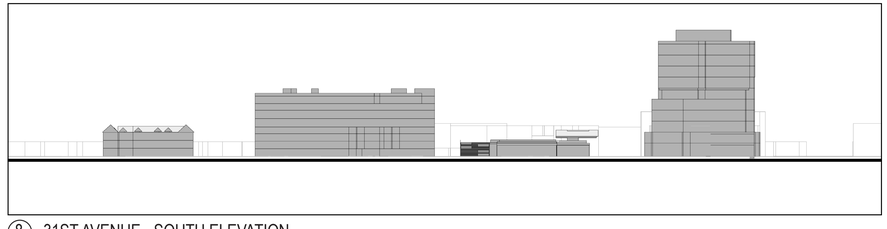
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

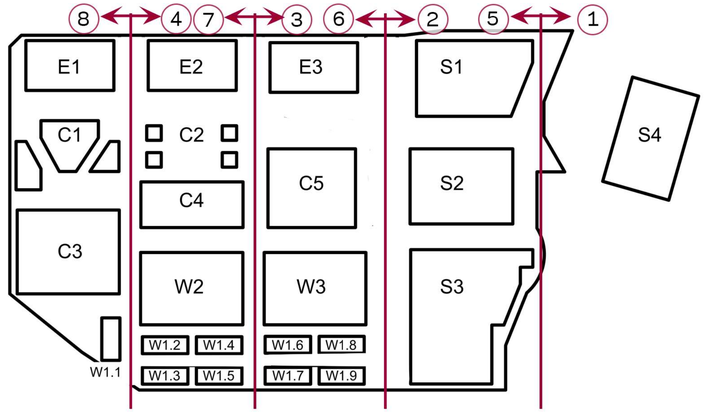
SHADOW ANALYSIS

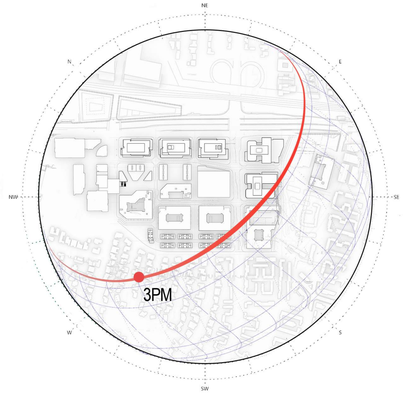
SUMMER EQUINOX
JUNE 21ST
3:00 PM

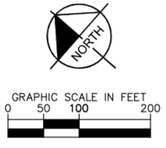
LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







HSC Property Owner LLC

BOHANNON

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
SUMMER EQUINOX
JUNE 21ST
3:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G117



9 E SAILER DR - WEST ELEVATION



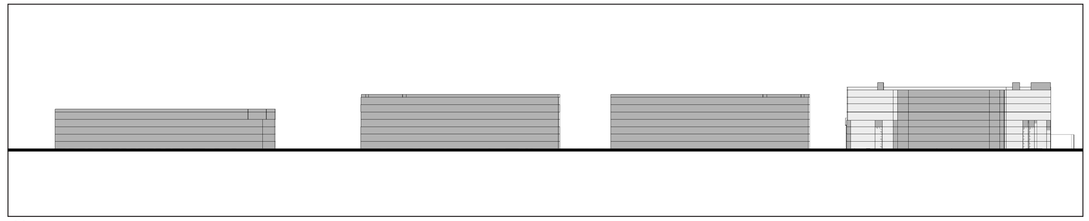
10 W SAILER DR - WEST ELEVATION



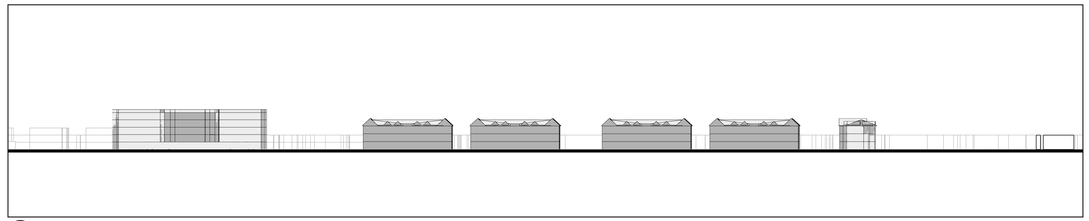
11 TOWNHOME WAY - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



13 W SAILER DR - EAST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

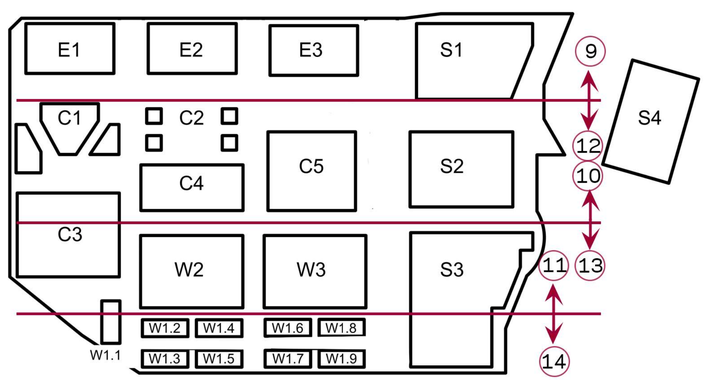
SHADOW ANALYSIS

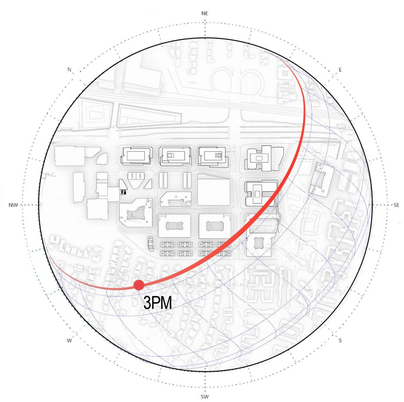
SUMMER EQUINOX
JUNE 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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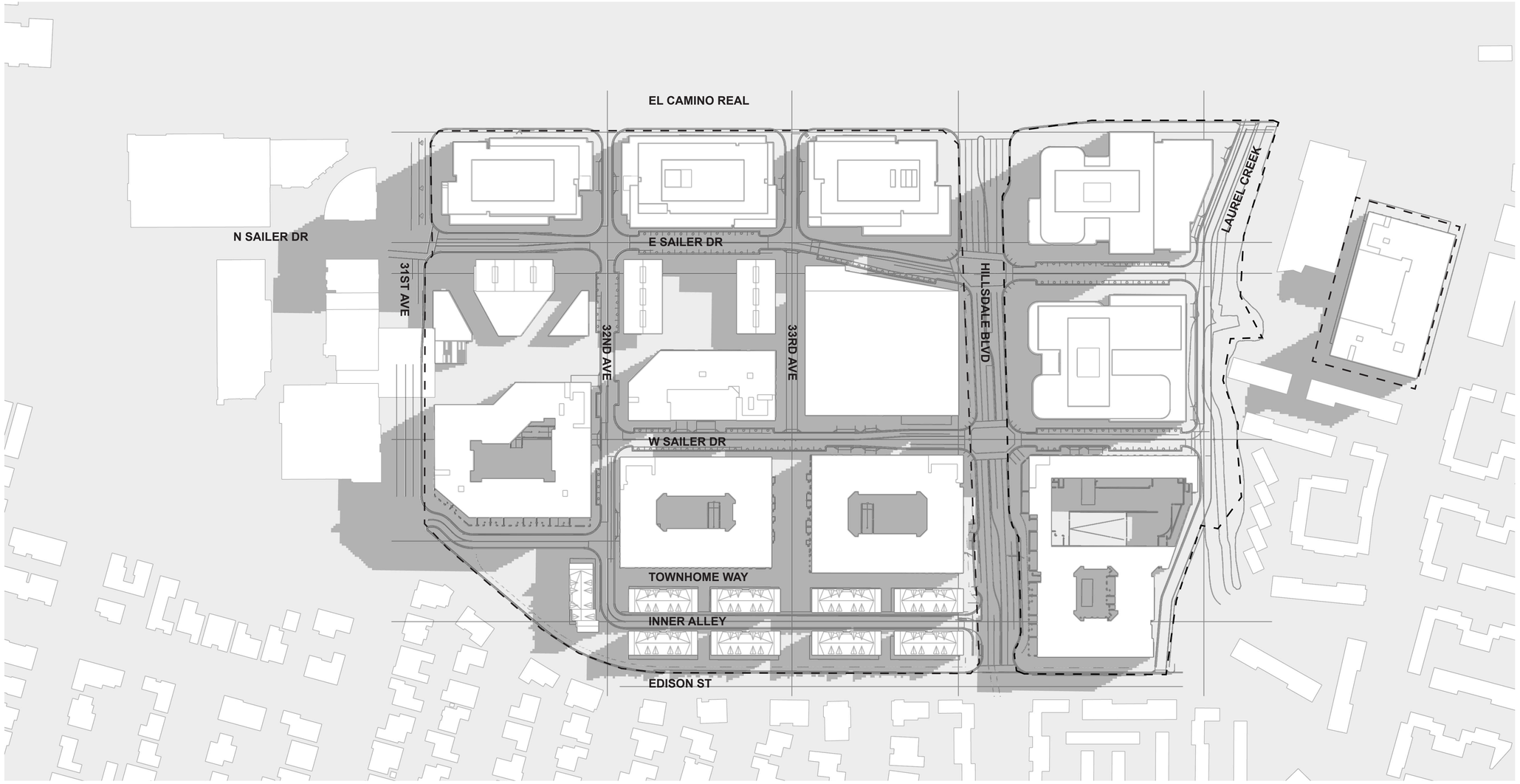
Sheet Title:

SITE SHADOW STUDY
SUMMER EQUINOX
JUNE 21ST
3:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G118



SHADOW ANALYSIS

FALL EQUINOX
SEPTEMBER 21ST
9:00 AM

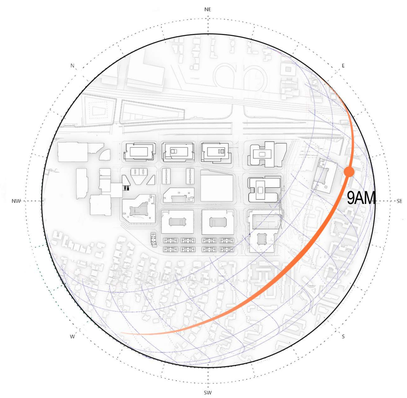
LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

NOTES

At 9:00 AM on September 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

During this period, portions of the pedestrian walkways within the site are shaded by adjacent buildings. Public open spaces also experience minor shading in the morning, though daylight conditions remain sufficient for early use.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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No.	Description	Date
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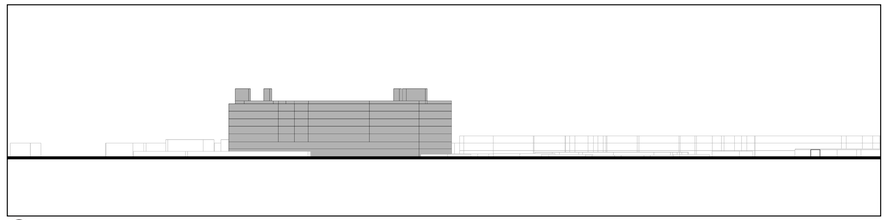
Sheet Title:

SITE SHADOW STUDY
FALL EQUINOX
SEPTEMBER 21ST
9:00 AM

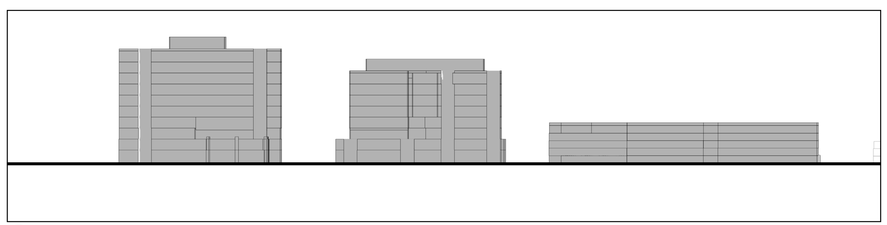
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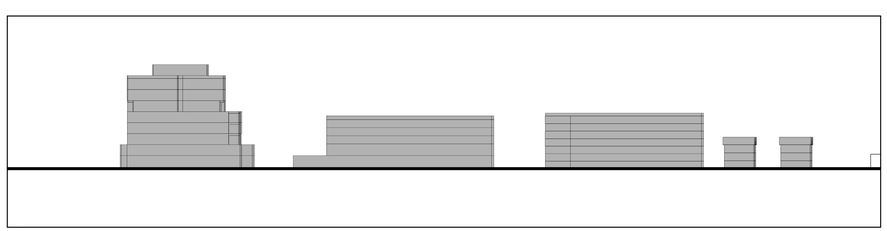
G119



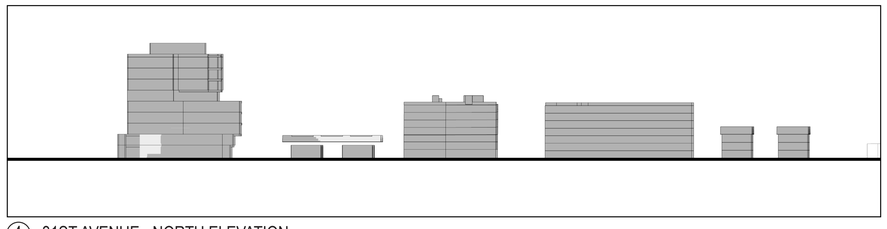
1 HILLSDALE BOULEVARD - NORTH ELEVATION



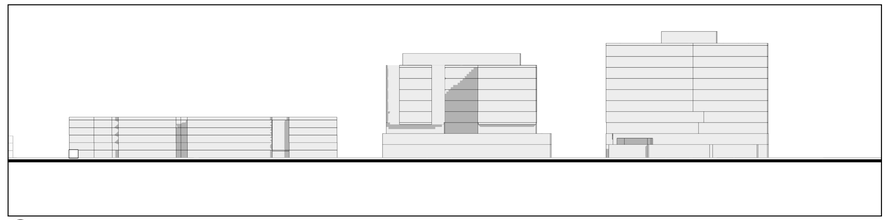
2 33RD AVENUE - NORTH ELEVATION



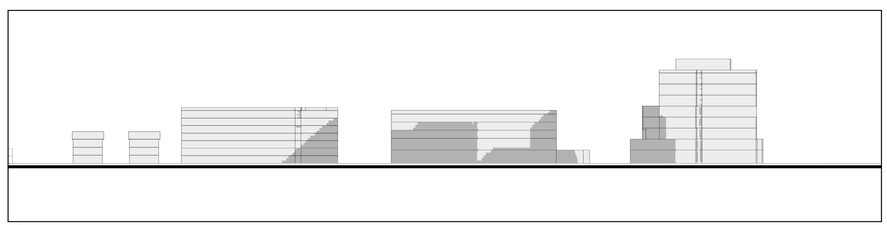
3 32ND AVENUE - NORTH ELEVATION



4 31ST AVENUE - NORTH ELEVATION



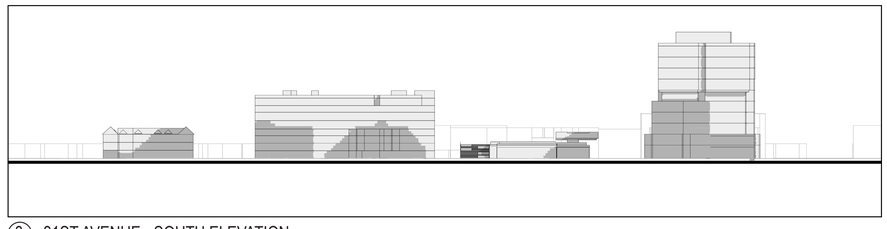
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

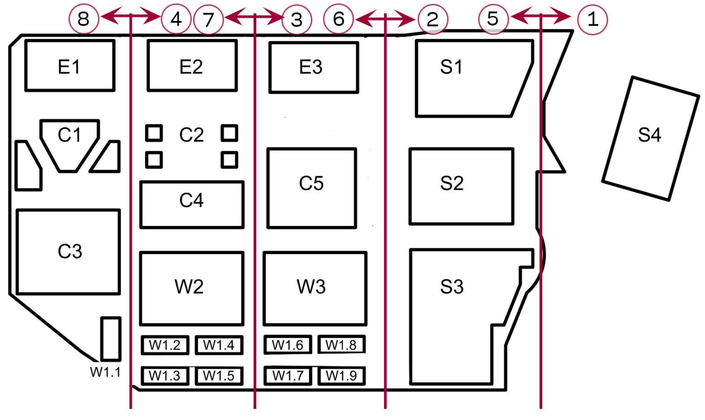
SHADOW ANALYSIS

FALL EQUINOX
SEPTEMBER 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
FALL EQUINOX
SEPTEMBER 21ST
9:00 AM

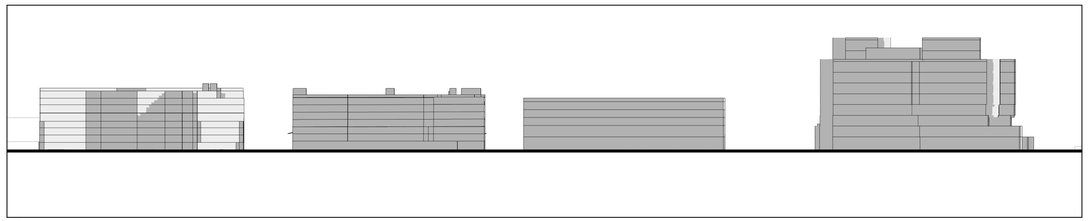
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Sheet Number

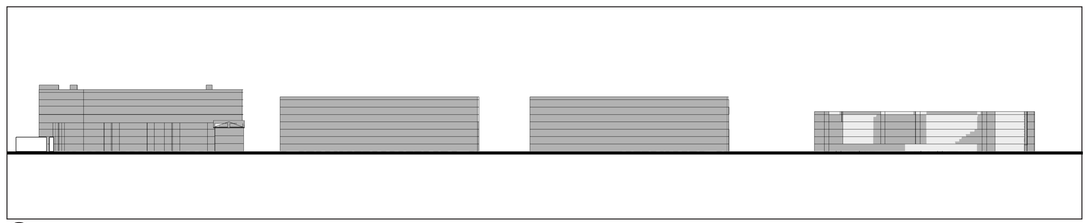
G120



9 E SAILER DR - WEST ELEVATION



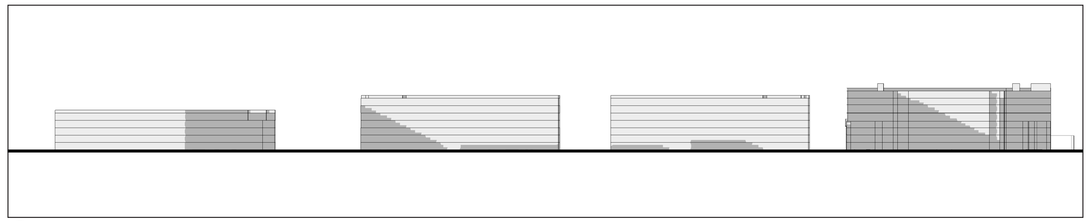
10 W SAILER DR - WEST ELEVATION



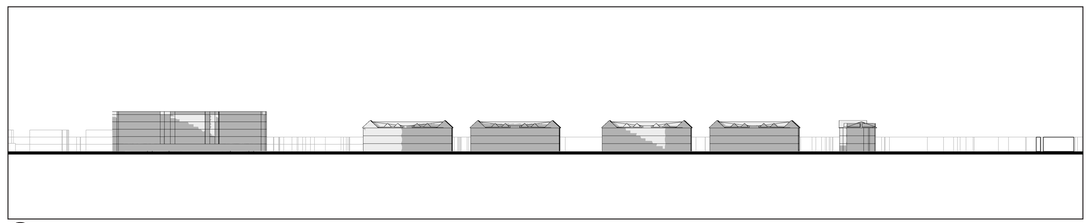
11 TOWNHOME WAY - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



13 W SAILER DR - EAST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

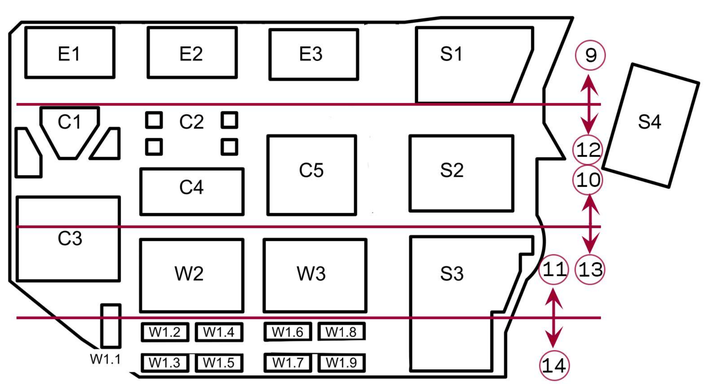
SHADOW ANALYSIS

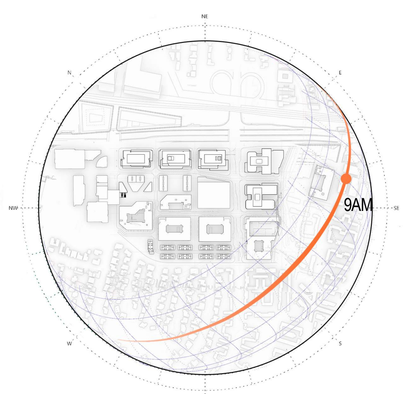
FALL EQUINOX
SEPTEMBER 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

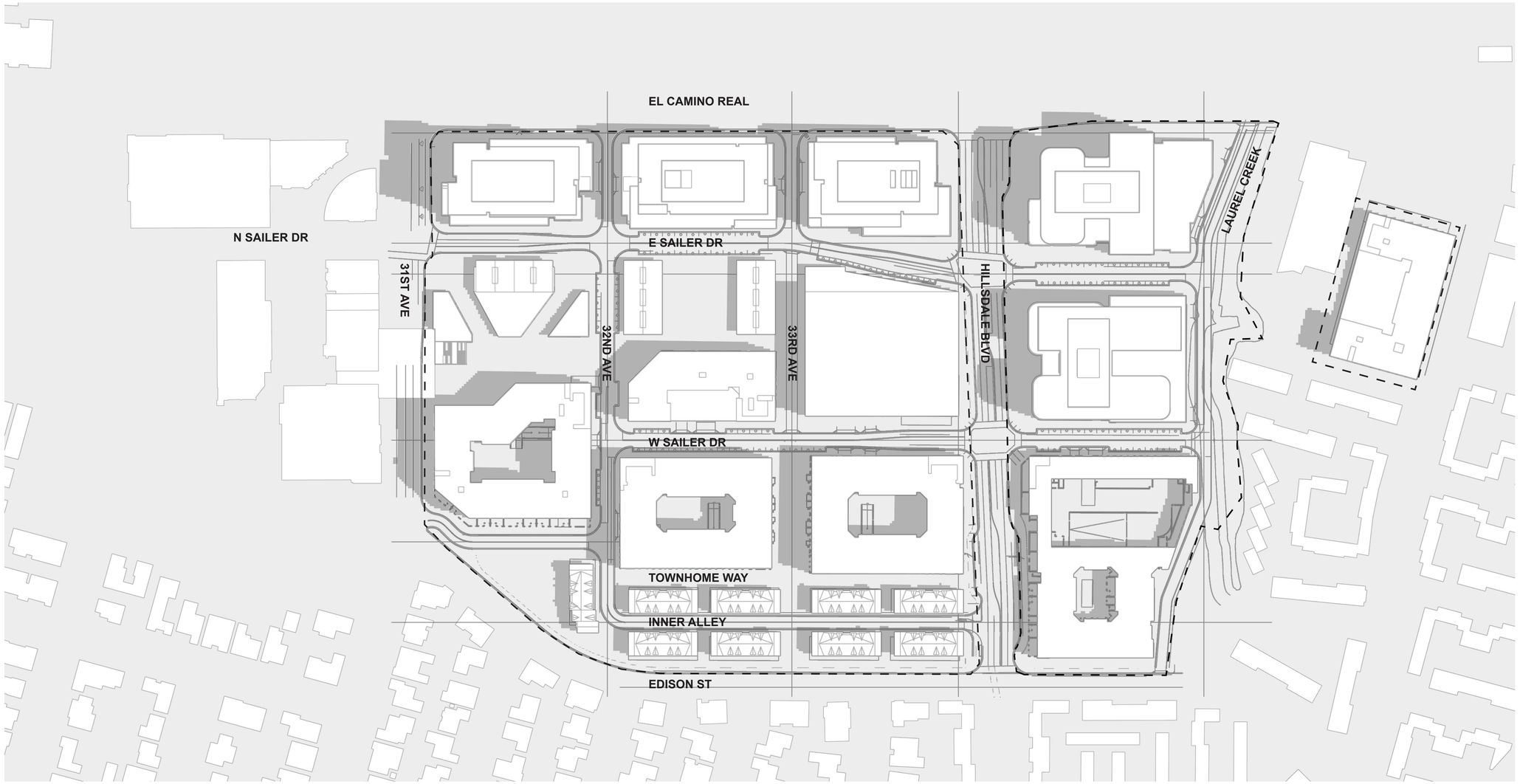
SITE SHADOW STUDY

FALL EQUINOX
SEPTEMBER 21ST
9:00 AM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G121



SHADOW ANALYSIS

FALL EQUINOX
SEPTEMBER 21ST
12:00 PM

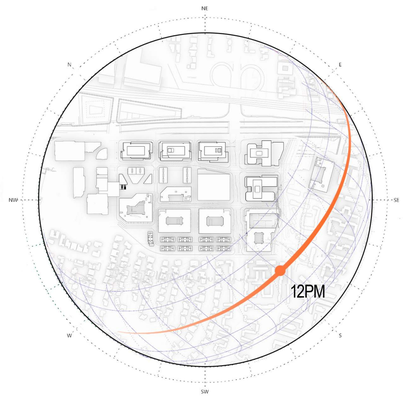
LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

NOTES

At 12:00 PM on September 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

By midday, pedestrian walkways are fully sunlit, ensuring comfort and usability for circulation. Public open spaces are well illuminated, with sunlight levels that are sufficient yet not excessive, providing a pleasant environment for outdoor activities.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
FALL EQUINOX
SEPTEMBER 21ST
12:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

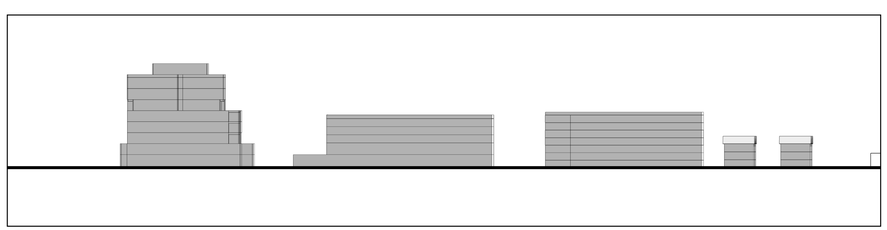
G122



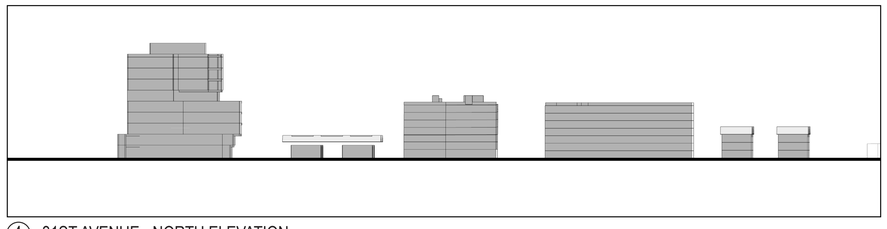
1 HILLSDALE BOULEVARD - NORTH ELEVATION



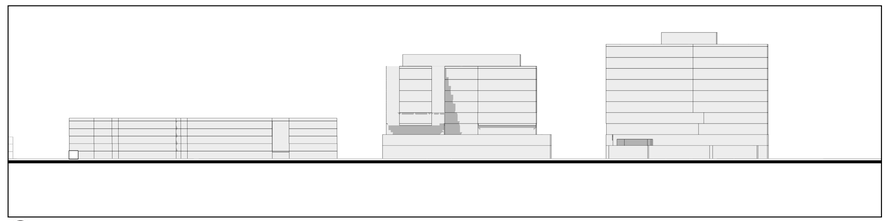
2 33RD AVENUE - NORTH ELEVATION



3 32ND AVENUE - NORTH ELEVATION



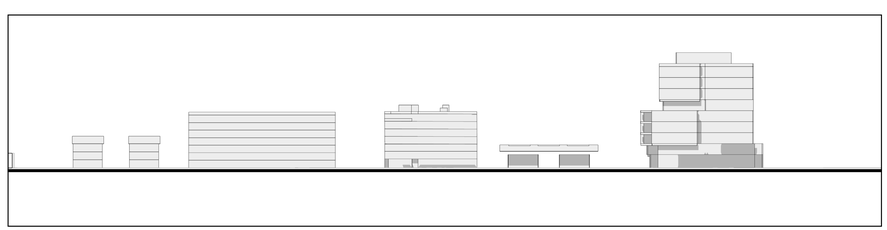
4 31ST AVENUE - NORTH ELEVATION



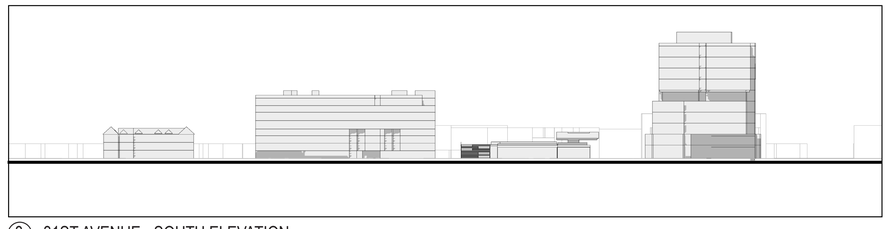
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

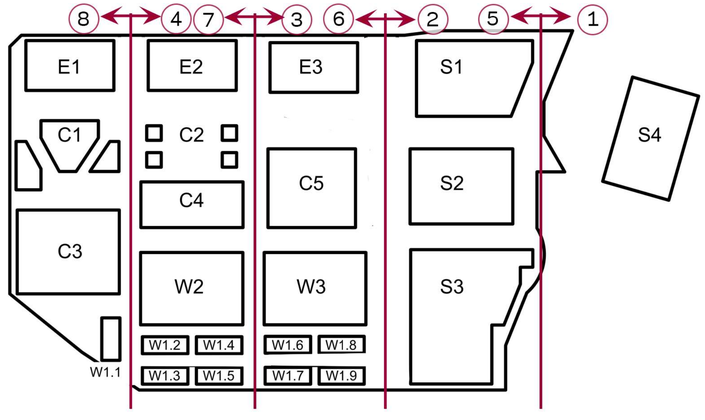
SHADOW ANALYSIS

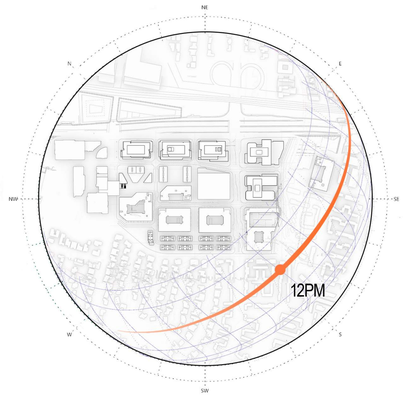
FALL EQUINOX
SEPTEMBER 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
FALL EQUINOX
SEPTEMBER 21ST
12:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G123



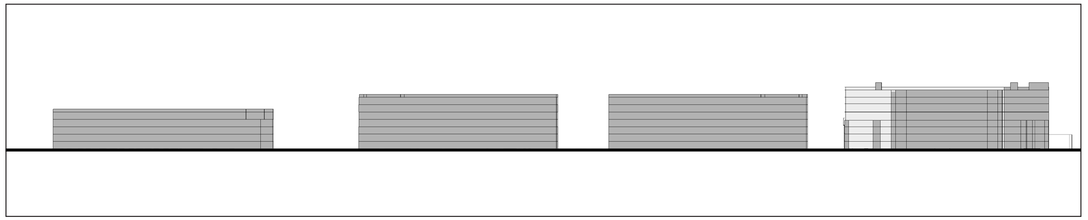
9 E SAILER DR - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



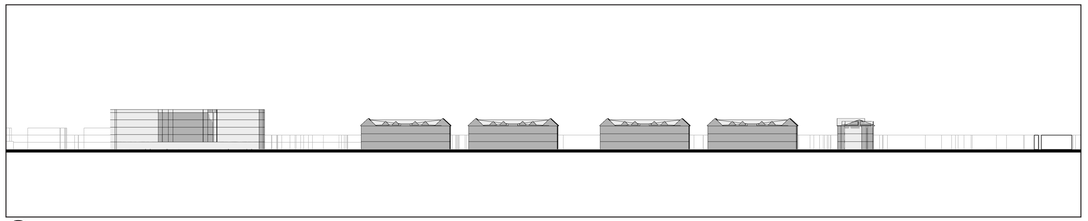
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

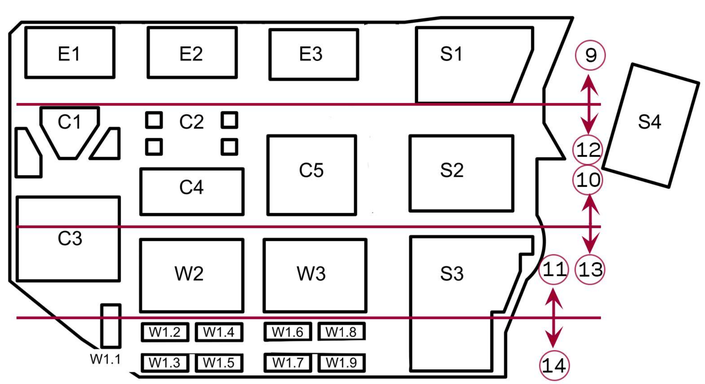
SHADOW ANALYSIS

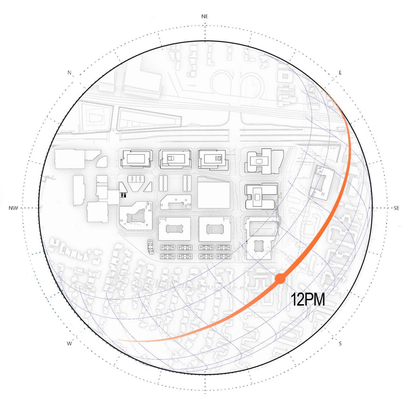
FALL EQUINOX
SEPTEMBER 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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No.	Description	Date
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Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
FALL EQUINOX
SEPTEMBER 21ST
12:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G124



SHADOW ANALYSIS

FALL EQUINOX
SEPTEMBER 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

NOTES

At 3:00 PM on September 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

In the afternoon, walkways continue to receive ample sunlight, creating a comfortable and safe walking environment. Public open spaces experience balanced daylight with limited shading, making them suitable for recreation and social use.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
FALL EQUINOX
SEPTEMBER 21ST
3:00 PM

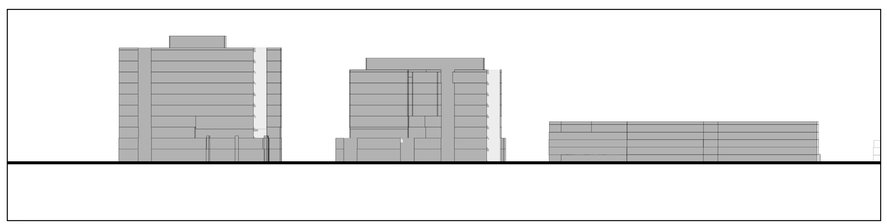
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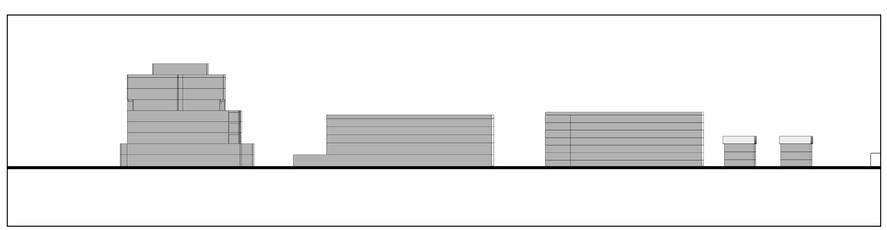
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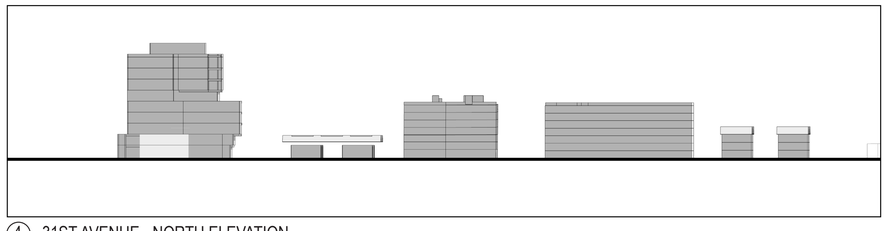
1 HILLSDALE BOULEVARD - NORTH ELEVATION



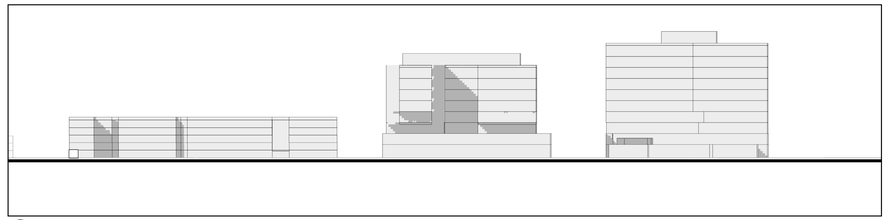
2 33RD AVENUE - NORTH ELEVATION



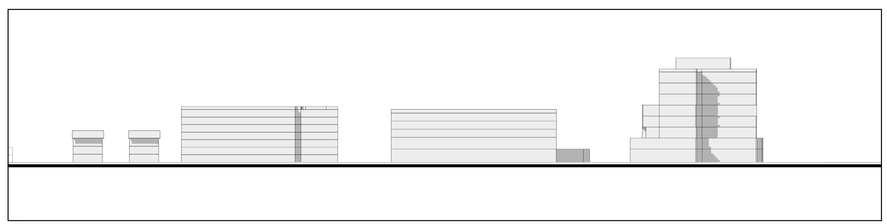
3 32ND AVENUE - NORTH ELEVATION



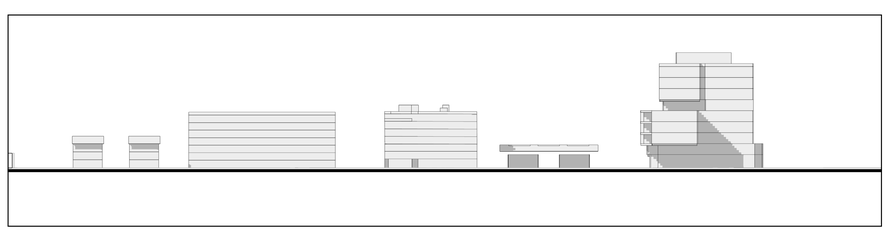
4 31ST AVENUE - NORTH ELEVATION



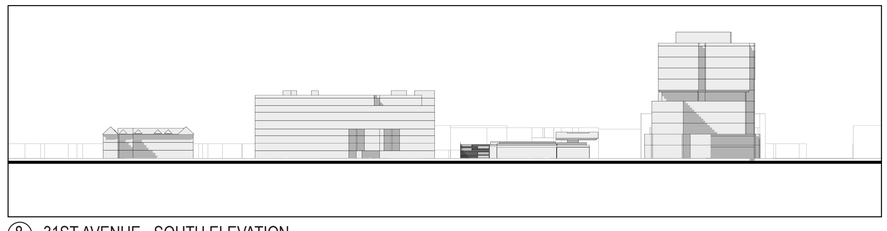
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

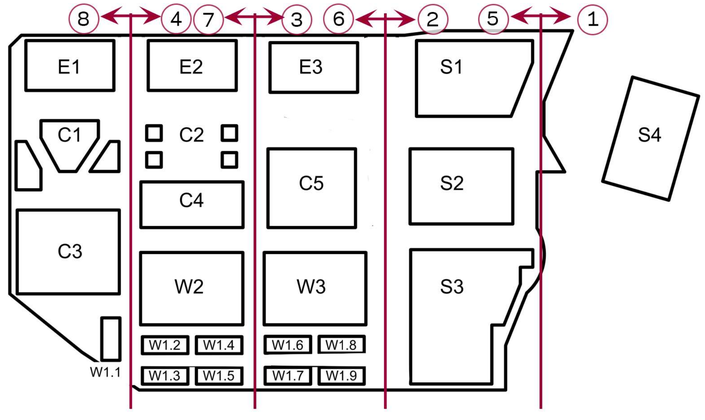
SHADOW ANALYSIS

FALL EQUINOX
SEPTEMBER 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan

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No.	Description	Date
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Sheet Title:

SITE SHADOW STUDY
FALL EQUINOX
SEPTEMBER 21ST
3:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G126



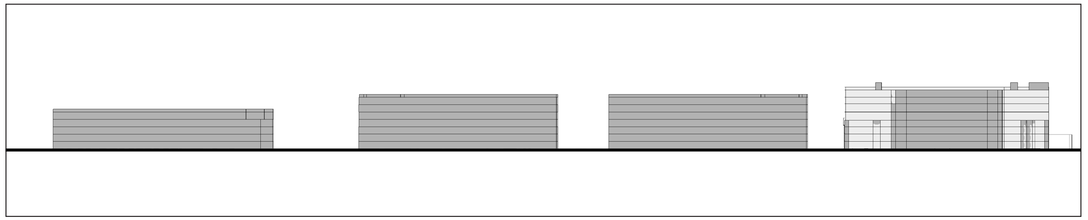
9 E SAILER DR - WEST ELEVATION



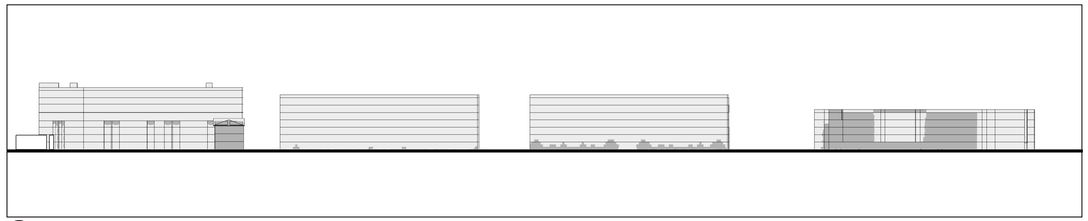
12 E SAILER DR - EAST ELEVATION



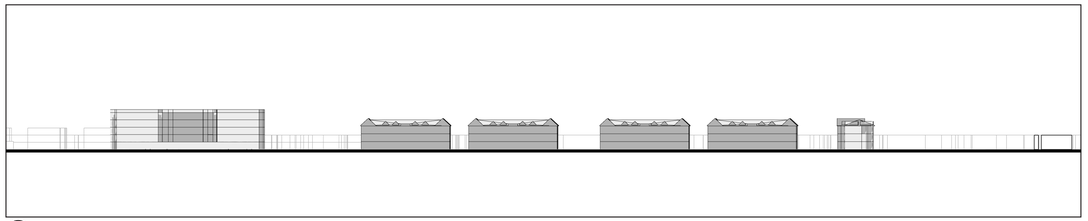
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

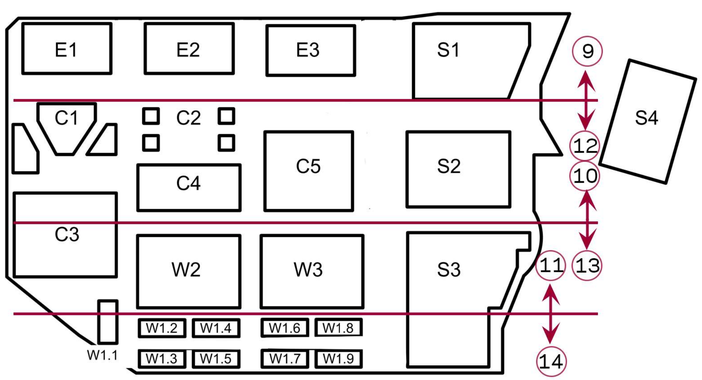
SHADOW ANALYSIS

FALL EQUINOX
SEPTEMBER 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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No.	Description	Date
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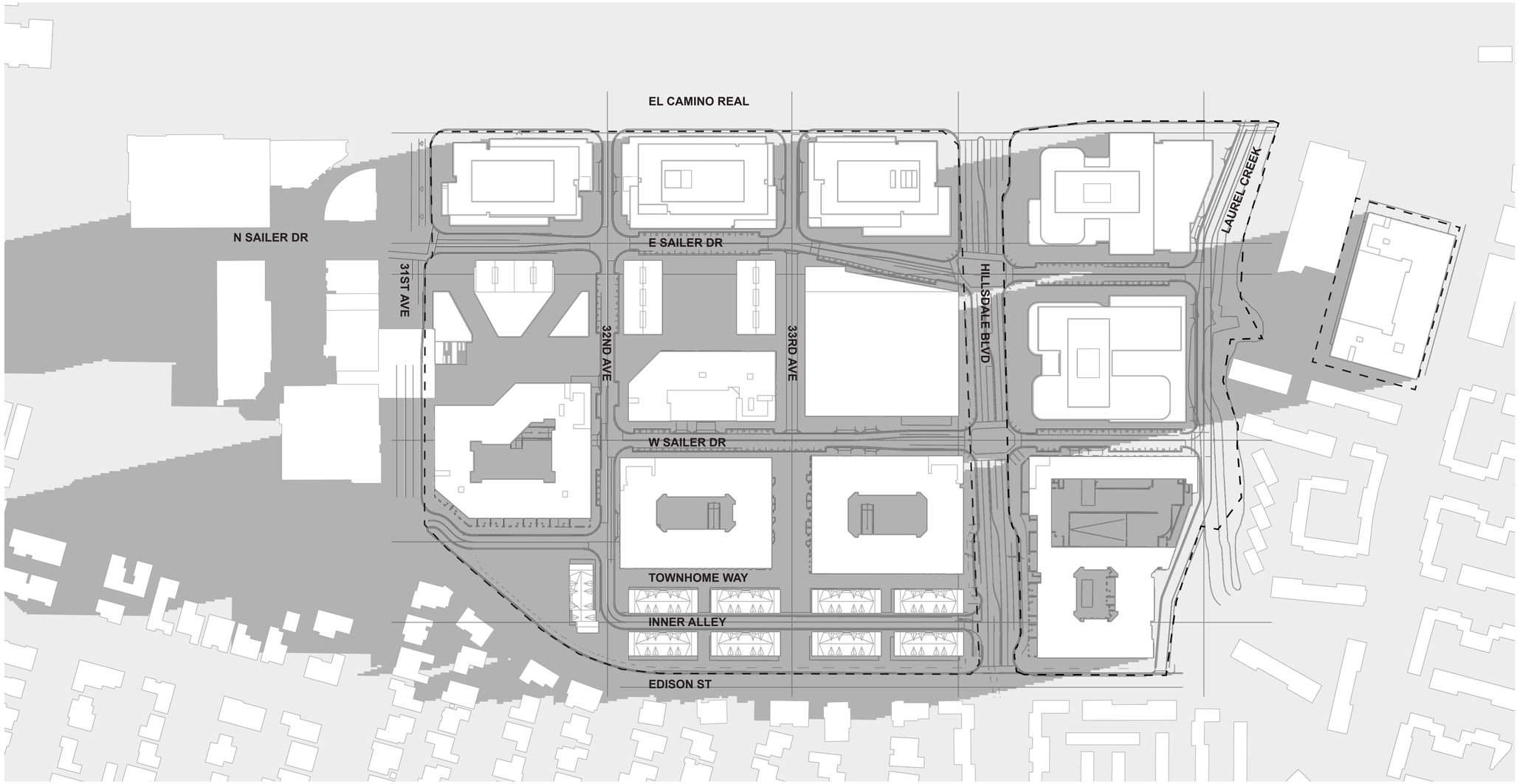
Sheet Title:

SITE SHADOW STUDY
FALL EQUINOX
SEPTEMBER 21ST
3:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G127



SHADOW ANALYSIS

WINTER EQUINOX
DECEMBER 21ST
9:00 AM

NOTES

At 9:00 AM on December 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

During this period, portions of the pedestrian walkways are shaded by adjacent buildings. Public open spaces also receive limited daylight, resulting in reduced exposure during the early morning.

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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Key Plan

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

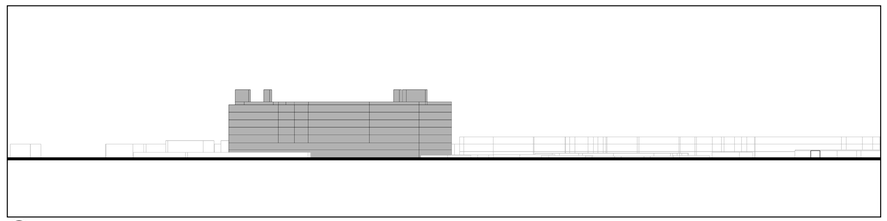
Sheet Title:

SITE SHADOW STUDY
WINTER EQUINOX
DECEMBER 21ST
9:00 AM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

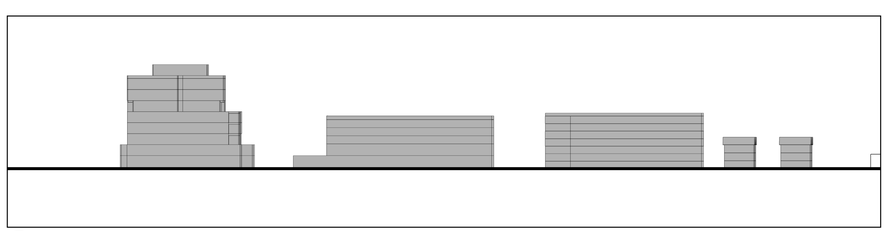
G128



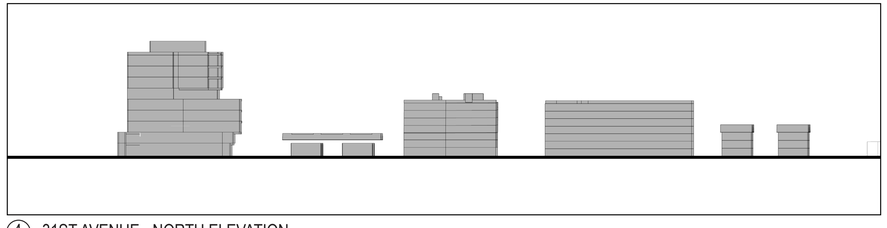
1 HILLSDALE BOULEVARD - NORTH ELEVATION



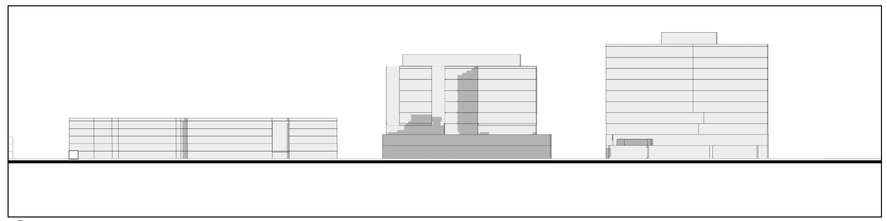
2 33RD AVENUE - NORTH ELEVATION



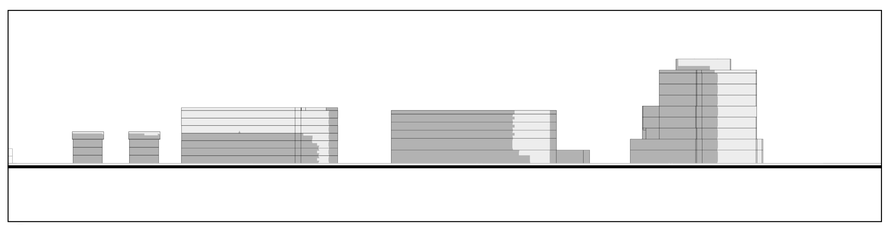
3 32ND AVENUE - NORTH ELEVATION



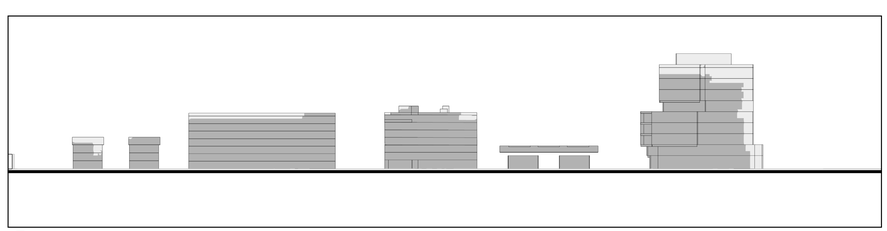
4 31ST AVENUE - NORTH ELEVATION



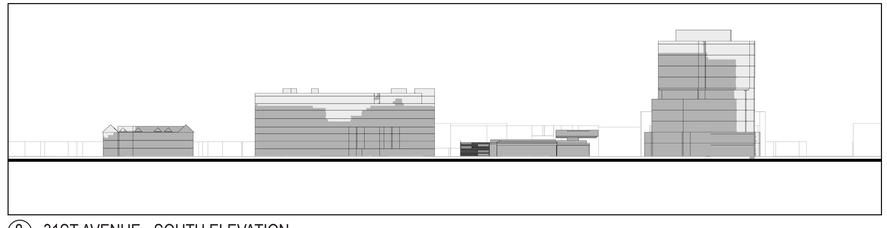
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

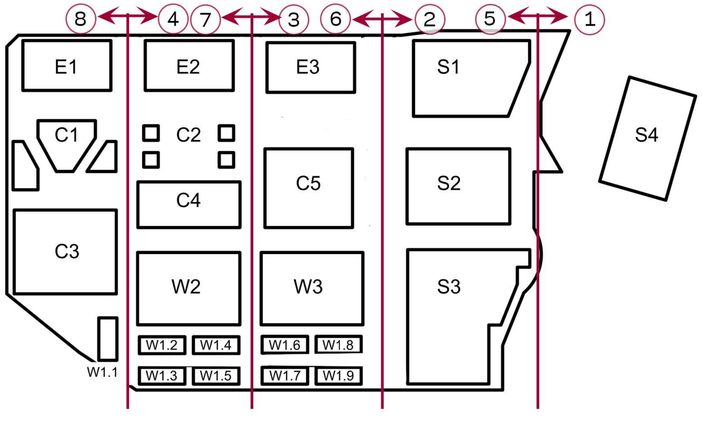
SHADOW ANALYSIS

WINTER EQUINOX
DECEMBER 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

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Key Plan

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

SITE SHADOW STUDY
WINTER EQUINOX
DECEMBER 21ST
9:00 AM

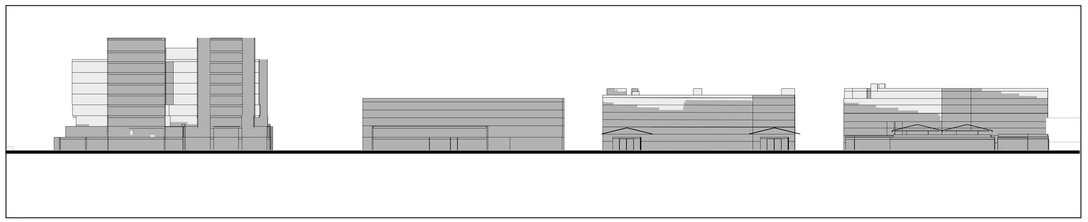
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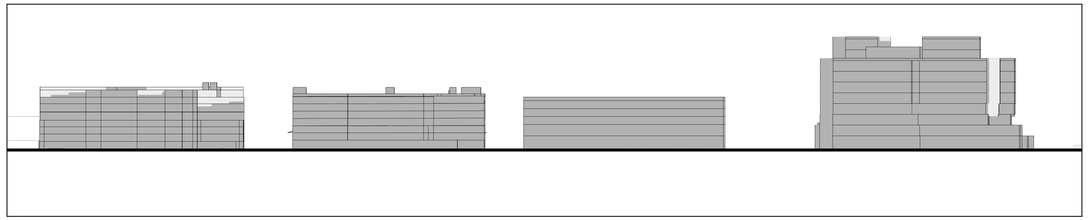
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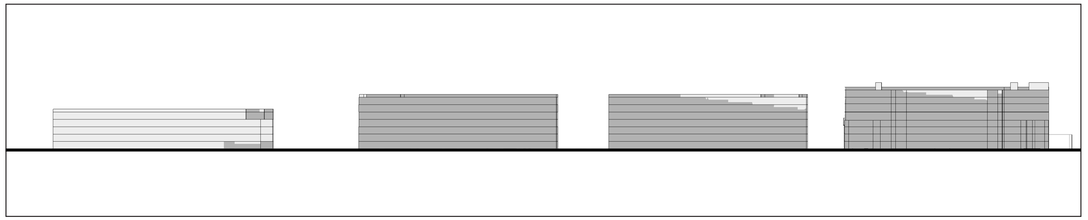
9 E SAILER DR - WEST ELEVATION



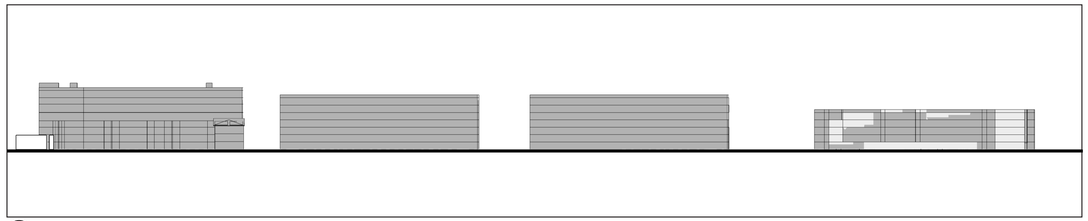
12 E SAILER DR - EAST ELEVATION



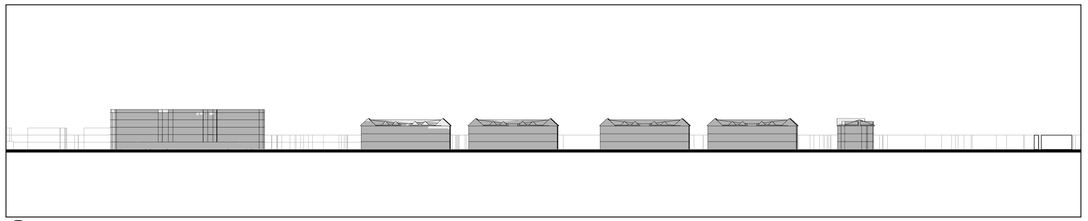
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

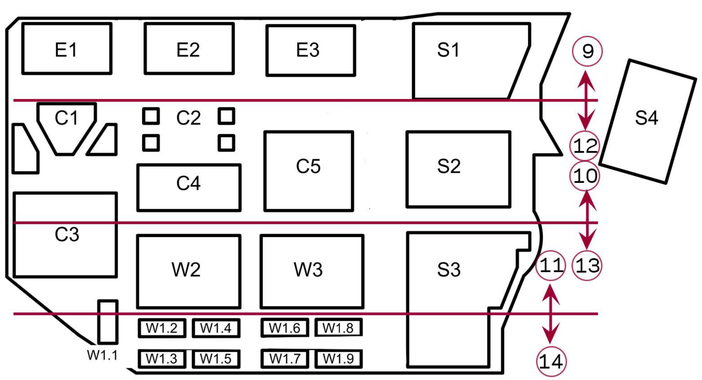
SHADOW ANALYSIS

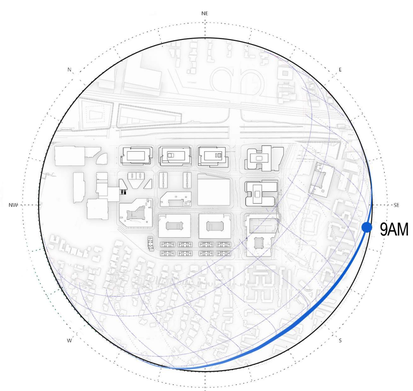
WINTER EQUINOX
DECEMBER 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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Sheet Title:

SITE SHADOW STUDY
WINTER EQUINOX
DECEMBER 21ST
9:00 AM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G130



SHADOW ANALYSIS

WINTER EQUINOX
DECEMBER 21ST
12:00 PM

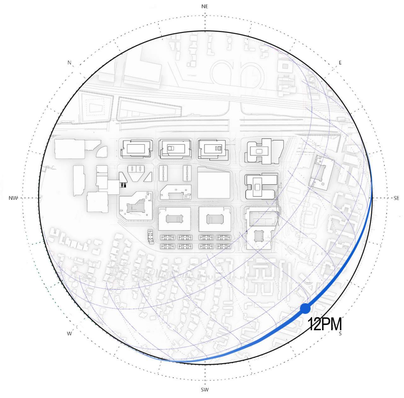
NOTES

At 12:00 PM on December 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

By midday, pedestrian walkways receive sufficient sunlight, improving visibility and circulation comfort. Public open spaces are relatively well lit, creating a functional and more comfortable environment that also provides beneficial warmth in the cooler winter season.

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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Project No: 23.04025.00

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SITE SHADOW STUDY
WINTER EQUINOX
DECEMBER 21ST
12:00 PM

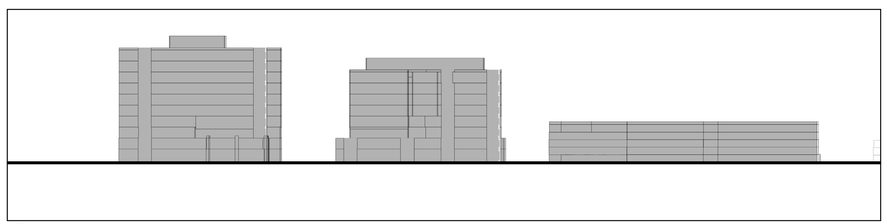
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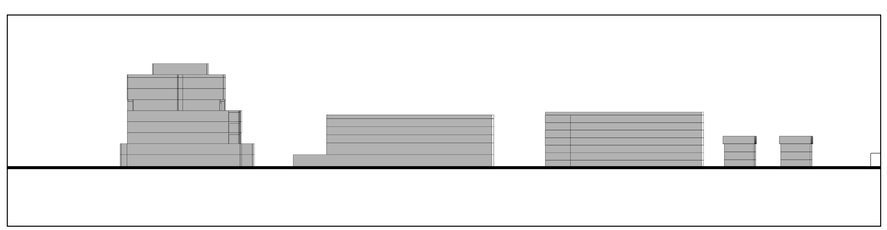
G131



1 HILLSDALE BOULEVARD - NORTH ELEVATION



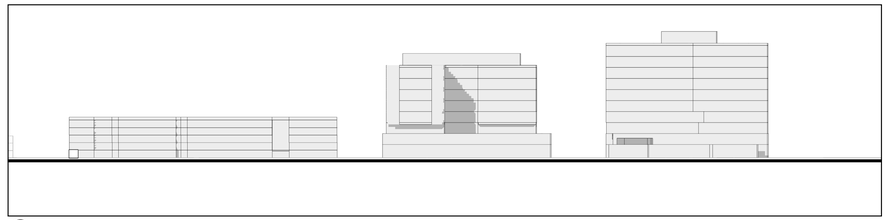
2 33RD AVENUE - NORTH ELEVATION



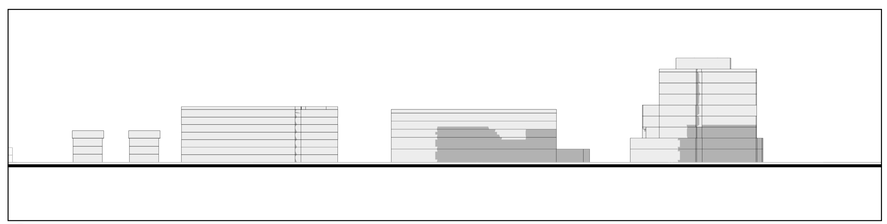
3 32ND AVENUE - NORTH ELEVATION



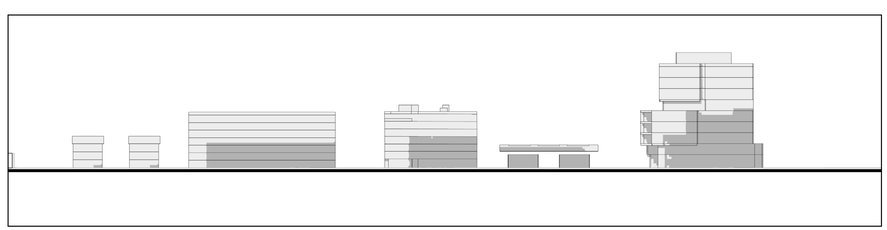
4 31ST AVENUE - NORTH ELEVATION



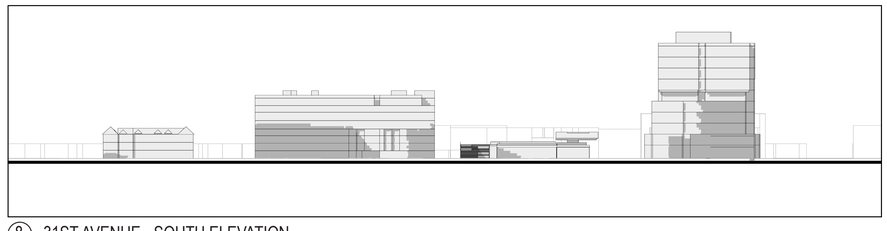
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

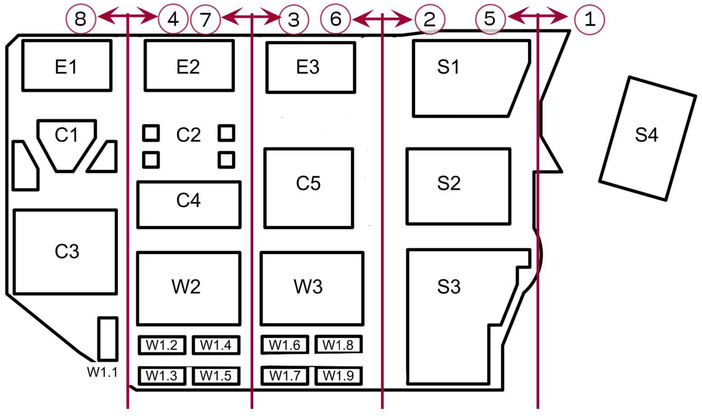
SHADOW ANALYSIS

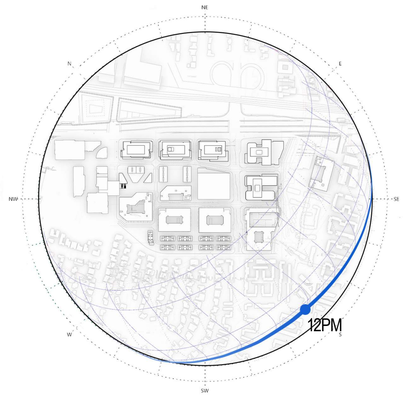
WINTER EQUINOX
DECEMBER 21ST
12:00 PM

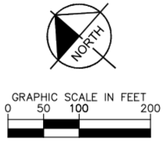
LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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Key Plan

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No.	Description	Date
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Sheet Title:

SITE SHADOW STUDY
WINTER EQUINOX
DECEMBER 21ST
12:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G132



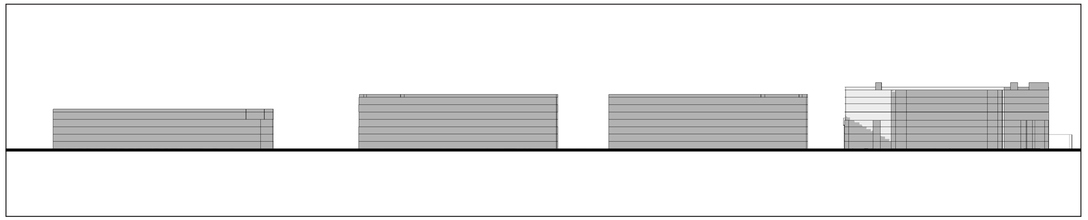
9 E SAILER DR - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



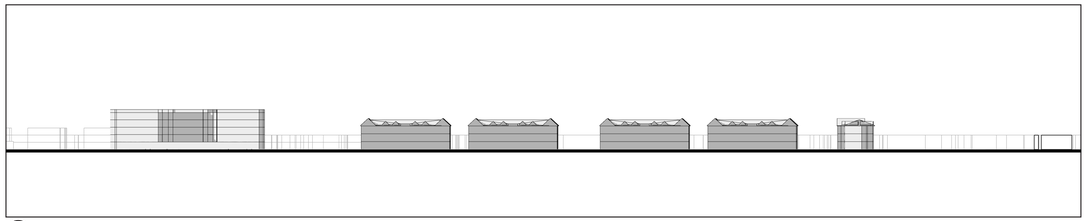
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

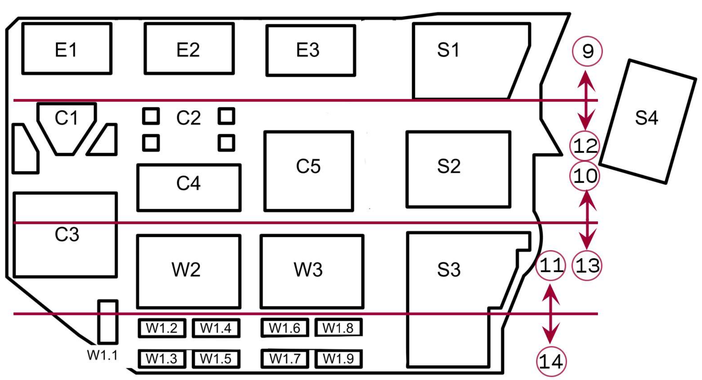
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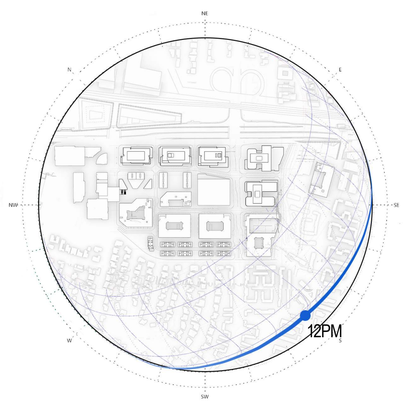
WINTER EQUINOX
DECEMBER 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

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WINTER EQUINOX
DECEMBER 21ST
12:00 PM

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

G133



SHADOW ANALYSIS

WINTER EQUINOX
DECEMBER 21ST
3:00 PM

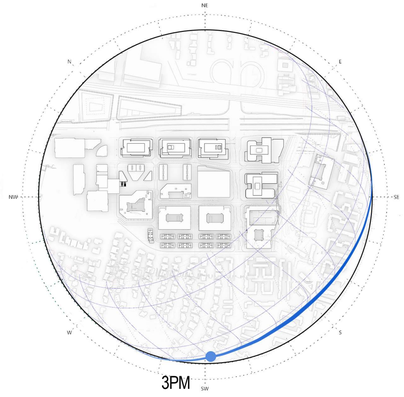
LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

NOTES

At 3:00 PM on December 21st, the shadow study was performed, with the corresponding solar path and sun altitude clearly indicated in the diagrams.

In the afternoon, pedestrian walkways continue to receive adequate daylight. Public open spaces, however, experience more limited sunlight as shading increases, reducing overall exposure compared to midday. While this constrains extended outdoor use, it reflects typical seasonal daylight conditions during winter.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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SITE SHADOW STUDY
WINTER EQUINOX
DECEMBER 21ST
3:00 PM

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Sheet Number

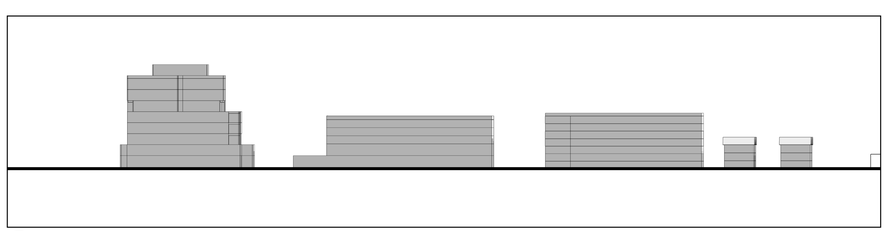
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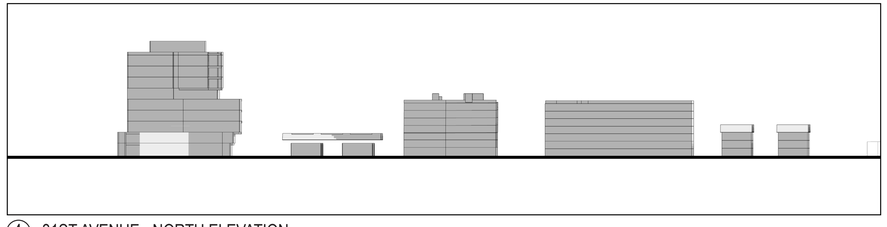
1 HILLSDALE BOULEVARD - NORTH ELEVATION



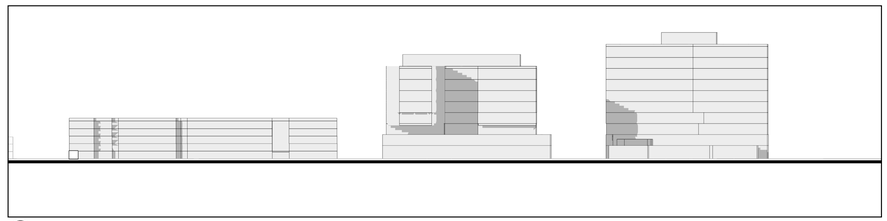
2 33RD AVENUE - NORTH ELEVATION



3 32ND AVENUE - NORTH ELEVATION



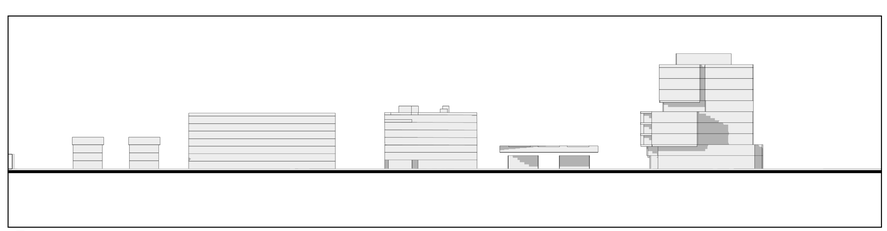
4 31ST AVENUE - NORTH ELEVATION



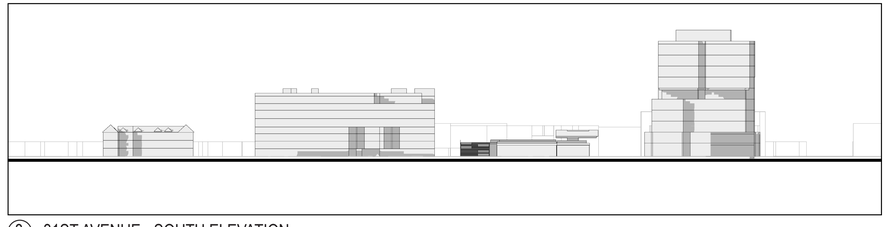
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

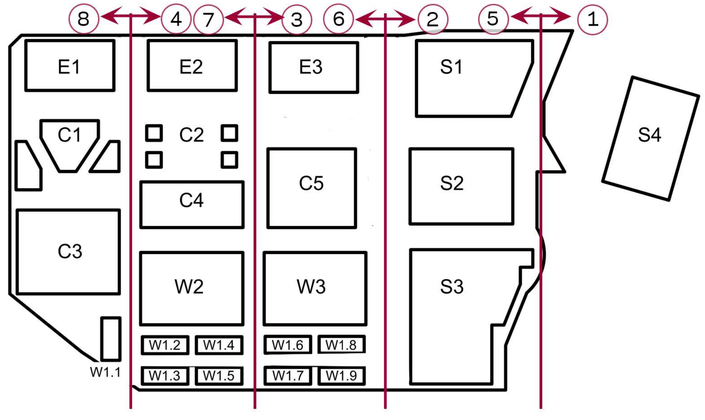
SHADOW ANALYSIS

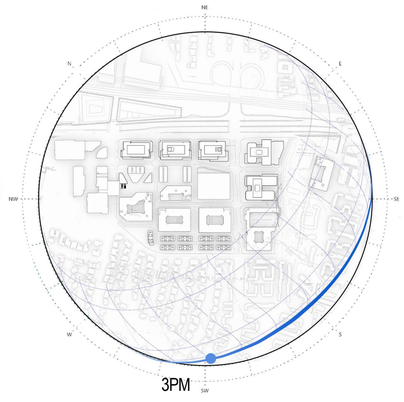
WINTER EQUINOX
DECEMBER 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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3:00 PM

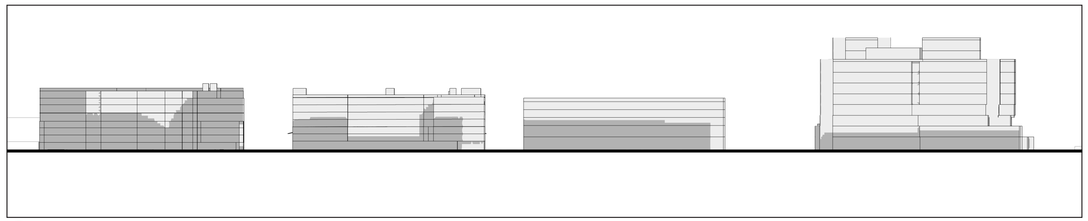
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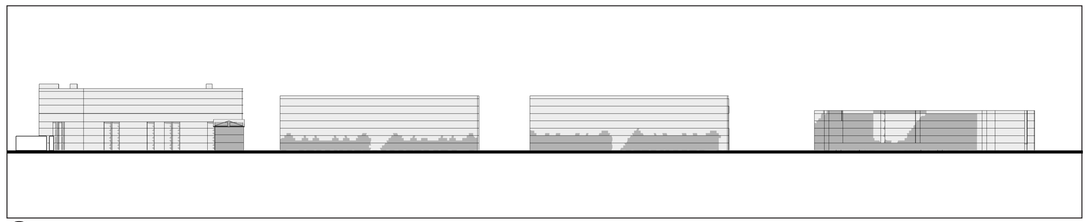
G135



9 E SAILER DR - WEST ELEVATION



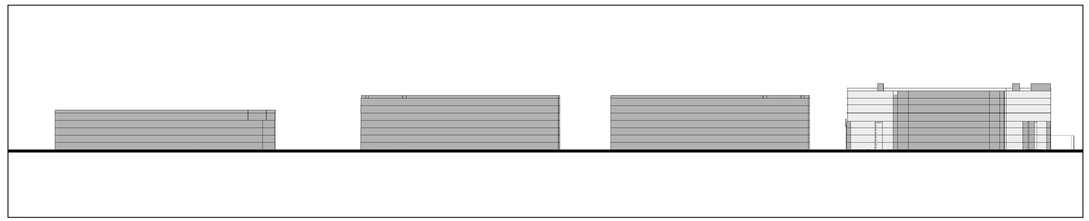
10 W SAILER DR - WEST ELEVATION



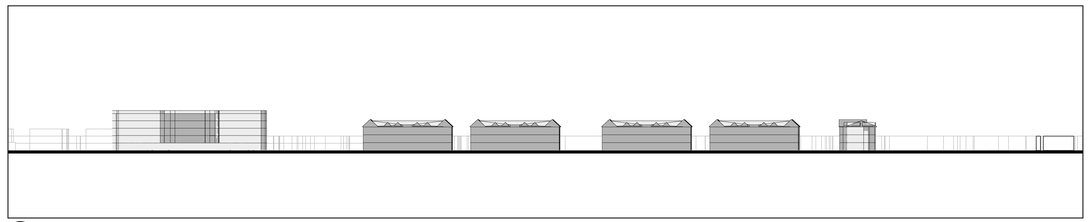
11 TOWNHOME WAY - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



13 W SAILER DR - EAST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

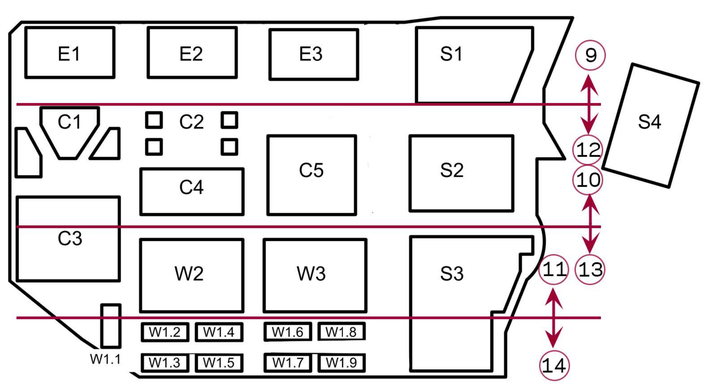
SHADOW ANALYSIS

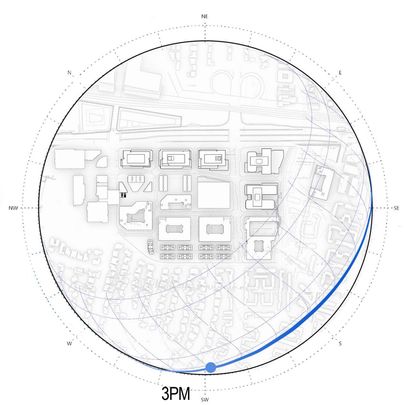
WINTER EQUINOX
DECEMBER 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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DECEMBER 21ST
3:00 PM

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Sheet Number

G136