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:

2

APPLICATION CHECKLIST
PLAN SET - CYCLE 4
APRIL 29, 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

PROJECT SHEET INDEX

SHEET NUMBER	SHEET NAME
	APPENDIX A

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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

INDEX

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

Sheet Number

G001

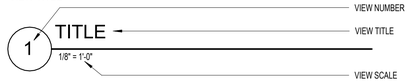
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LIST OF ABBREVIATIONS

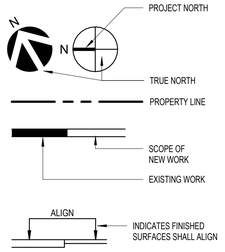
A	
A/C	AIR CONDITIONING
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADAAG	ADA ACCESSIBILITY GUIDELINES
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AL / ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AV	AUDIO VISUAL
B	
B/	BOTTOM OF (SEE OTHER WORD)
BLDG	BUILDING
BSMT	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

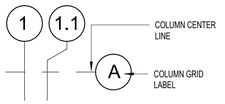
ANNOTATION SYMBOLS

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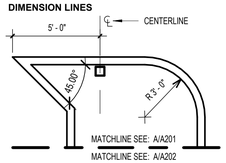


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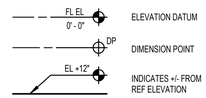




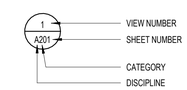
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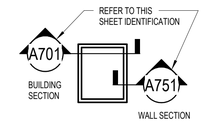
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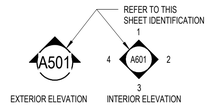
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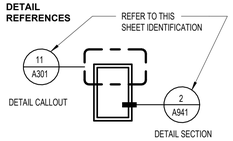
BUILDING / WALL SECTION REFERENCES



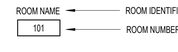
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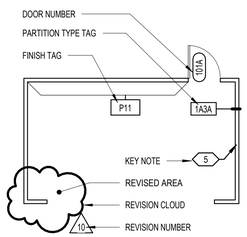
DETAIL REFERENCES



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

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
2	APPLICATION CHECKLIST 4	04-29-2026

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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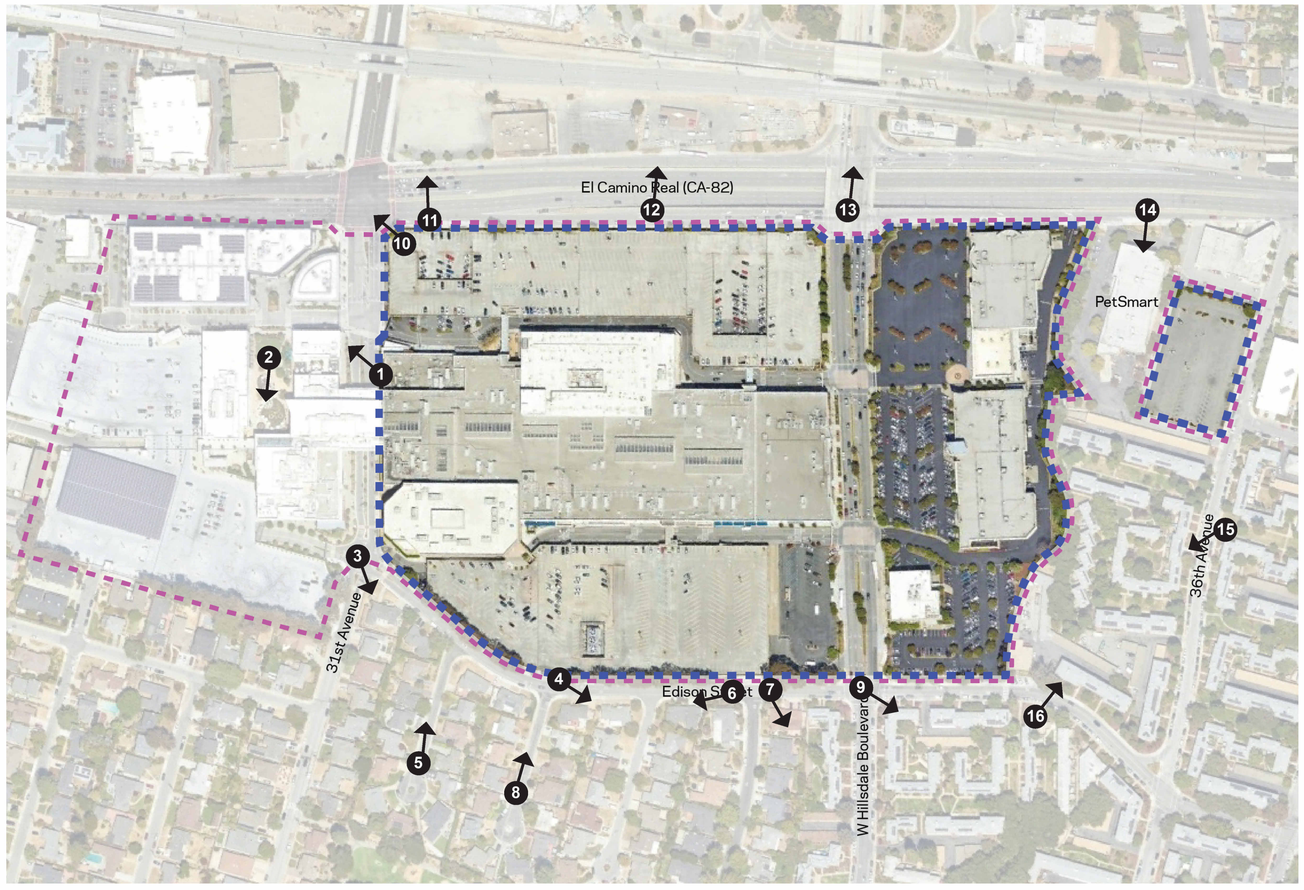




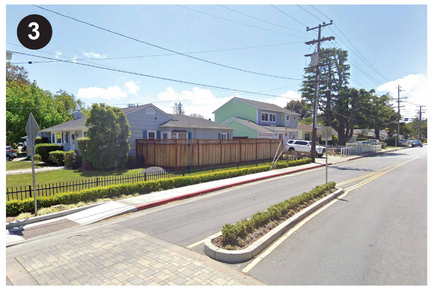












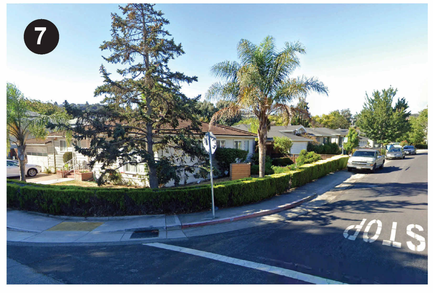
















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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

EXISTING SITE PHOTOS

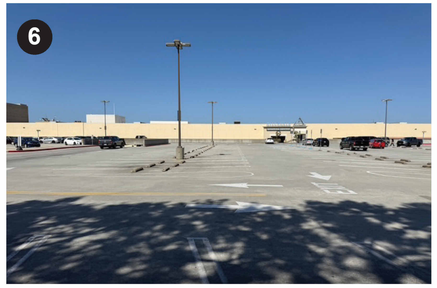
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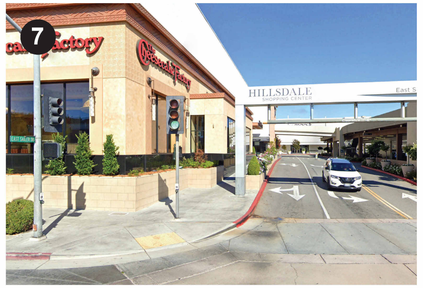
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G010

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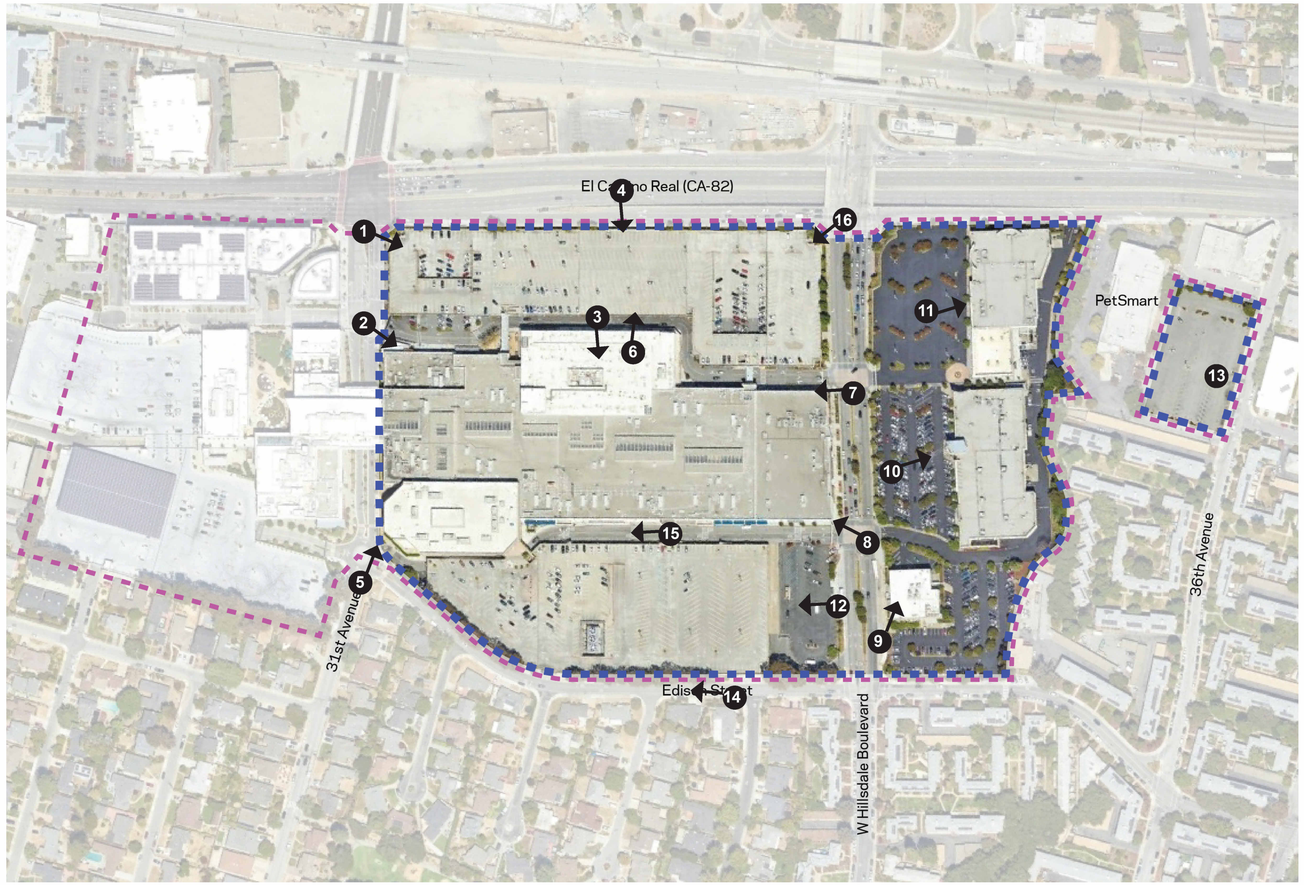
































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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

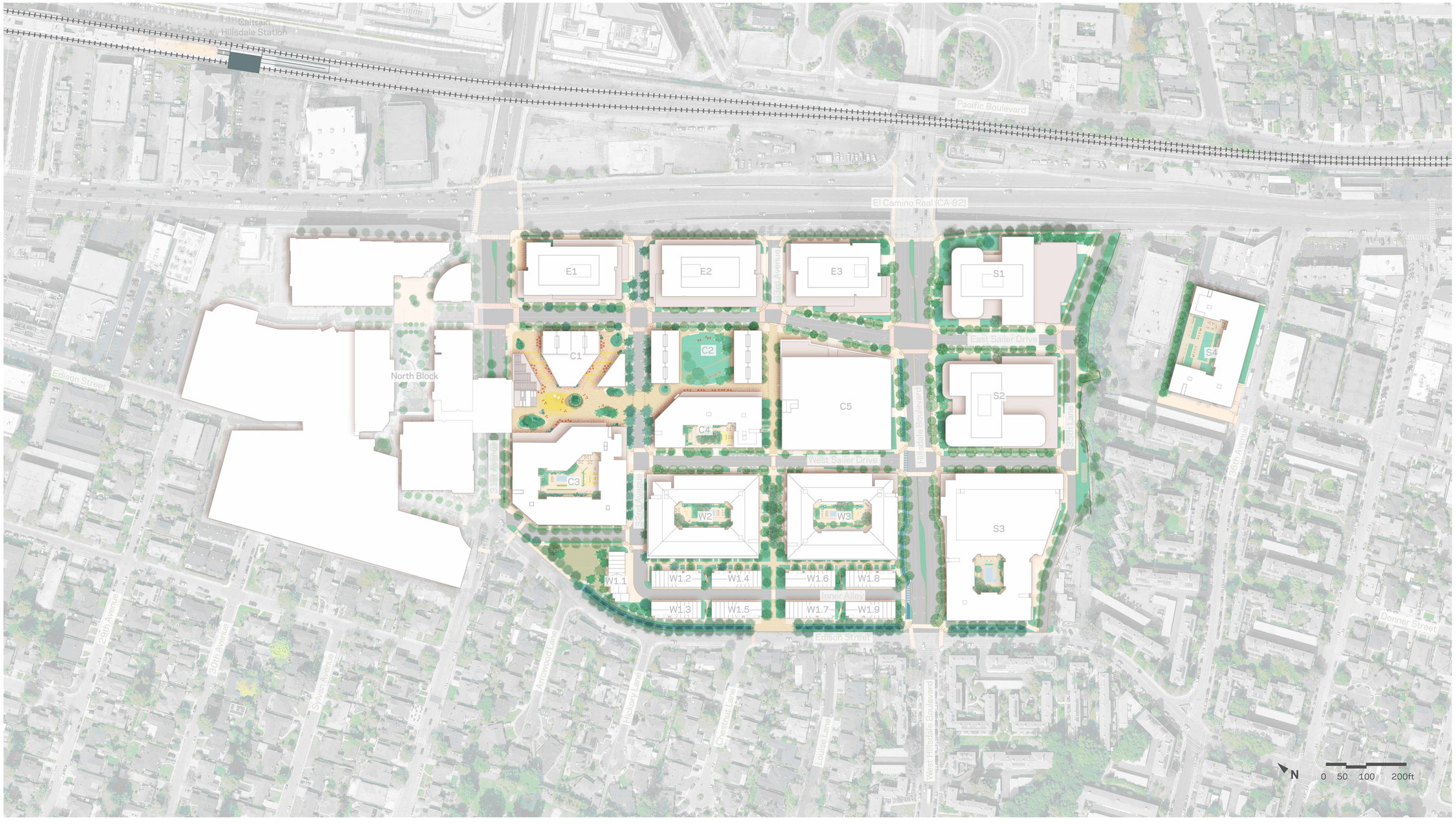
EXISTING SITE PHOTOS

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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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

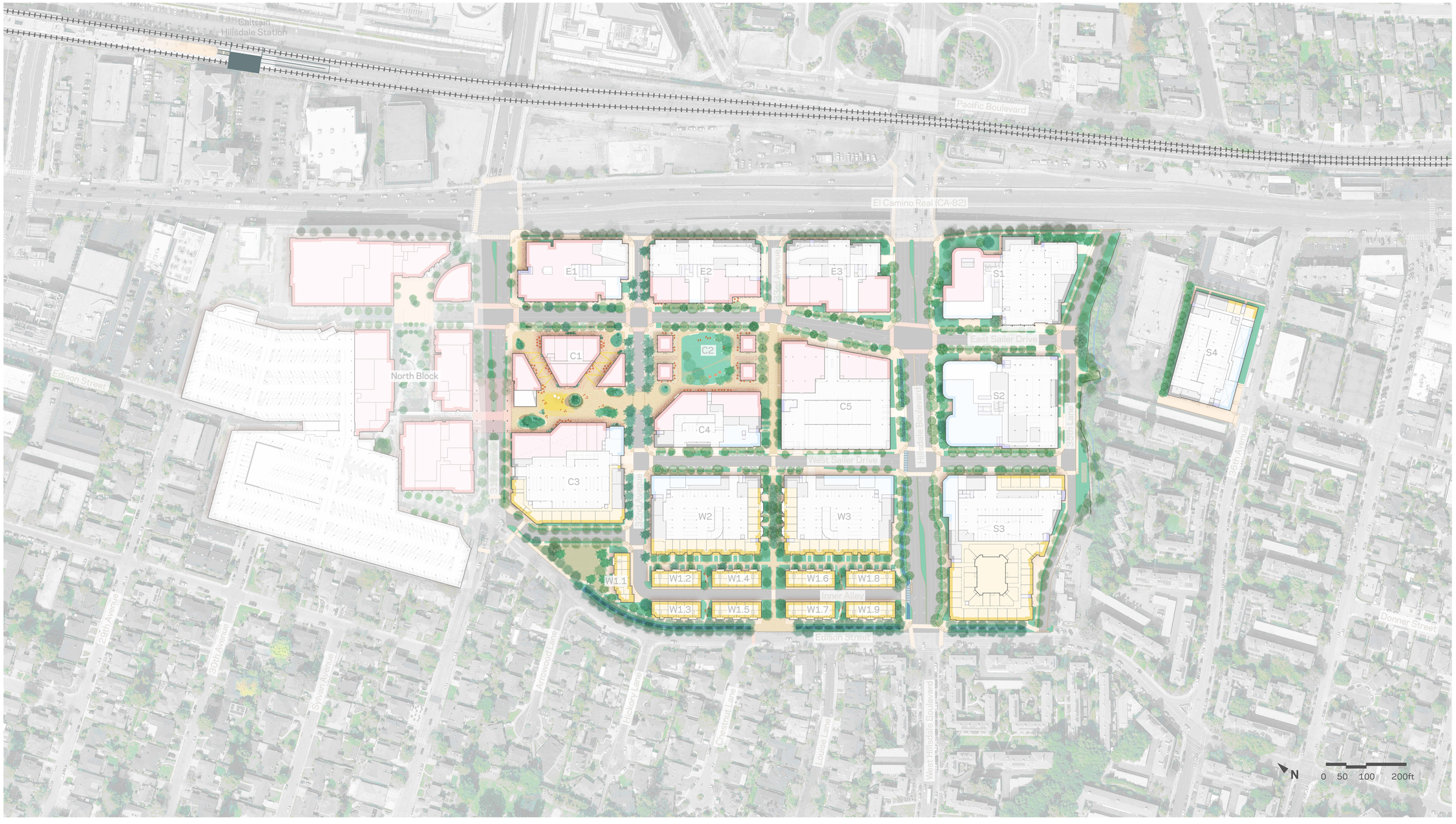
ILLUSTRATIVE SITE PLAN

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Sheet Number

G012

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1 ILLUSTRATIVE GROUND LEVEL PLAN
NTS

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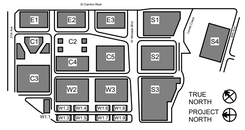
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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

ILLUSTRATIVE GROUND LEVEL PLAN

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Sheet Number

G013



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 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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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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11/6/2025 02:16:35 PM



1 HILLSDALE SQUARE
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

G018

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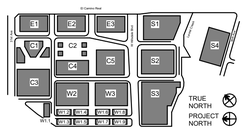


1 EDISON STREET TRANSITION
NTS

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

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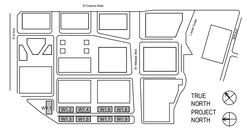
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	APPLICATION CHECKLIST PLANS	10-17-2025
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2	APPLICATION CHECKLIST 4	04-29-2026

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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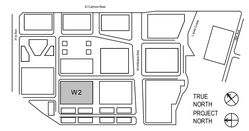
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2	APPLICATION CHECKLIST 4	04-29-2026

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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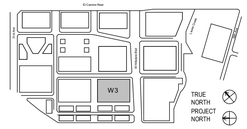
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Project No: 23.04025.00

Sheet Title:

W3 - BUILDING RENDERING

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Sheet Number

W3-A311



1 C1 - HILLSDALE CENTER
NTS

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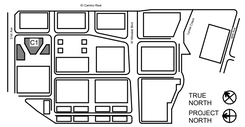
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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
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Project No: 23.04025.00

Sheet Title:

C1 - BUILDING RENDERINGS

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C1-A311

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1 C2 - HILLSDALE SQUARE
NTS

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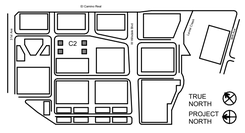
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No.	Description	Date
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Project No: 23.04025.00

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C2 - BUILDING RENDERINGS

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Sheet Number

C2-A311

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

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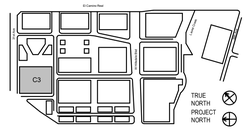
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

C3 - BUILDING RENDERING

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Sheet Number

C3-A311



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

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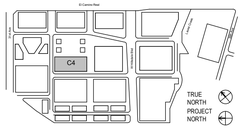
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

C4 - BUILDING RENDERING

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Sheet Number

C4-A311



1 C5 - HILLSDALE BLVD & EAST SAILOR DRIVE
NTS

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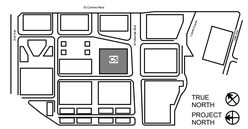
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No.	Description	Date
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BUILDING RENDERINGS

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Sheet Number

C5-A311

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1 E1 - EL CAMINO REAL & 31ST AVE
NTS

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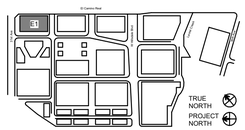
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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
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Project No: 23.04025.00

Sheet Title:

E1 - BUILDING RENDERINGS

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Sheet Number

E1-A311

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1 E2 - EAST SAILER DRIVE & 32ND AVE
NTS

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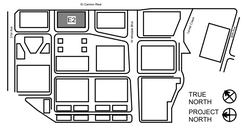
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Project No: 23.04025.00

Sheet Title:

E2 - BUILDING RENDERINGS

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Sheet Number

E2-A311

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1 E3 - HILLSDALE BLVD & EAST SAILER DR
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Sheet Title:

E3 - BUILDING RENDERINGS

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Sheet Number

E3-A311

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1 S1 - EL CAMINO REAL & HILLSDALE BLVD
NTS

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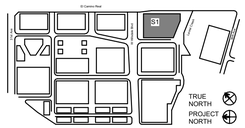
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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

S1 - BUILDING RENDERINGS

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Sheet Number

S1-A311

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1 S2 - HILLSDALE BLVD & EAST SAILER DR
NTS

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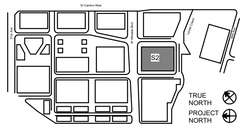
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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
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Project No: 23.04025.00

Sheet Title:

S2 - BUILDING RENDERINGS

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Sheet Number

S2-A311

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1 S3 - HILLSDALE BLVD & EDISON ST
3/4" = 1'-0"

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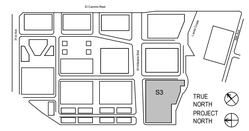
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Project No: 23.04025.00

Sheet Title:

S3 - BUILDING RENDERING

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Sheet Number

S3-A311



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

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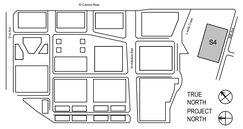
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Project No: 23.04025.00

Sheet Title:

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	

EL CAMINO REAL

E SAILER DR

W SAILER DR

EDISON LN

31ST AVE

32ND AVE

33RD AVE

HILLSDALE BLVD

LAUREL CREEK

36TH AVE

E1 E2 E3 S1 S4 C1 C2 C4 C5 S2 C3 W2 W3 S3 W1.1 W1.2 W1.4 W1.6 W1.8 W1.3 W1.5 W1.7 W1.9

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

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	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

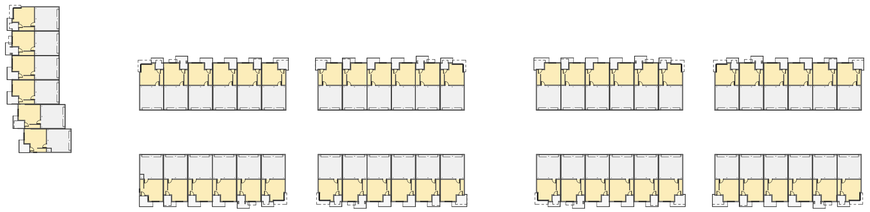
OVERALL FLOOR AREA PLAN

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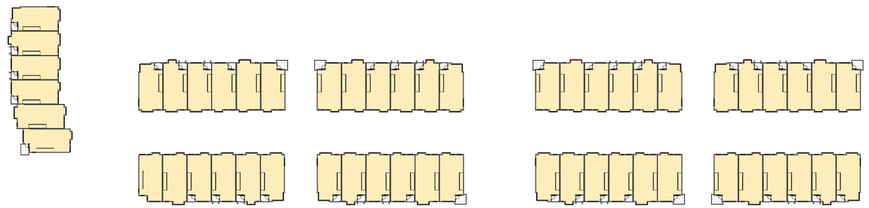
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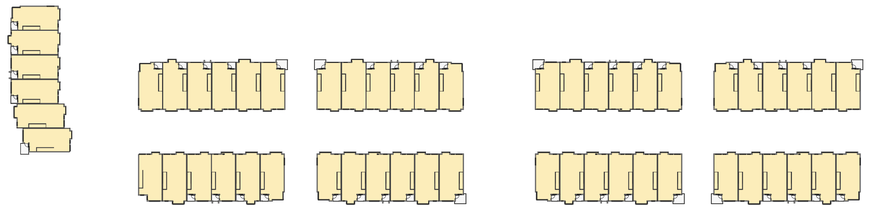
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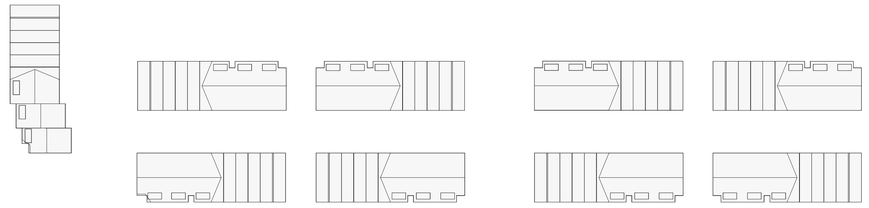
1 W1 - GROUND LEVEL AREA PLAN
1" = 60'-0"



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

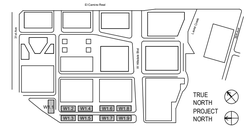
HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan



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No.	Description	Date
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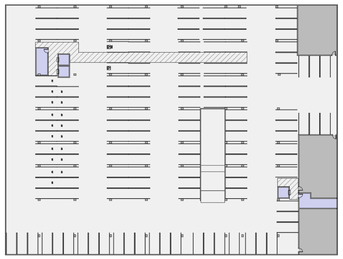
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FLOOR AREA DIAGRAMS - W1

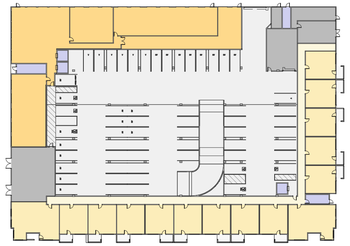
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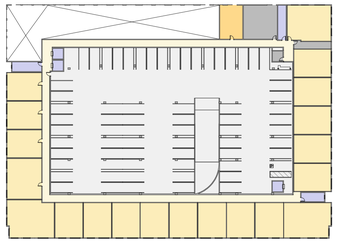
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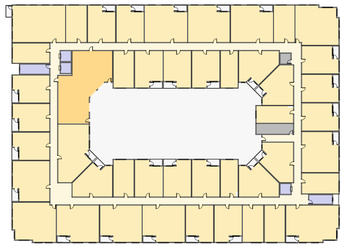
1 W2 - LEVEL B1 AREA PLAN
1" = 60'-0"



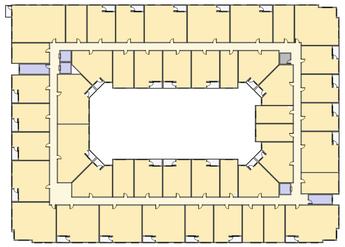
2 W2 - GROUND LEVEL AREA PLAN
1" = 60'-0"



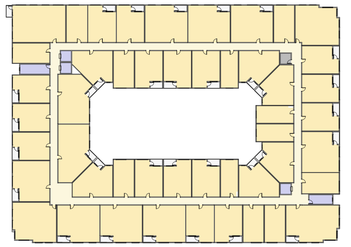
3 W2 - LEVEL 2 AREA PLAN
1" = 60'-0"



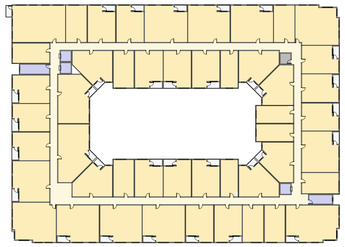
4 W2 - LEVEL 3 AREA PLAN
1" = 60'-0"



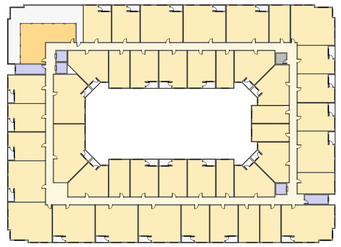
5 W2 - LEVEL 4 AREA PLAN
1" = 60'-0"



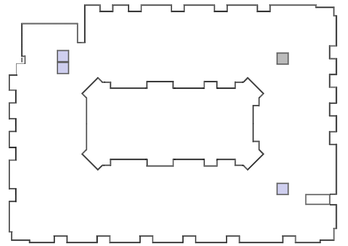
6 W2 - LEVEL 5 AREA PLAN
1" = 60'-0"



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

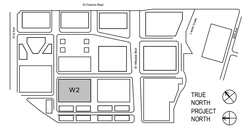
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Project No: 23.04025.00

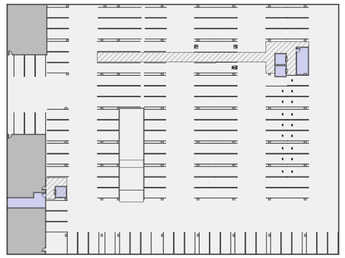
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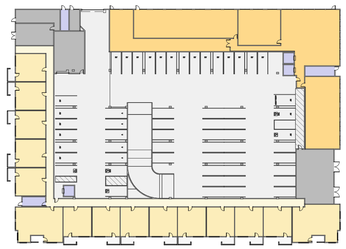
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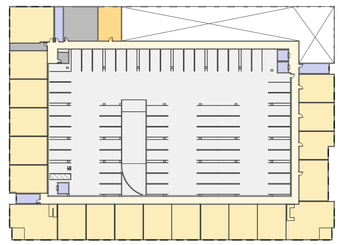
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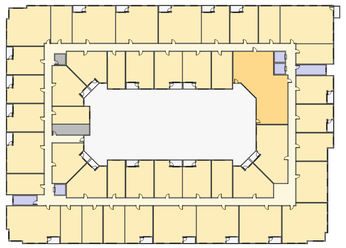
1 W3 - LEVEL B1 AREA PLAN
1" = 60'-0"



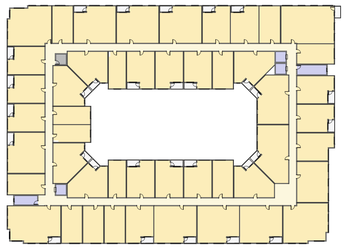
2 W3 - GROUND LEVEL AREA PLAN
1" = 60'-0"



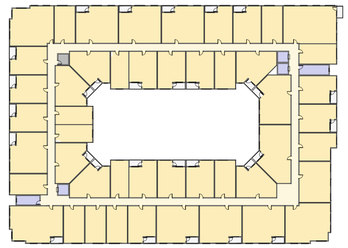
3 W3 - LEVEL 2 AREA PLAN
1" = 60'-0"



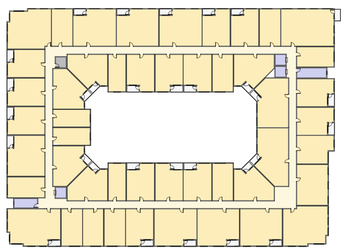
4 W3 - LEVEL 3 AREA PLAN
1" = 60'-0"



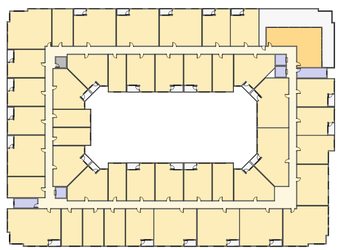
6 W3 - LEVEL 4 AREA PLAN
1" = 60'-0"



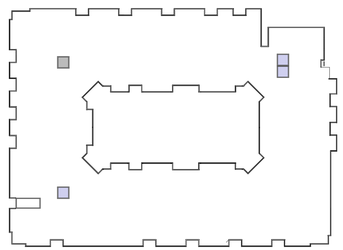
5 W3 - LEVEL 5 AREA PLAN
1" = 60'-0"



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

NORTH

0' 60' 120'

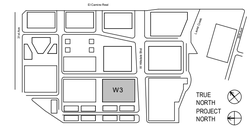
HSC Property Owner LLC

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Project No: 23.04025.00

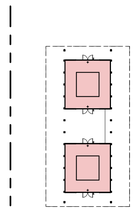
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FLOOR AREA DIAGRAMS - W3

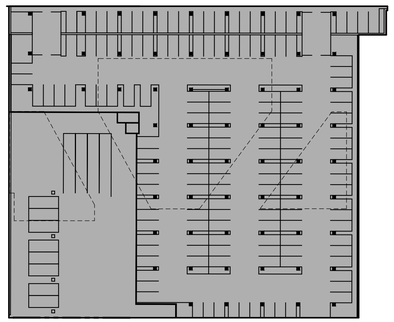
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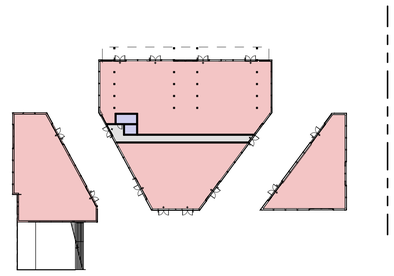
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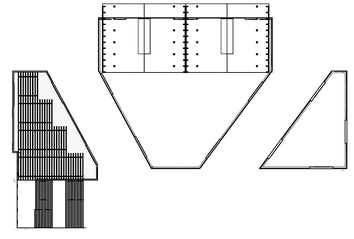
4 C2 - GROUND LEVEL PLAN
1" = 60'-0"



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

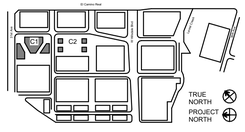
HSC Property Owner LLC

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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

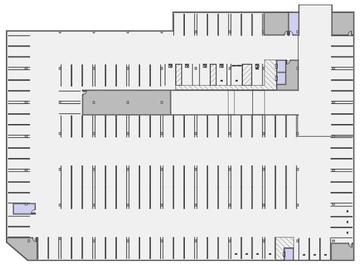
FLOOR AREA DIAGRAMS - C1 & C2

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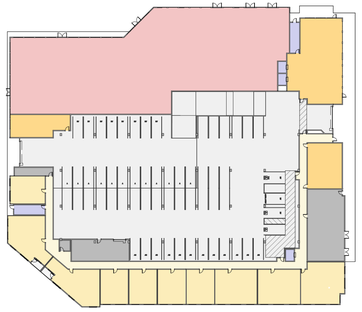
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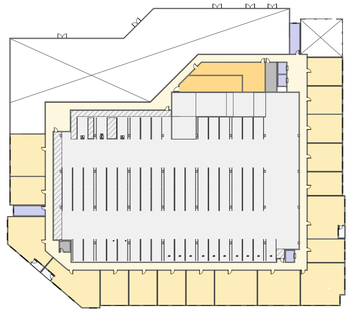
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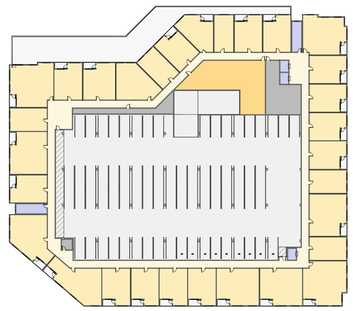
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1" = 60'-0"



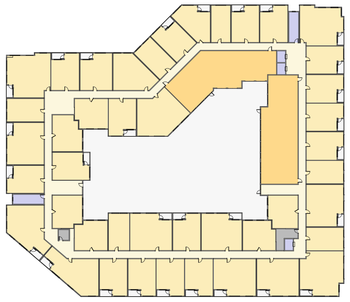
2 C3 - GROUND LEVEL AREA PLAN
1" = 60'-0"



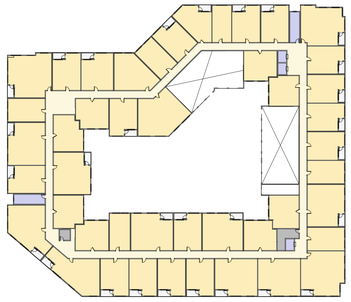
3 C3 - LEVEL 2 AREA PLAN
1" = 60'-0"



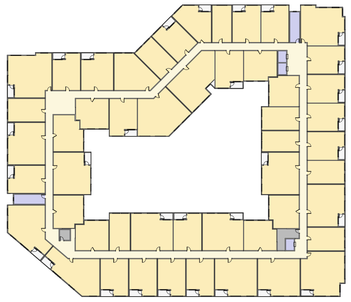
4 C3 - LEVEL 3 AREA PLAN
1" = 60'-0"



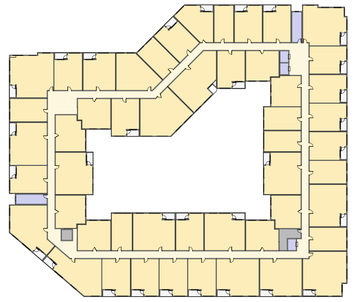
5 C3 - LEVEL 4 AREA PLAN
1" = 60'-0"



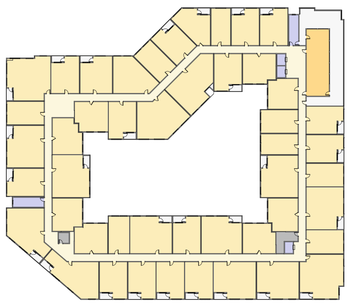
6 C3 - LEVEL 5 AREA PLAN
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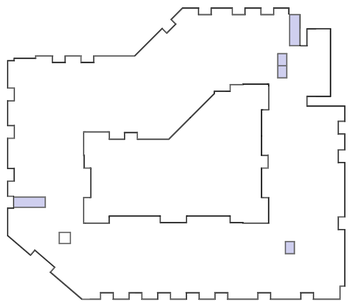
7 C3 - LEVEL 6 AREA PLAN
1" = 60'-0"



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

NORTH

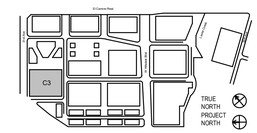
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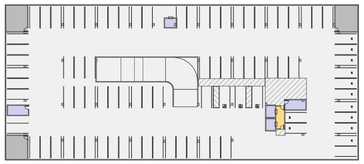
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FLOOR AREA DIAGRAMS - C3

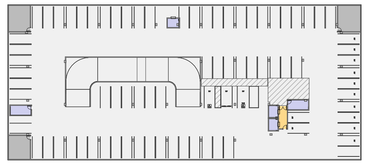
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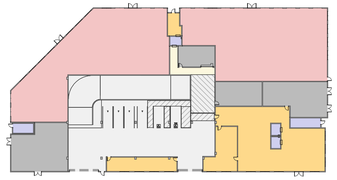
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1 C4 - LEVEL B2 AREA PLAN
1" = 60'-0"



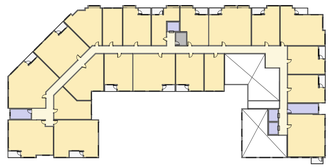
2 C4 - LEVEL B1 AREA PLAN
1" = 60'-0"



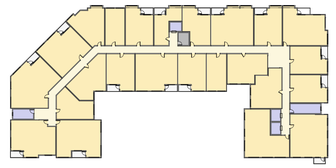
3 C4 - GROUND LEVEL AREA PLAN
1" = 60'-0"



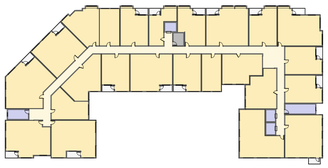
4 C4 - LEVEL 2 AREA PLAN
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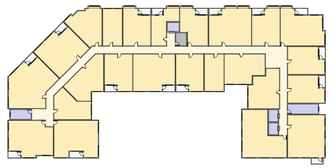
5 C4 - LEVEL 3 AREA PLAN
1" = 60'-0"



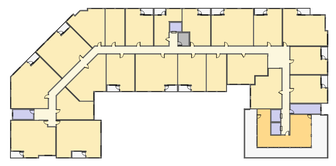
6 C4 - LEVEL 4 AREA PLAN
1" = 60'-0"



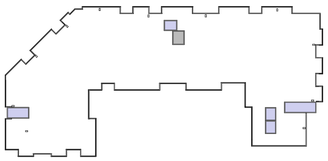
7 C4 - LEVEL 5 AREA PLAN
1" = 60'-0"



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	2,000 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

NORTHWOOD INVESTORS

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NOT FOR CONSTRUCTION

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1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
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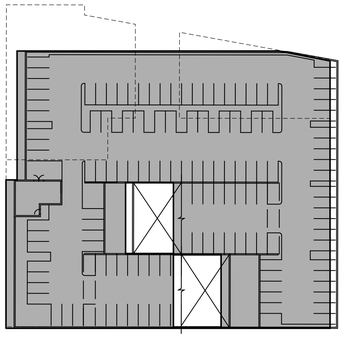
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FLOOR AREA DIAGRAMS - C4

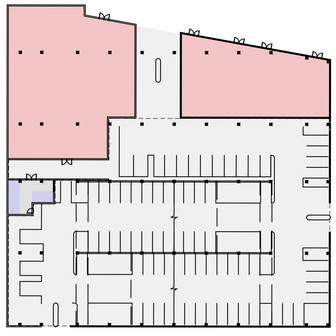
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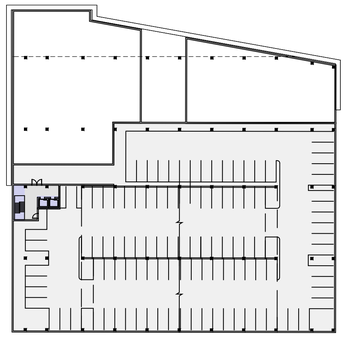
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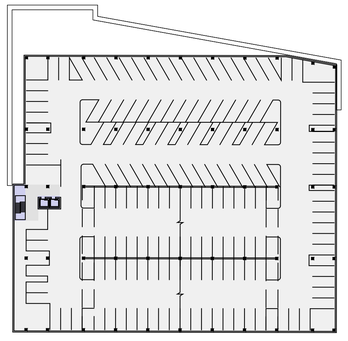
1 C5 - BASEMENT LEVEL 1 AREA PLAN
1" = 60'-0"



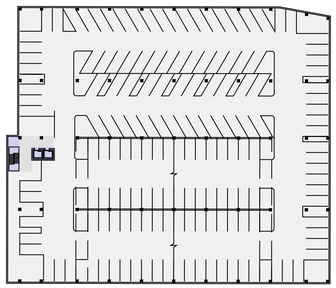
2 C5 - GROUND LEVEL PLAN
1" = 60'-0"



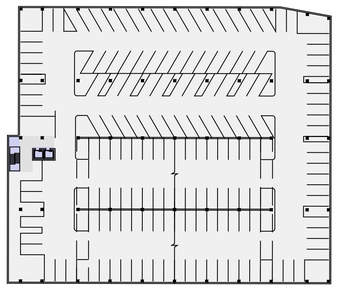
3 C5 - LEVEL 2 PLAN
1" = 60'-0"



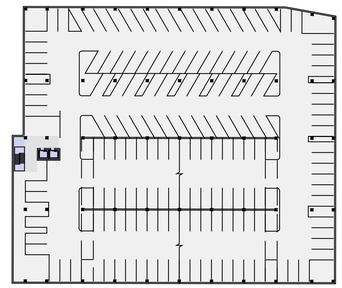
4 C5 - LEVEL 3 PLAN
1" = 60'-0"



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

0

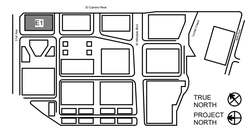
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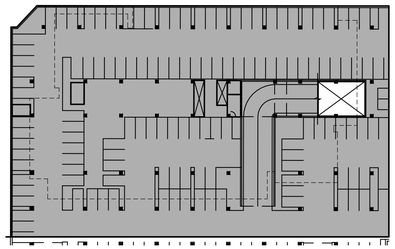
FLOOR AREA DIAGRAMS - C5

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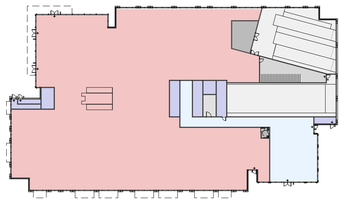
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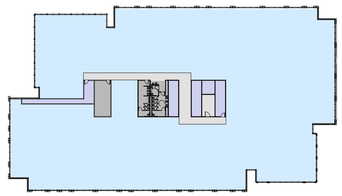
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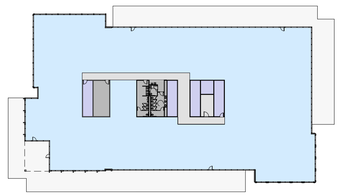
1 E1 - BASEMENT LEVEL B1 AREA PLAN
1" = 60'-0"



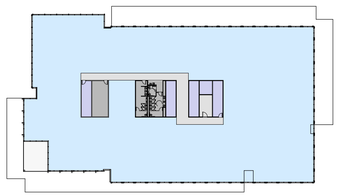
2 E1 - GROUND LEVEL AREA PLAN
1" = 60'-0"



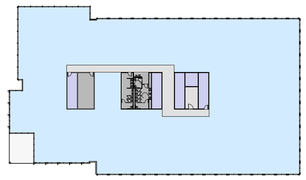
3 E1 - LEVEL 2 AREA PLAN
1" = 60'-0"



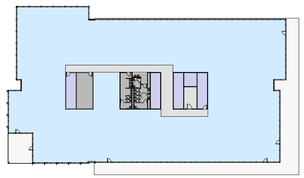
4 E1 - LEVEL 3 AREA PLAN
1" = 60'-0"



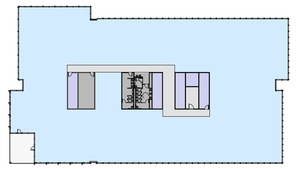
5 E1 - LEVEL 4 AREA PLAN
1" = 60'-0"



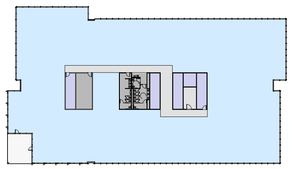
6 E1 - LEVEL 5 AREA PLAN
1" = 60'-0"



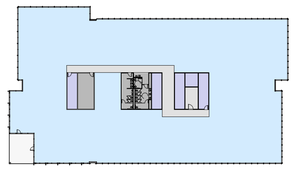
7 E1 - LEVEL 6 AREA PLAN
1" = 60'-0"



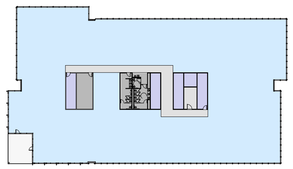
8 E1 - LEVEL 7 AREA PLAN
1" = 60'-0"



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



GRAPHIC SCALE IN FEET

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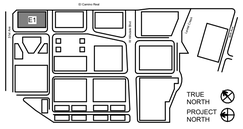
HSC Property Owner LLC

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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

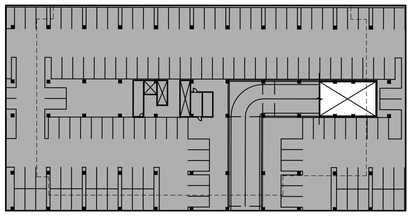
FLOOR AREA DIAGRAMS - E1

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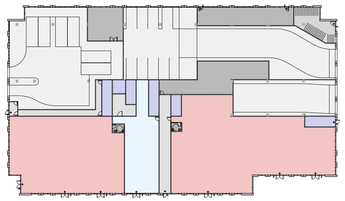
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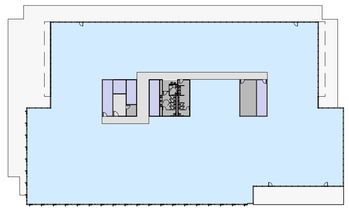
1 E2 - BASEMENT LEVEL B1 AREA PLAN
1" = 60'-0"



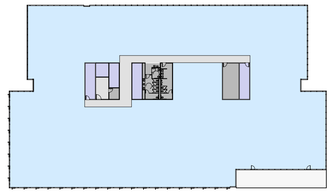
2 E2 - GROUND LEVEL AREA PLAN
1" = 60'-0"



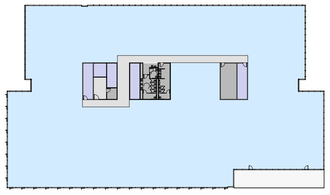
3 E2 - LEVEL 2 AREA PLAN
1" = 60'-0"



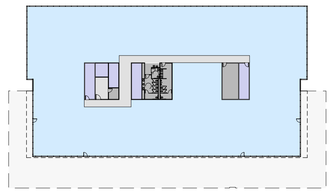
4 E2 - LEVEL 3 AREA PLAN
1" = 60'-0"



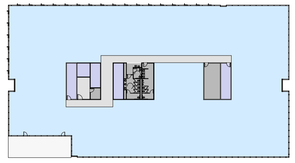
5 E2 - LEVEL 4 AREA PLAN
1" = 60'-0"



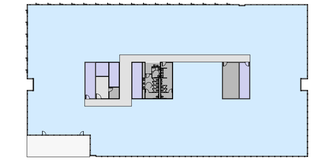
6 E2 - LEVEL 5 AREA PLAN
1" = 60'-0"



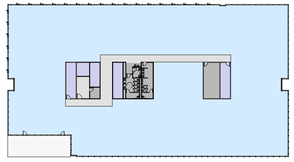
7 E2 - LEVEL 6 AREA PLAN
1" = 60'-0"



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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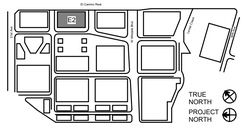
HSC Property Owner LLC

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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

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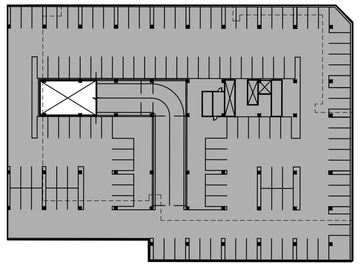
FLOOR AREA DIAGRAMS - E2

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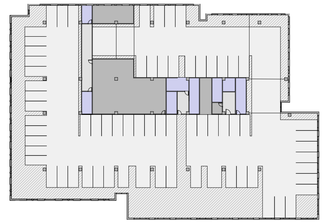
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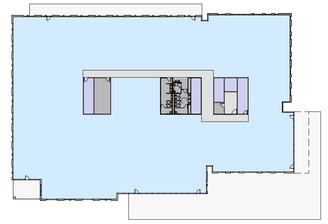
1 E3 - BASEMENT LEVEL 1 AREA PLAN
1" = 60'-0"



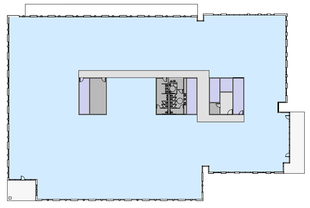
2 E3 - GROUND LEVEL AREA PLAN
1" = 60'-0"



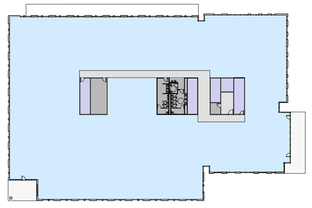
3 E3 - LEVEL 2 AREA PLAN
1" = 60'-0"



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



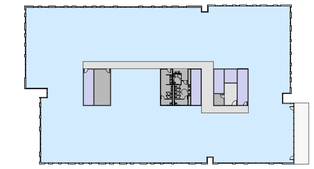
5 E3 - LEVEL 4 AREA PLAN
1" = 60'-0"



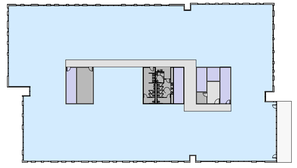
6 E3 - LEVEL 5 AREA PLAN
1" = 60'-0"



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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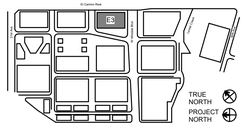
HSC Property Owner LLC

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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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

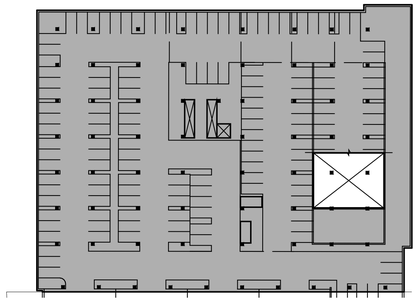
FLOOR AREA DIAGRAMS - E3

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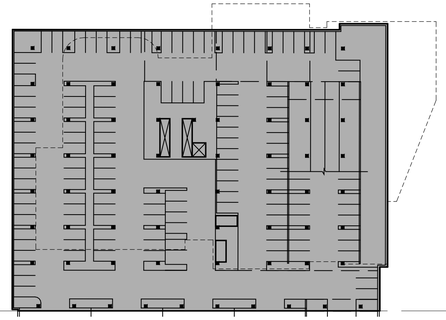
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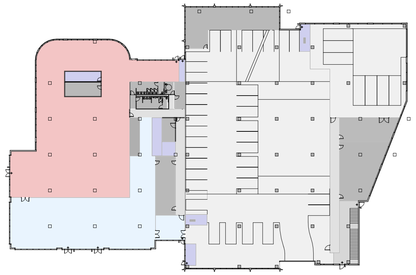
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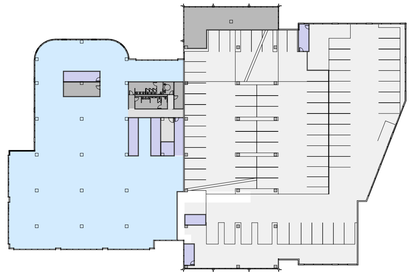
1 S1 - BASEMENT LEVEL 2 AREA PLAN
1" = 60'-0"



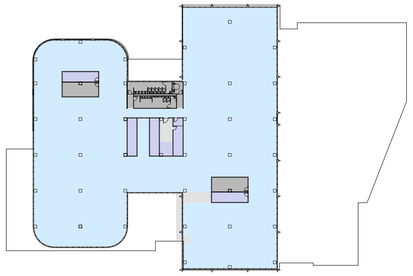
2 S1 - BASEMENT LEVEL 1 AREA PLAN
1" = 60'-0"



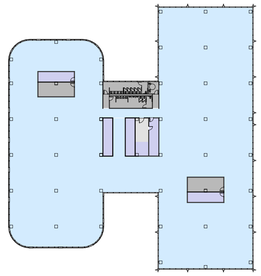
3 S1 - GROUND LEVEL AREA PLAN
1" = 60'-0"



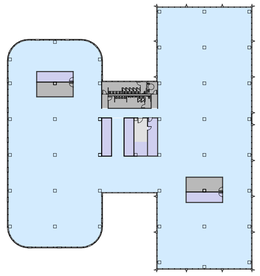
4 S1 - LEVEL 2 AREA PLAN
1" = 60'-0"



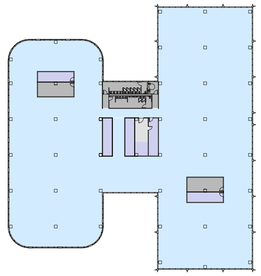
5 S1 - LEVEL 3 AREA PLAN
1" = 60'-0"



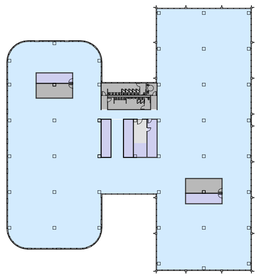
6 S1 - LEVEL 4 AREA PLAN
1" = 60'-0"



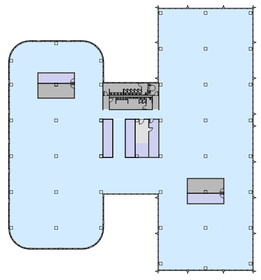
7 S1 - LEVEL 5 AREA PLAN
1" = 60'-0"



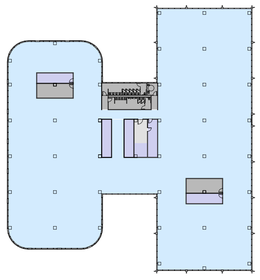
8 S1 - LEVEL 6 AREA PLAN
1" = 60'-0"



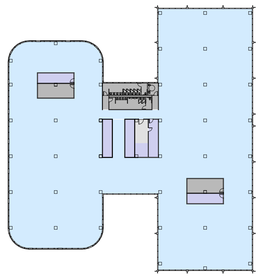
9 S1 - LEVEL 7 AREA PLAN
1" = 60'-0"



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

NORTH

GRAPHIC SCALE IN FEET

0

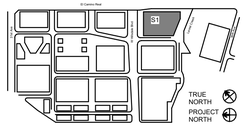
HSC Property Owner LLC

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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

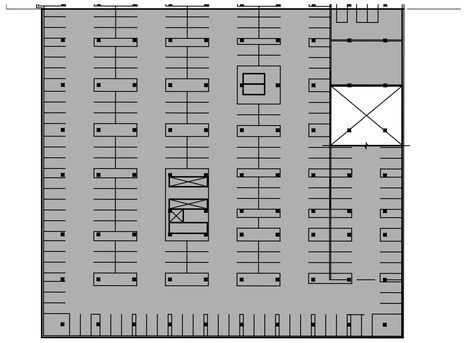
FLOOR AREA DIAGRAMS - S1

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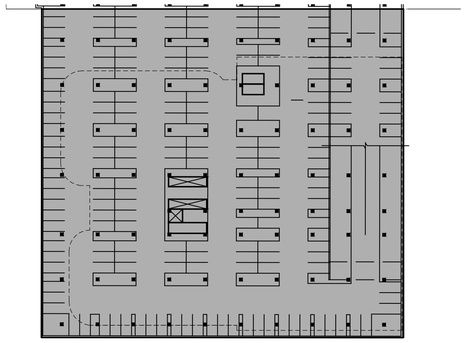
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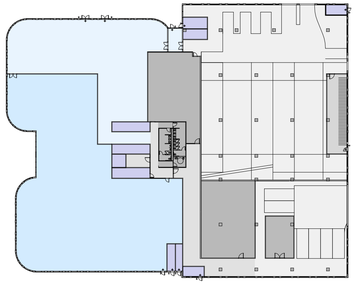
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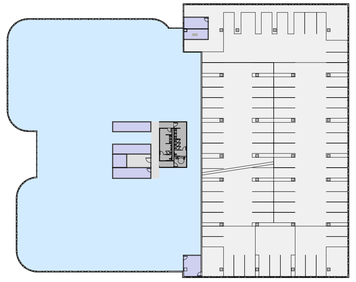
1 S2 - BASEMENT LEVEL 2 AREA PLAN
1" = 60'-0"



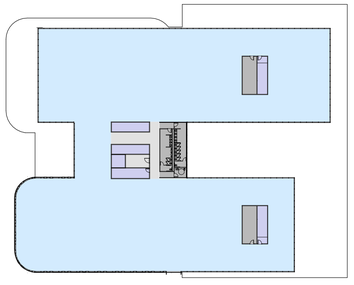
2 S2 - BASEMENT LEVEL 1 AREA PLAN
1" = 60'-0"



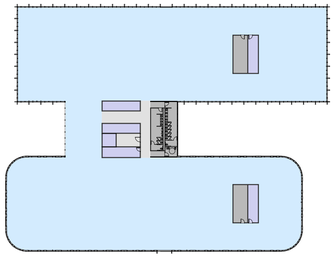
3 S2 - GROUND LEVEL AREA PLAN
1" = 60'-0"



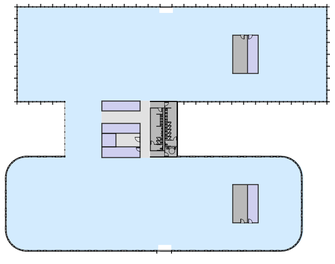
4 S2 - LEVEL 2 AREA PLAN
1" = 60'-0"



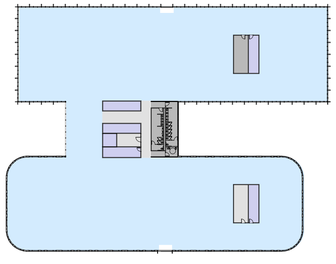
5 S2 - LEVEL 3 AREA PLAN
1" = 60'-0"



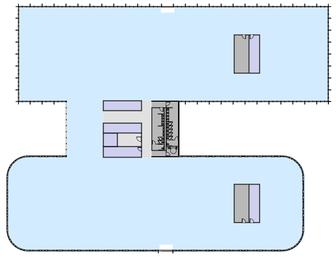
6 S2 - LEVEL 4 AREA PLAN
1" = 60'-0"



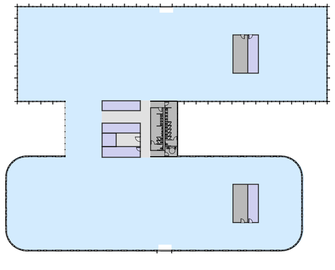
7 S2 - LEVEL 5 AREA PLAN
1" = 60'-0"



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



GRAPHIC SCALE IN FEET

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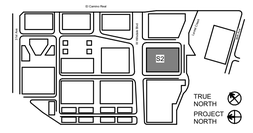
HSC Property Owner LLC

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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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

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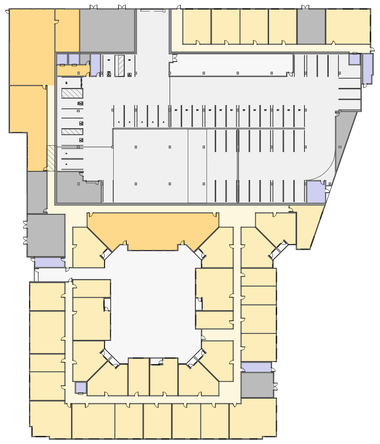
FLOOR AREA DIAGRAMS - S2

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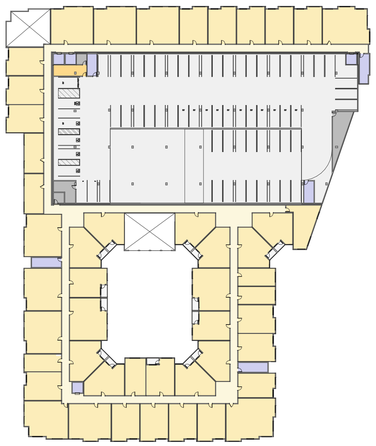
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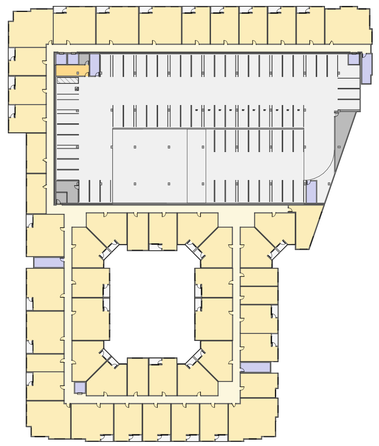
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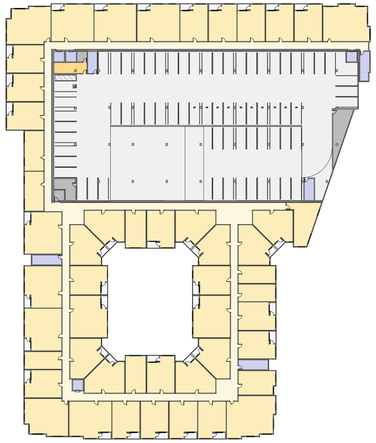
1 S3 - GROUND LEVEL AREA PLAN
1" = 60'-0"



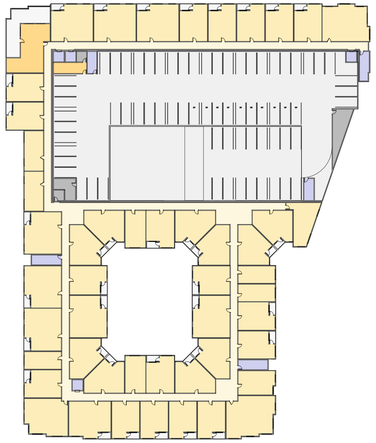
2 S3 - LEVEL 2 AREA PLAN
1" = 60'-0"



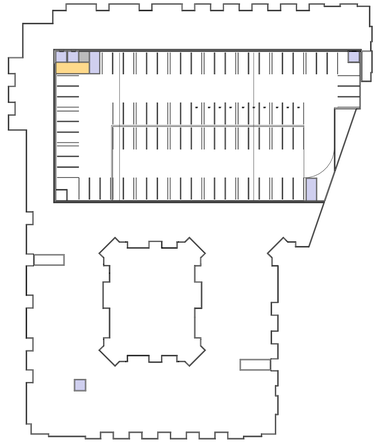
3 S3 - LEVEL 3 AREA PLAN
1" = 60'-0"



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

NORTHWOOD INVESTORS

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Key Plan

NOT FOR CONSTRUCTION

No.	Description	Date
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Project No: 23.04025.00

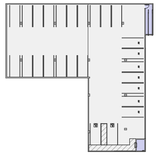
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FLOOR AREA DIAGRAMS - S3

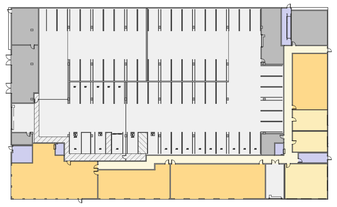
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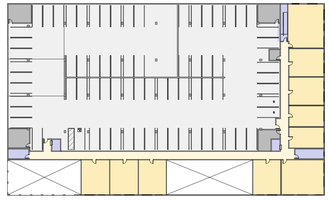
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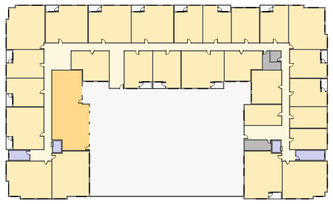
1 S4 - LEVEL B1 AREA PLAN
1" = 60'-0"



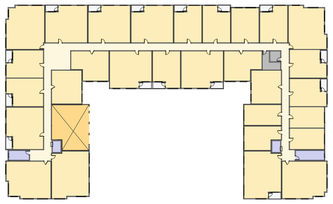
2 S4 - GROUND LEVEL AREA PLAN
1" = 60'-0"



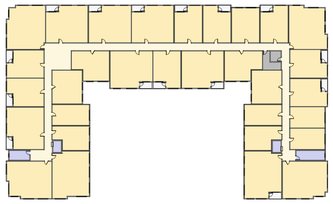
3 S4 - LEVEL 2 AREA PLAN
1" = 60'-0"



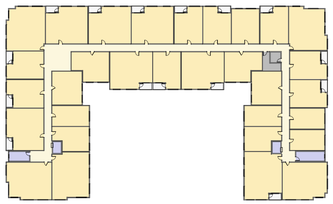
4 S4 - LEVEL 3 AREA PLAN
1" = 60'-0"



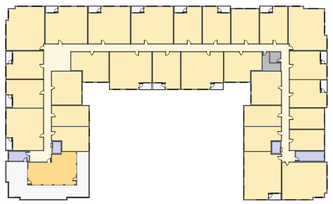
5 S4 - LEVEL 4 AREA PLAN
1" = 60'-0"



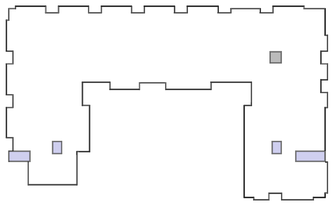
6 S4 - LEVEL 5 AREA PLAN
1" = 60'-0"



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

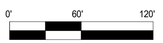
EXCLUDED AREA, BY LEVEL AND USE

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





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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

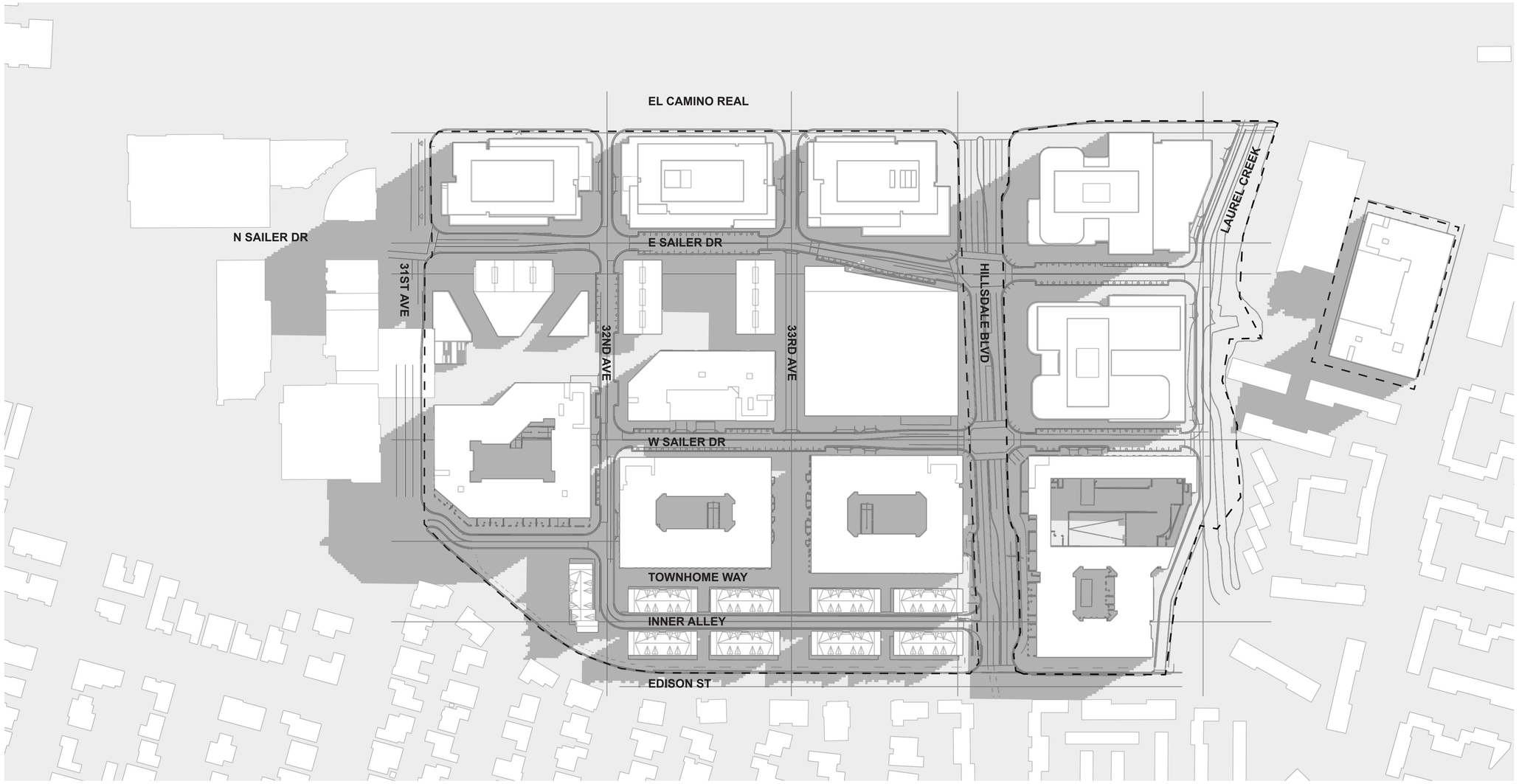
Sheet Title:

FLOOR AREA DIAGRAMS - S4

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

Sheet Number

G044



SHADOW ANALYSIS

SPRING EQUINOX
MARCH 21ST
9:00 AM

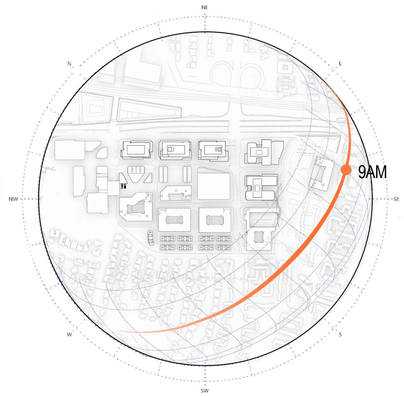
NOTES

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

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

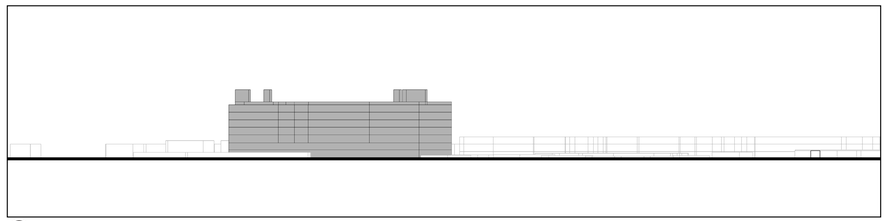
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SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
9:00 AM

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Sheet Number

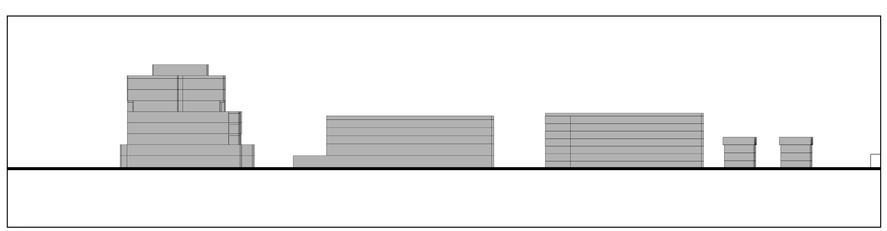
G101



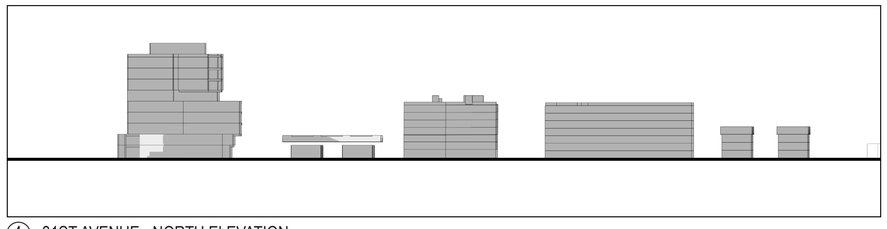
1 HILLSDALE BOULEVARD - NORTH ELEVATION



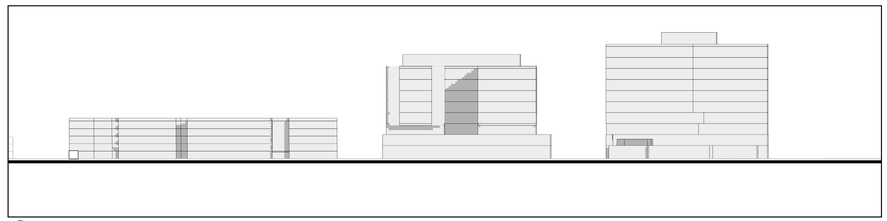
2 33RD AVENUE - NORTH ELEVATION



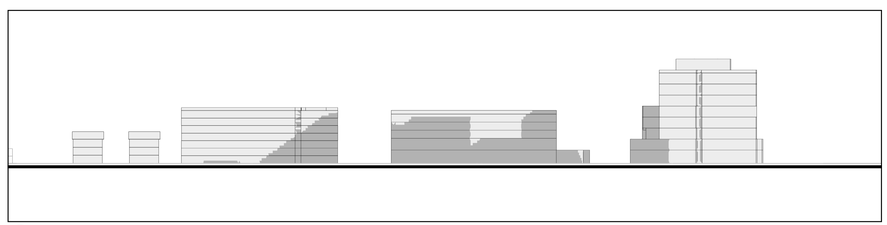
3 32ND AVENUE - NORTH ELEVATION



4 31ST AVENUE - NORTH ELEVATION



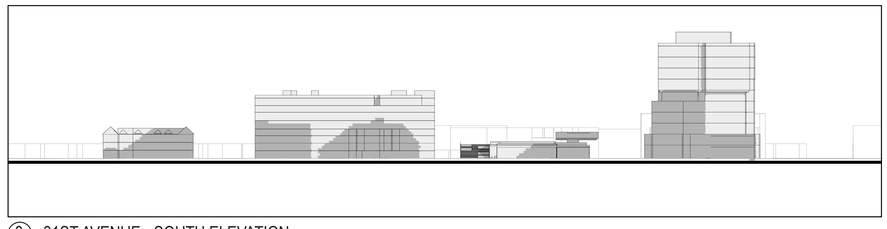
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

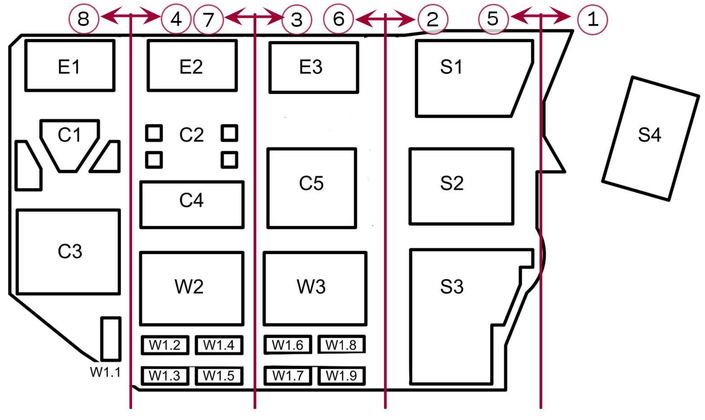
SHADOW ANALYSIS

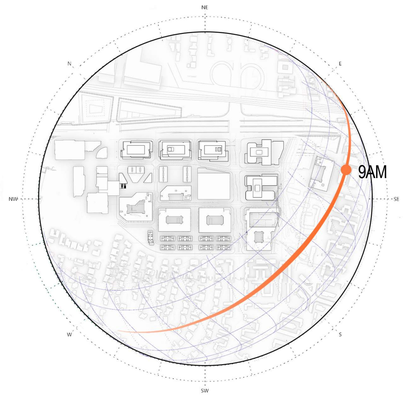
SPRING EQUINOX
MARCH 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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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
9:00 AM

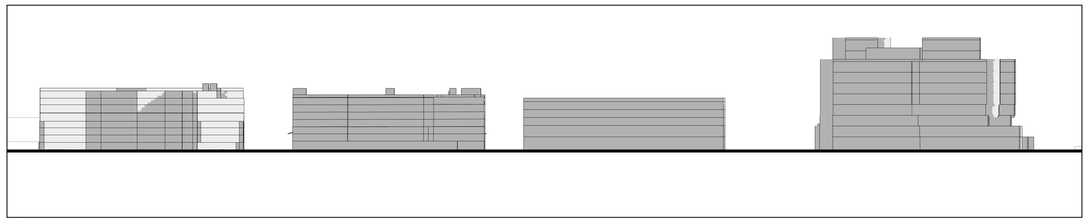
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Sheet Number

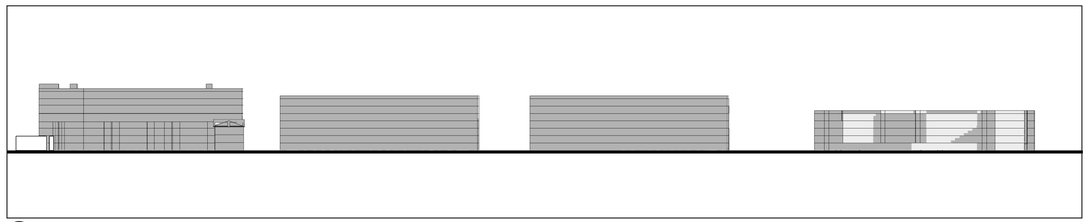
G102



9 E SAILER DR - WEST ELEVATION



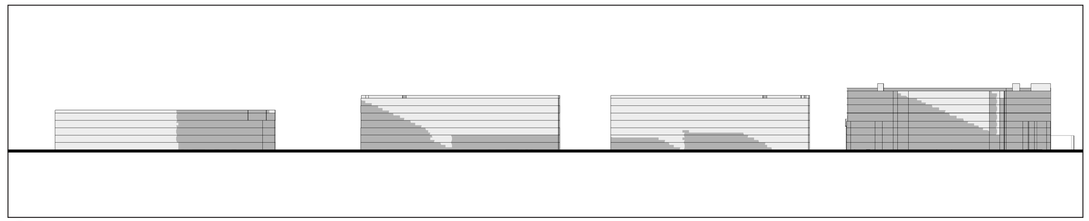
10 W SAILER DR - WEST ELEVATION



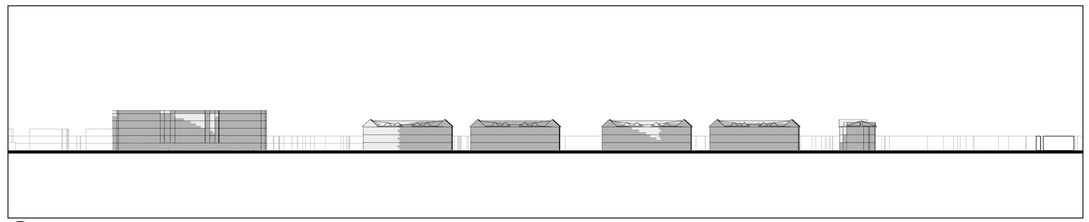
11 TOWNHOME WAY - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



13 W SAILER DR - EAST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

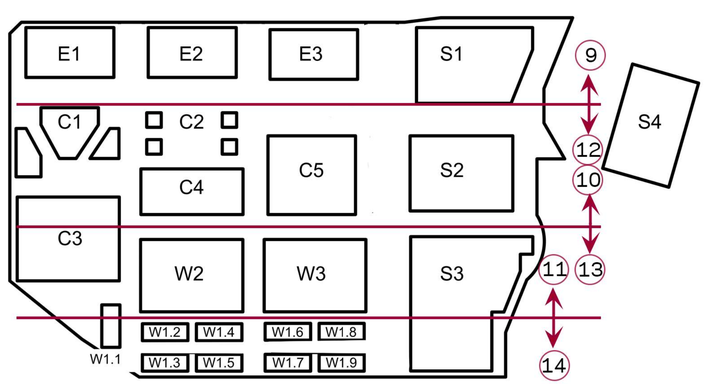
SHADOW ANALYSIS

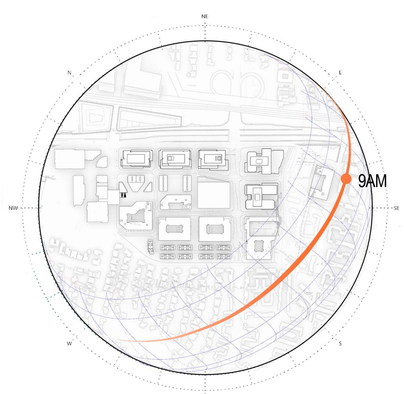
SPRING EQUINOX
MARCH 21ST
9:00 AM

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

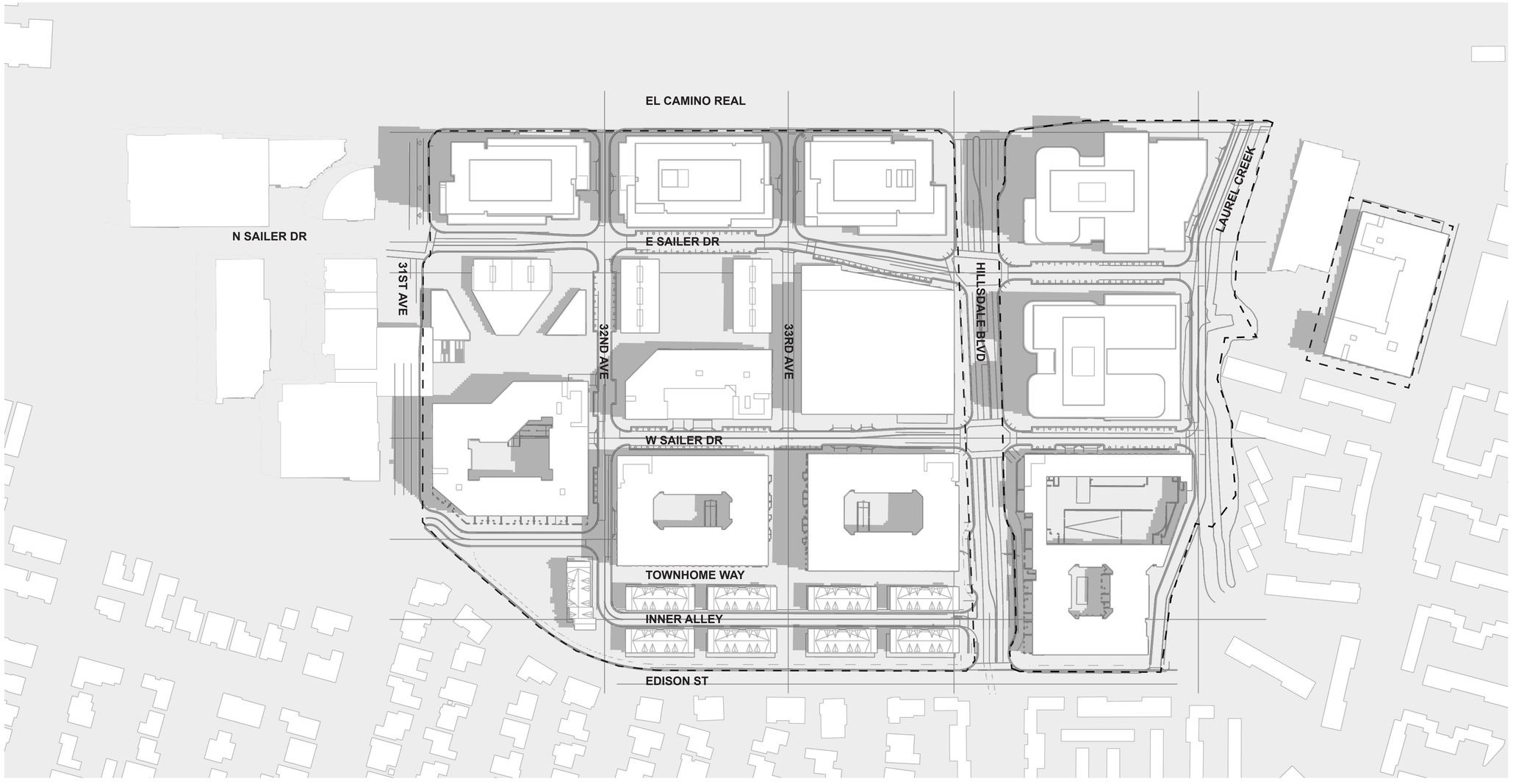
Sheet Title:

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

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

Sheet Number

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

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Key Plan

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

Project No: 23.04025.00

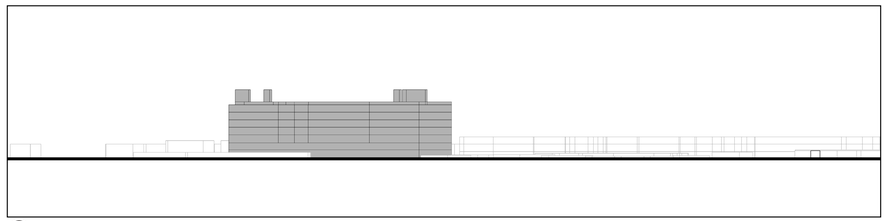
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SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
12:00 PM

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

Sheet Number

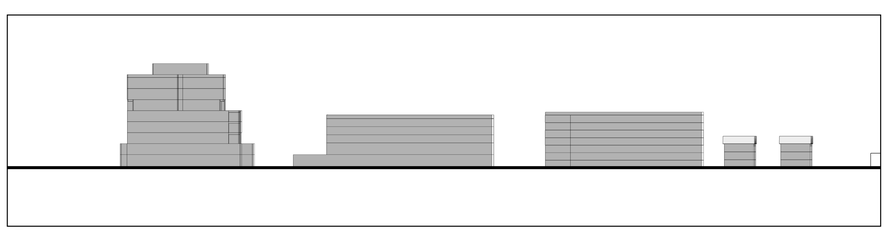
G104



1 HILLSDALE BOULEVARD - NORTH ELEVATION



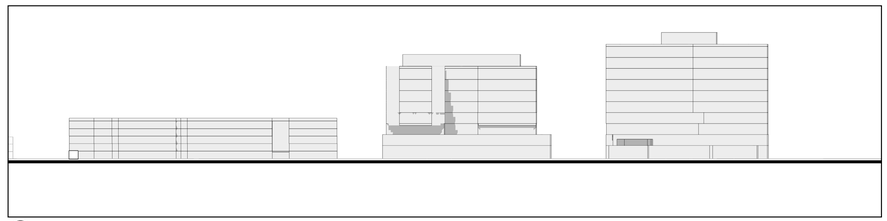
2 33RD AVENUE - NORTH ELEVATION



3 32ND AVENUE - NORTH ELEVATION



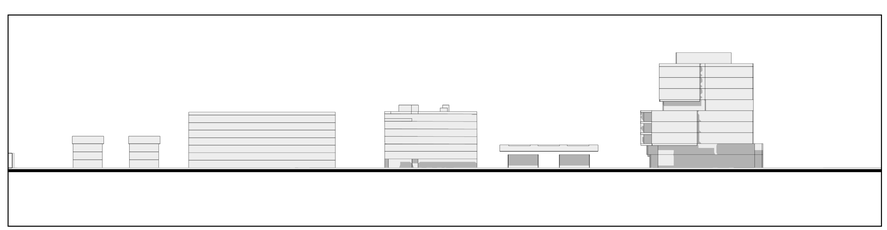
4 31ST AVENUE - NORTH ELEVATION



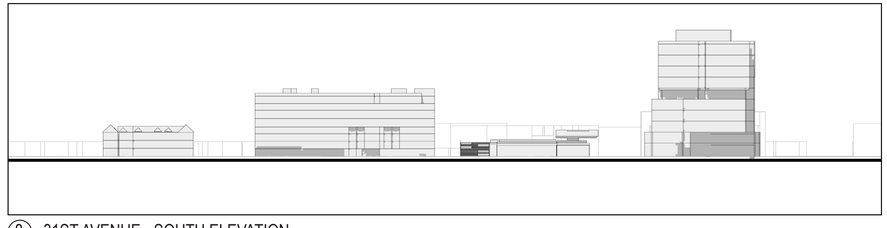
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

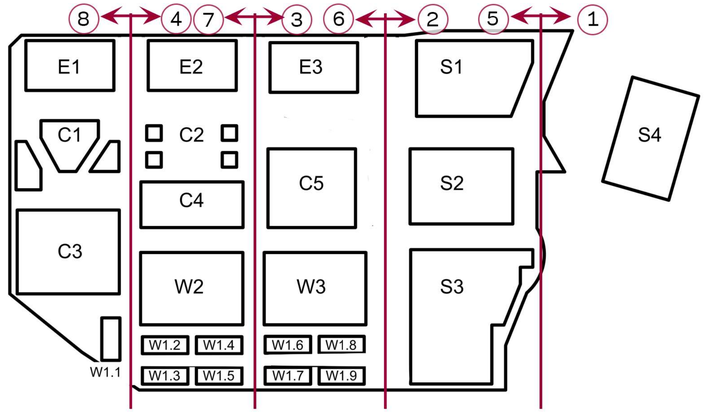
SHADOW ANALYSIS

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



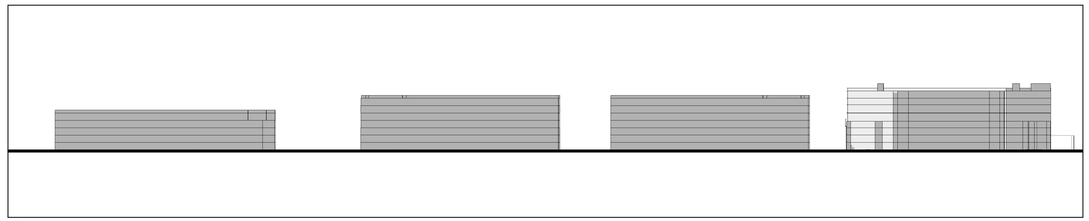
10 W SAILER DR - WEST ELEVATION



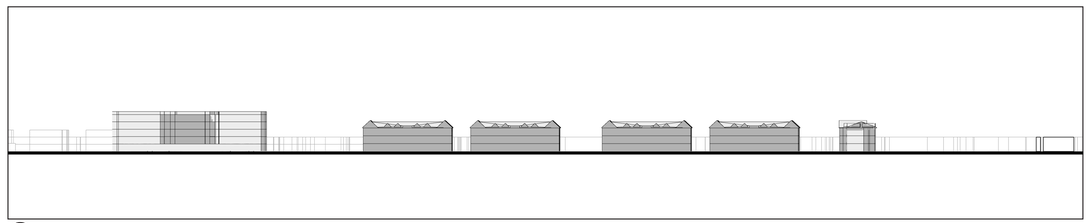
11 TOWNHOME WAY - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



13 W SAILER DR - EAST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

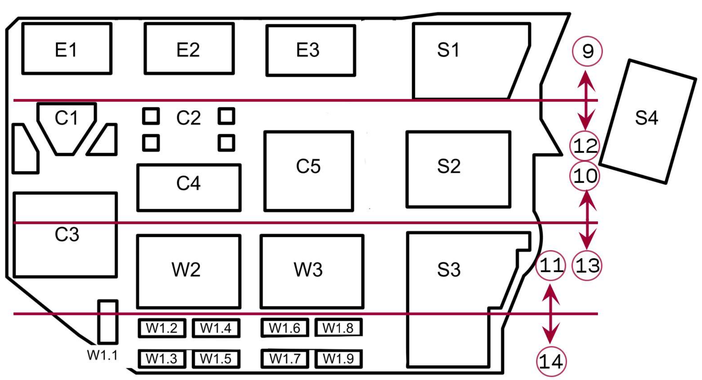
SHADOW ANALYSIS

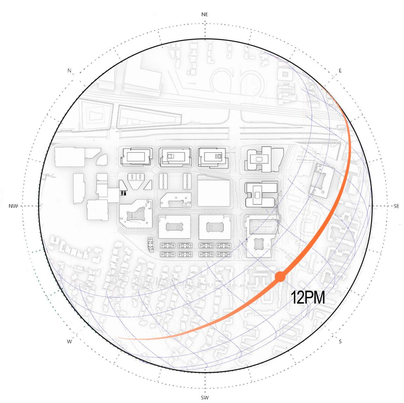
SPRING EQUINOX
MARCH 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

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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

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

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
3:00 PM

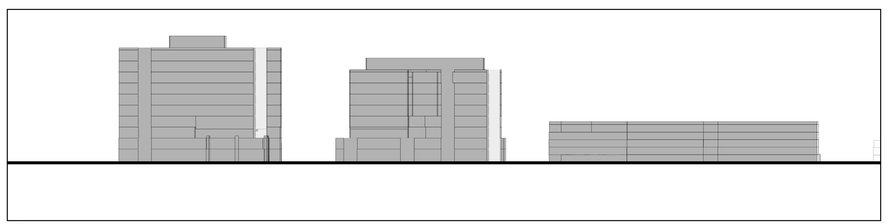
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Sheet Number

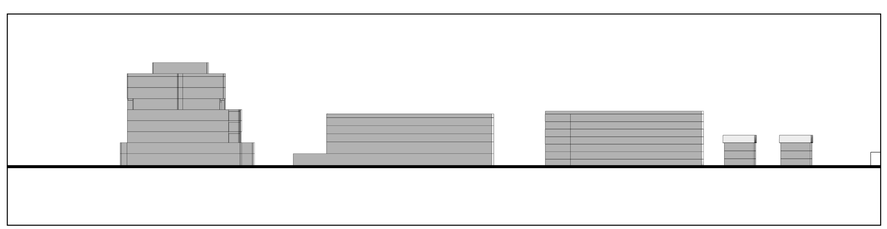
G107



1 HILLSDALE BOULEVARD - NORTH ELEVATION



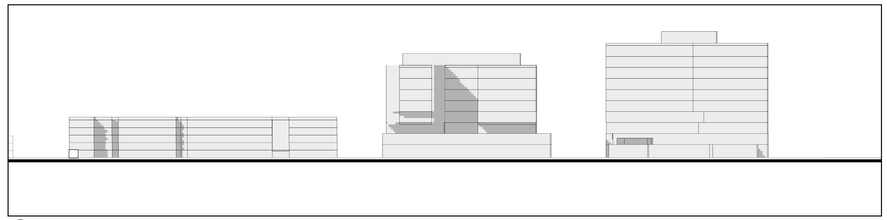
2 33RD AVENUE - NORTH ELEVATION



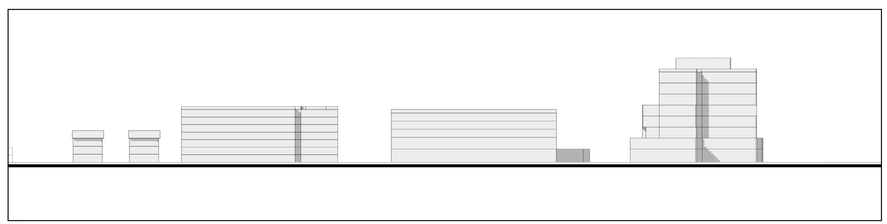
3 32ND AVENUE - NORTH ELEVATION



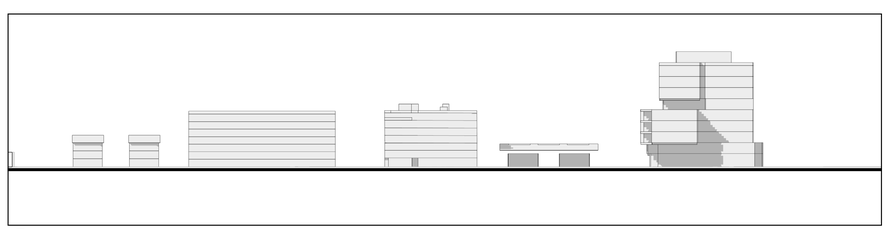
4 31ST AVENUE - NORTH ELEVATION



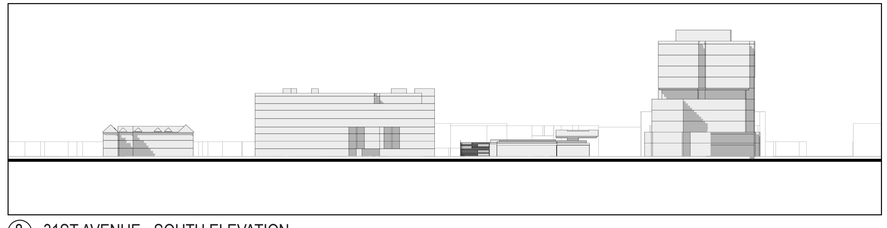
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

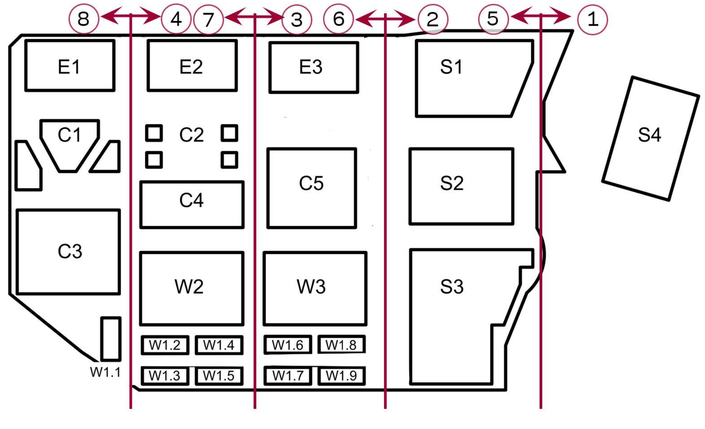
SHADOW ANALYSIS

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

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
SPRING EQUINOX
MARCH 21ST
3:00 PM

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

Sheet Number

G108



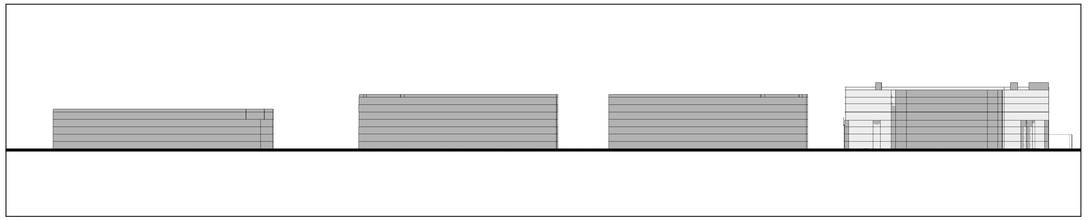
9 E SAILER DR - WEST ELEVATION



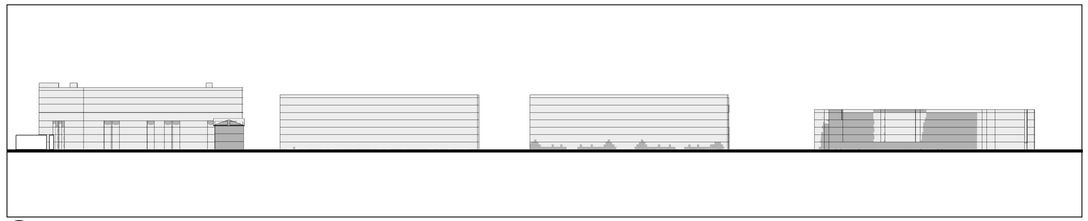
12 E SAILER DR - EAST ELEVATION



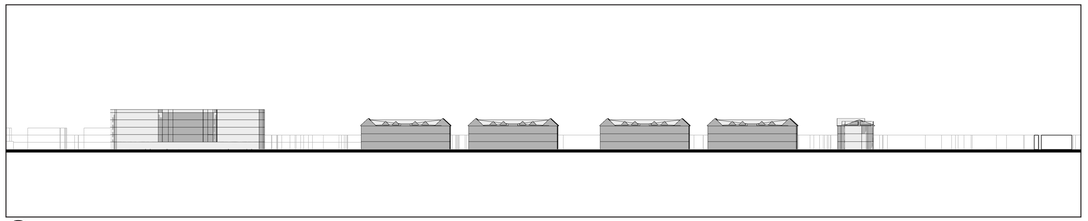
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

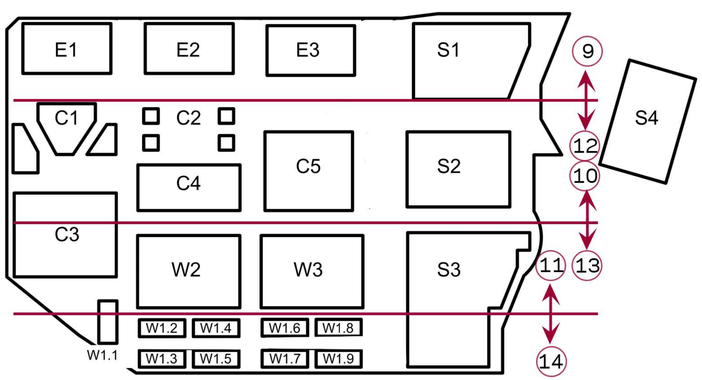
SHADOW ANALYSIS

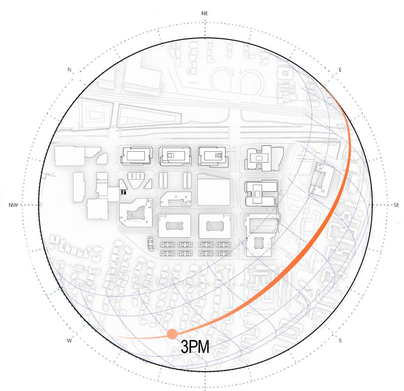
SPRING EQUINOX
MARCH 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

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

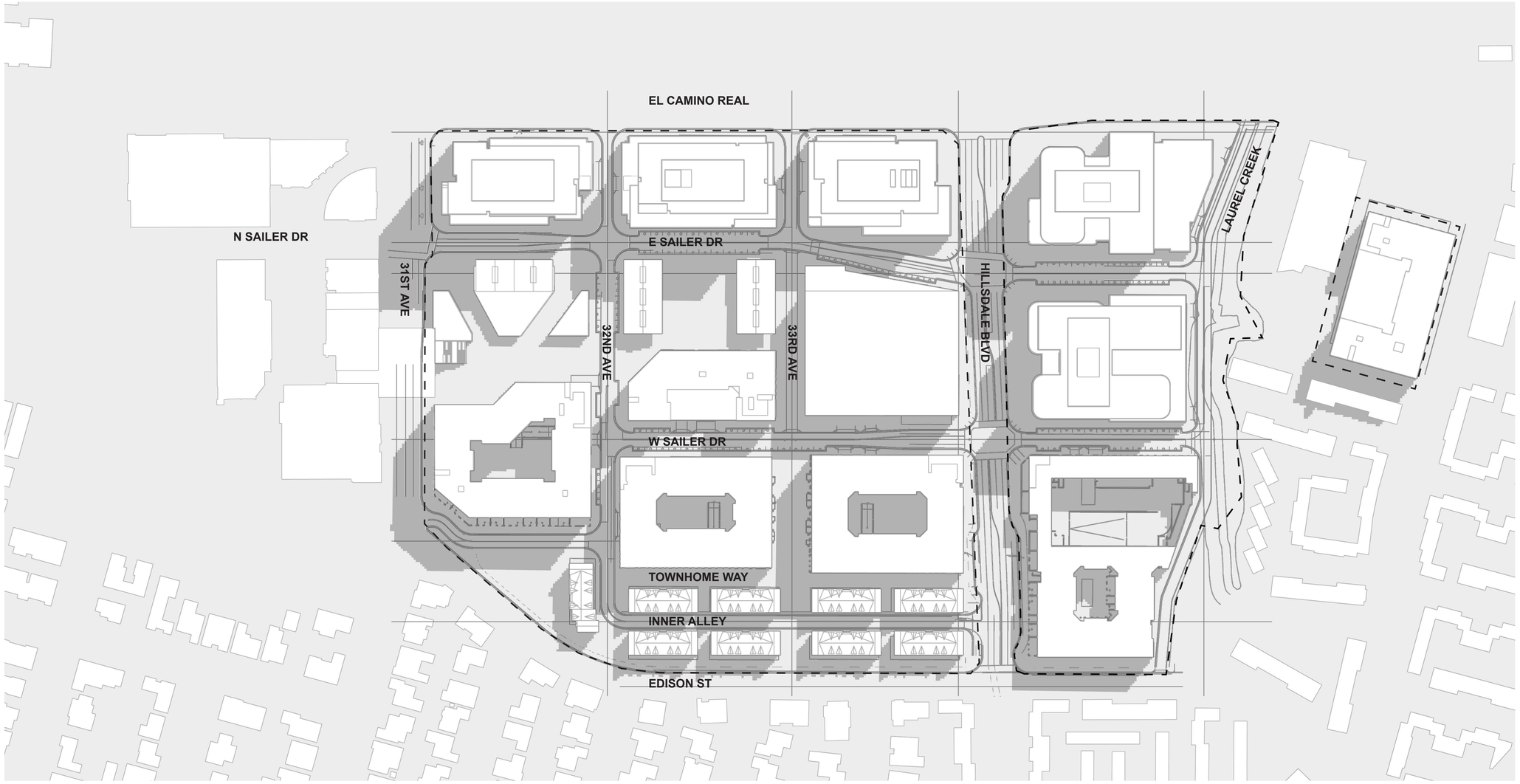
Sheet Title:

SITE SHADOW STUDY
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

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

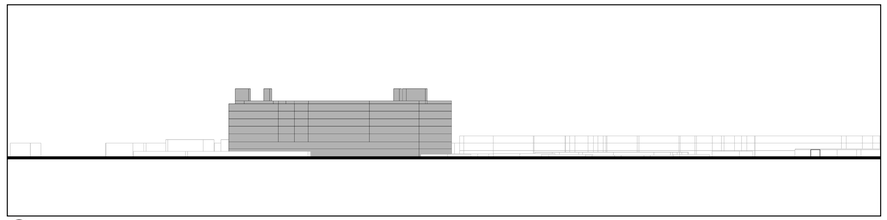
Sheet Title:

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

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

Sheet Number

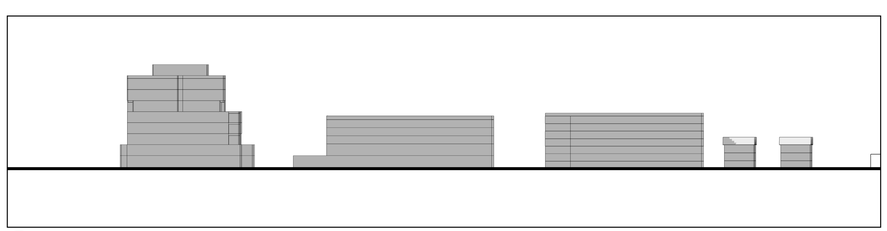
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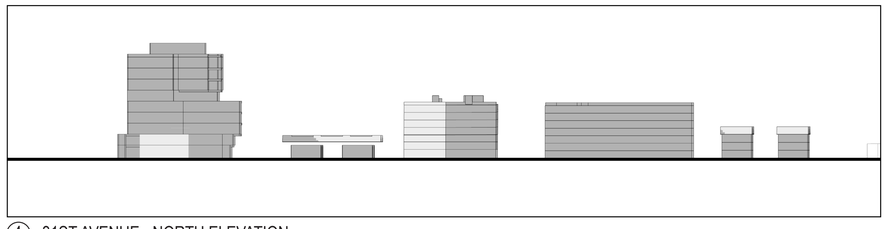
1 HILLSDALE BOULEVARD - NORTH ELEVATION



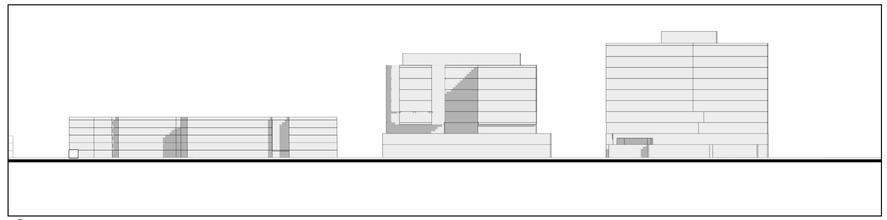
2 33RD AVENUE - NORTH ELEVATION



3 32ND AVENUE - NORTH ELEVATION



4 31ST AVENUE - NORTH ELEVATION



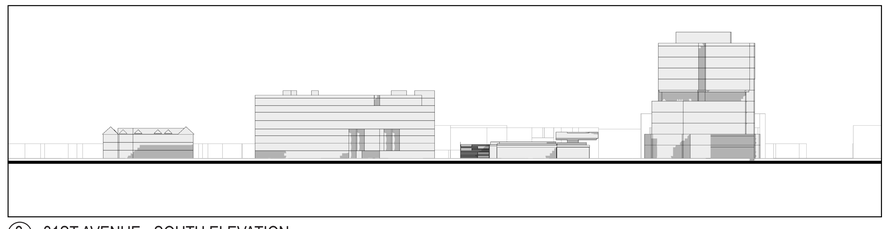
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

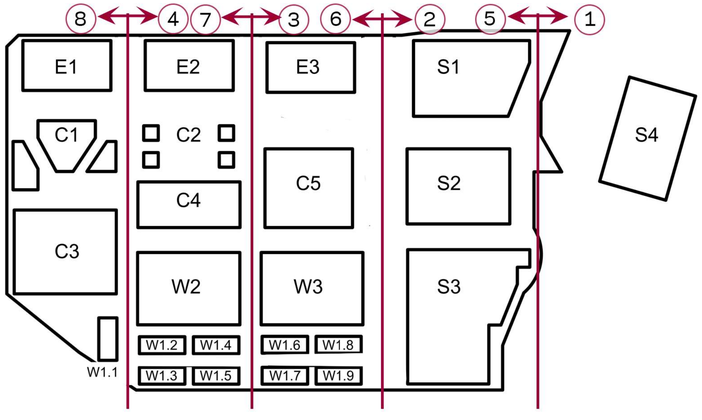
SHADOW ANALYSIS

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

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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

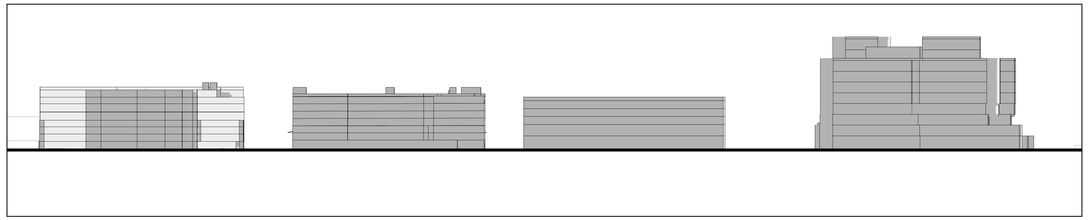
G111



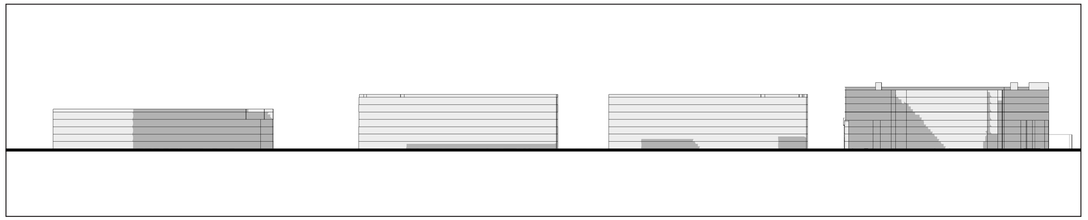
9 E SAILER DR - WEST ELEVATION



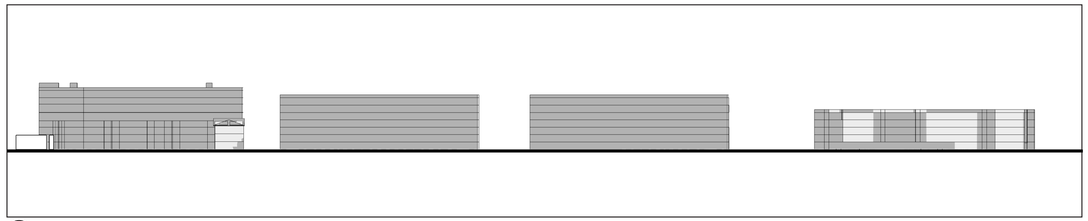
12 E SAILER DR - EAST ELEVATION



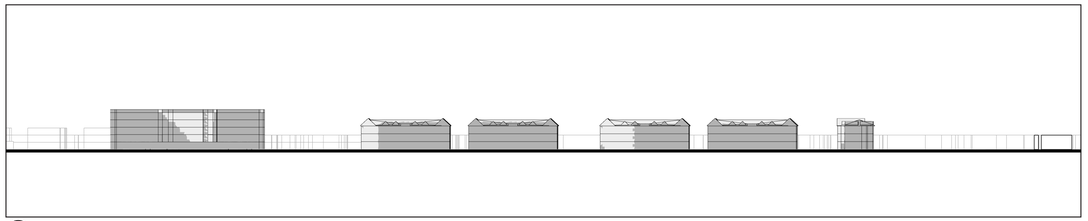
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

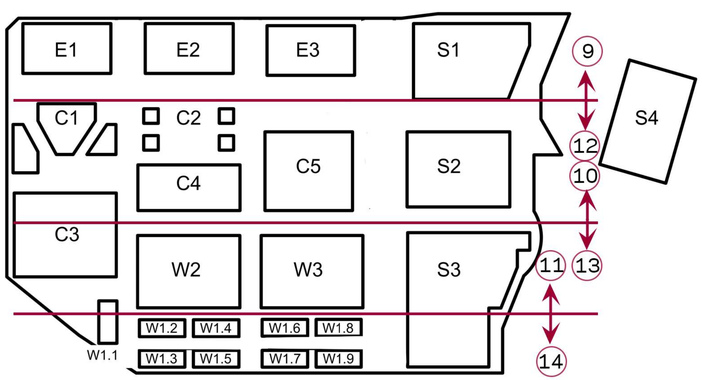
SHADOW ANALYSIS

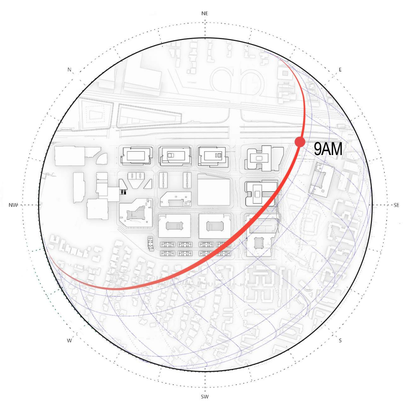
SUMMER EQUINOX
JUNE 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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Key Plan

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

Project No: 23.04025.00

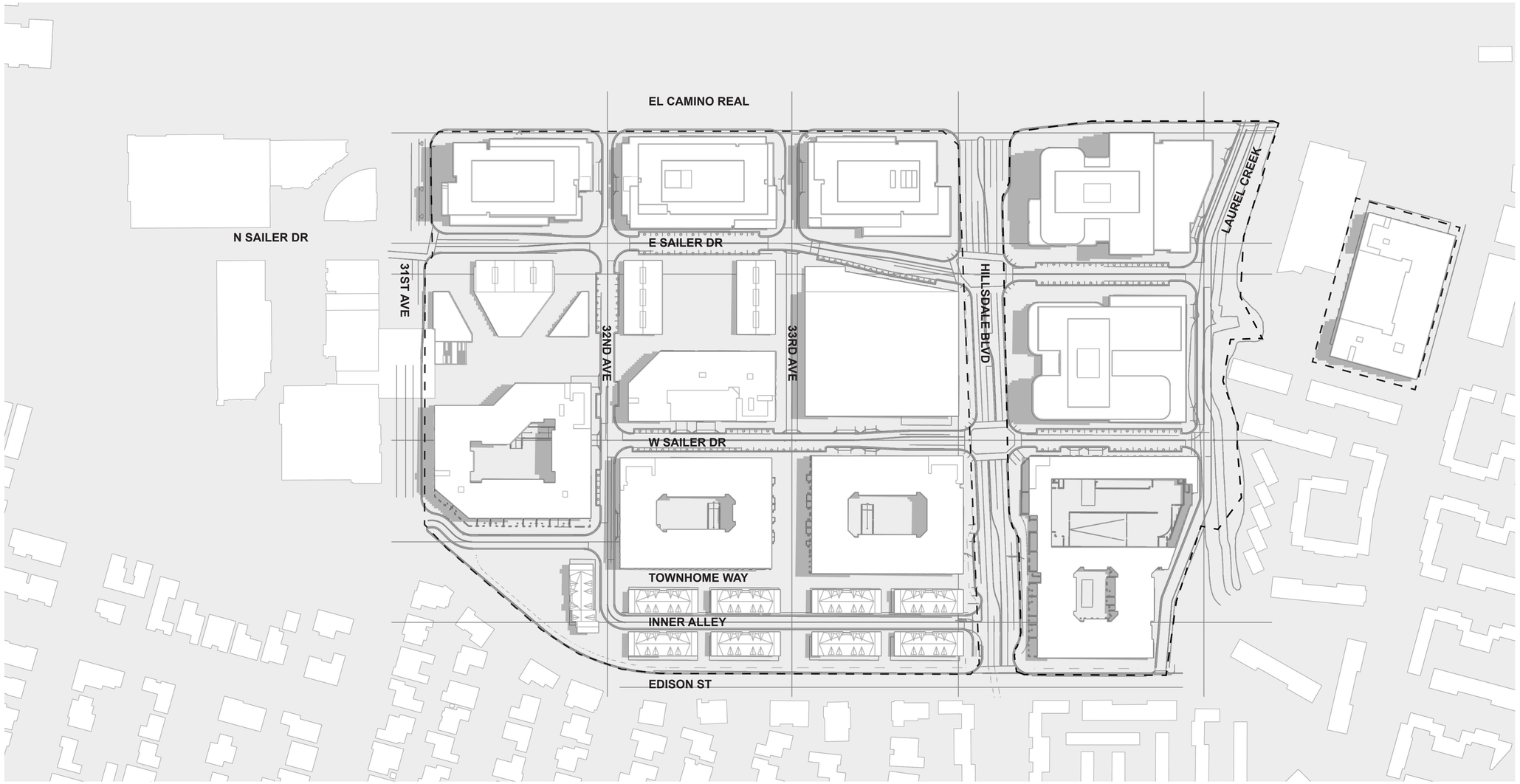
Sheet Title:

SITE SHADOW STUDY
SUMMER EQUINOX
JUNE 21ST
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

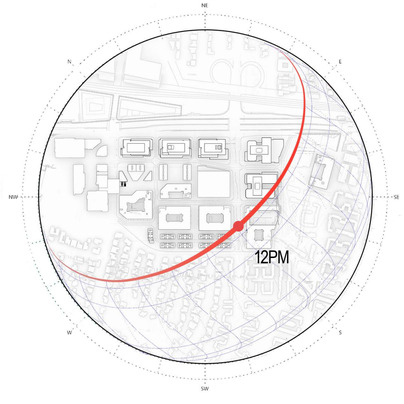
LEGEND

- 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

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Key Plan

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

Project No: 23.04025.00

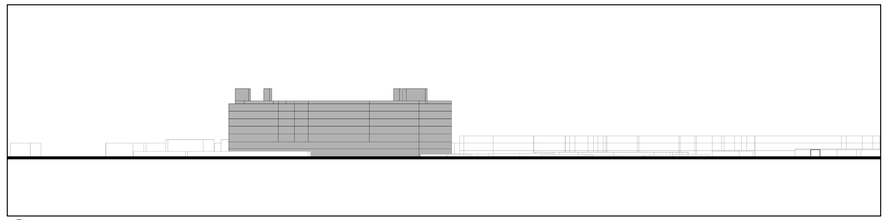
Sheet Title:

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

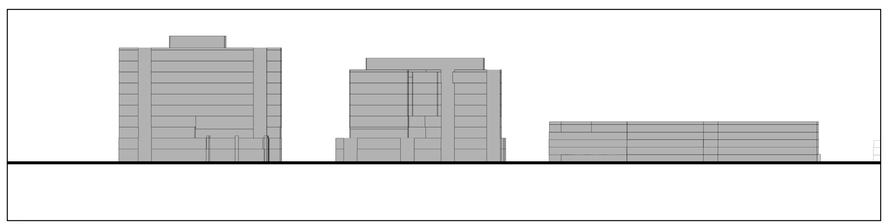
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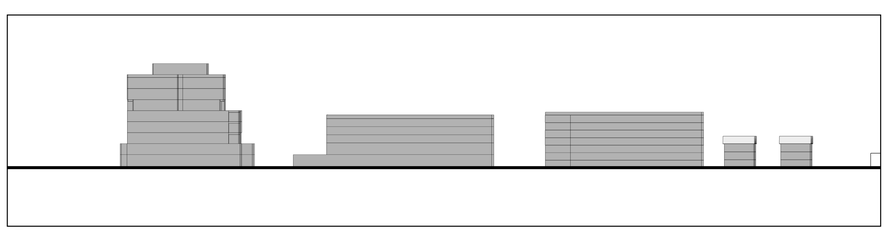
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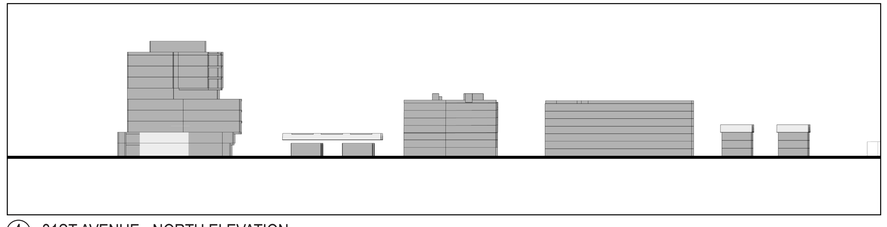
1 HILLSDALE BOULEVARD - NORTH ELEVATION



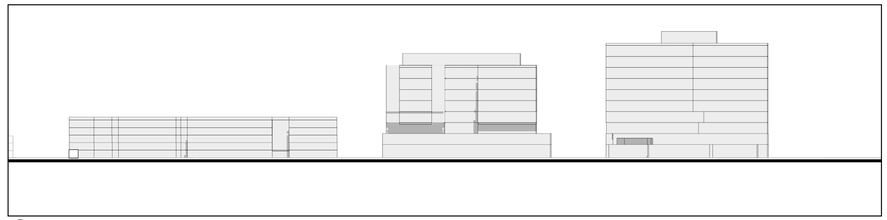
2 33RD AVENUE - NORTH ELEVATION



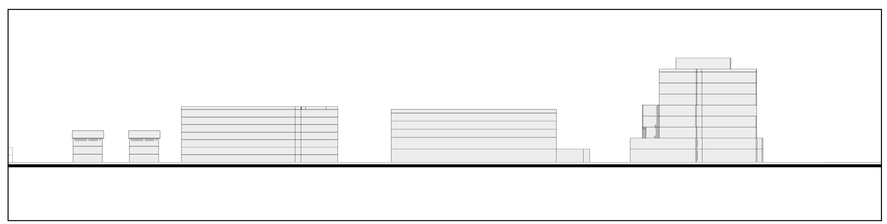
3 32ND AVENUE - NORTH ELEVATION



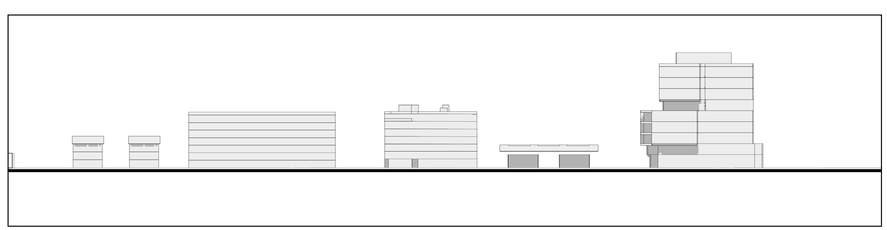
4 31ST AVENUE - NORTH ELEVATION



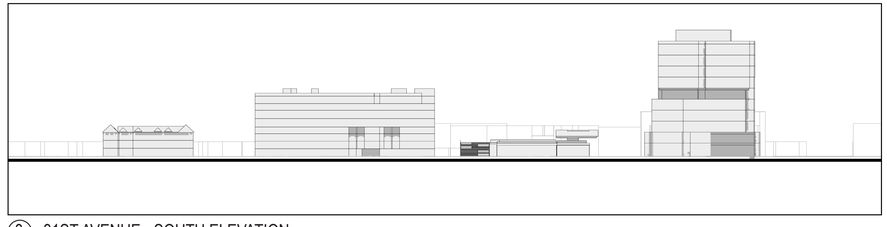
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

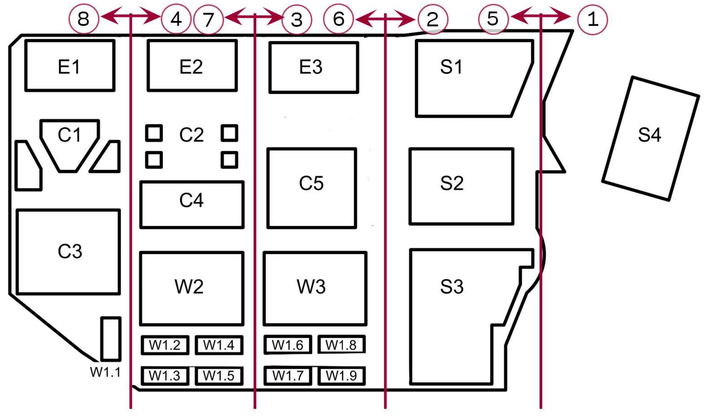
SHADOW ANALYSIS

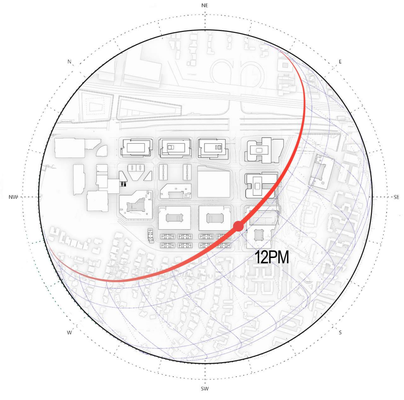
SUMMER EQUINOX
JUNE 21ST
12:00 PM

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

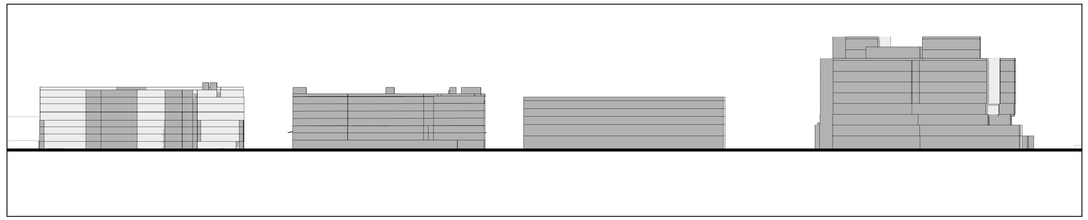
G114



9 E SAILER DR - WEST ELEVATION



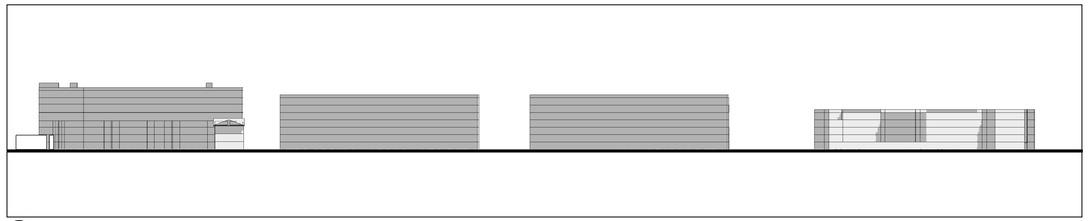
12 E SAILER DR - EAST ELEVATION



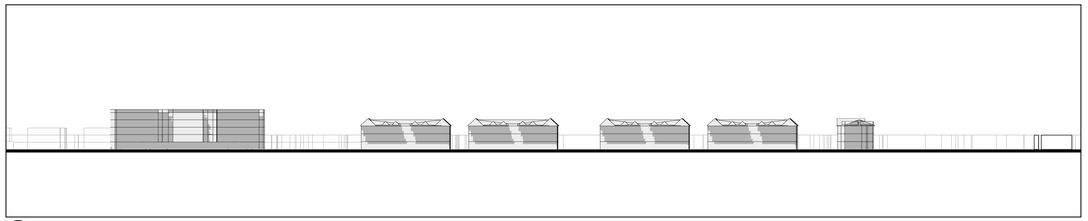
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

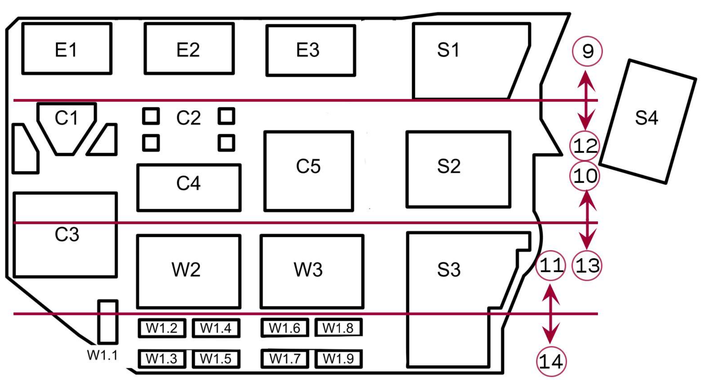
SHADOW ANALYSIS

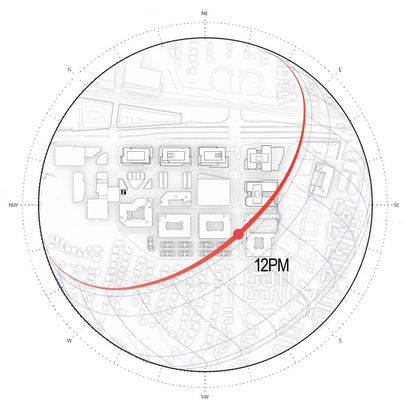
SUMMER EQUINOX
JUNE 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan

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No.	Description	Date
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Project No: 23.04025.00

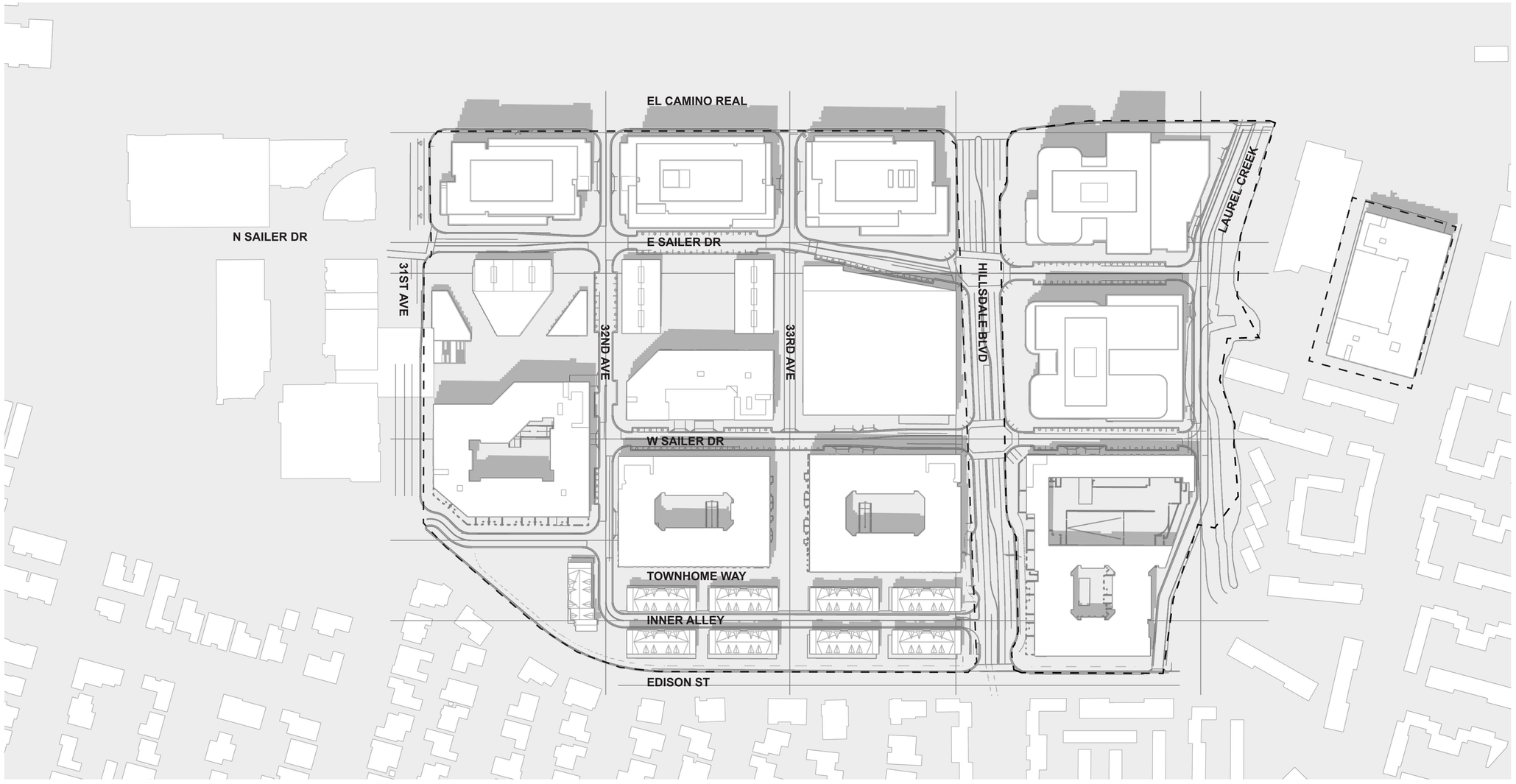
Sheet Title:

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

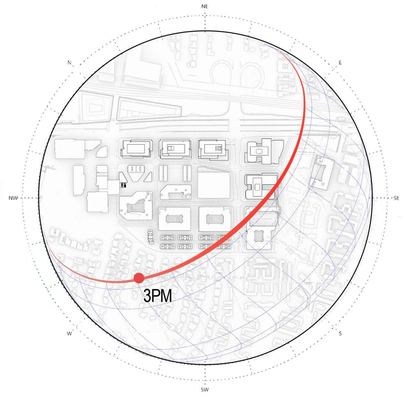
LEGEND

- 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

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

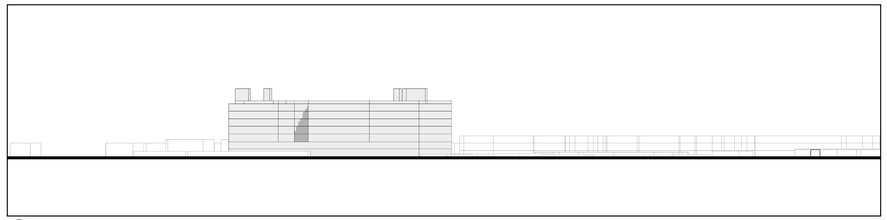
Sheet Title:

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

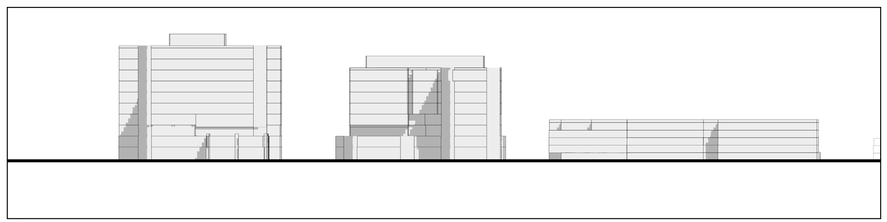
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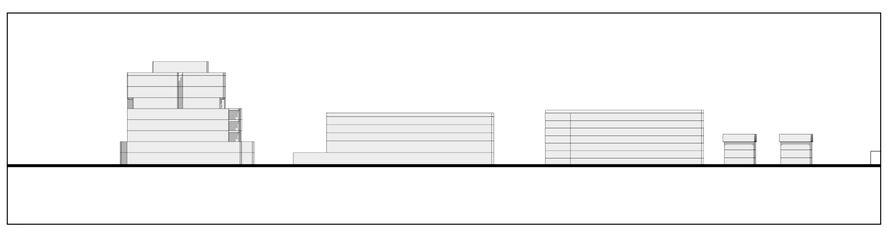
G116



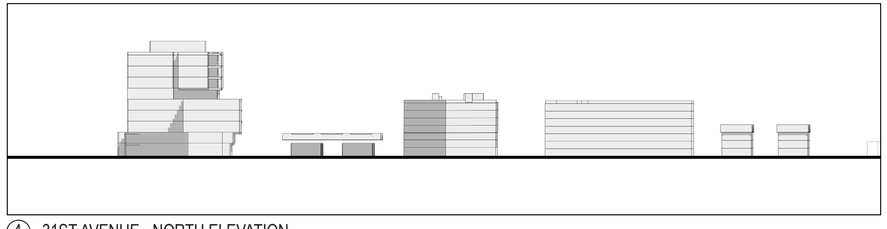
1 HILLSDALE BOULEVARD - NORTH ELEVATION



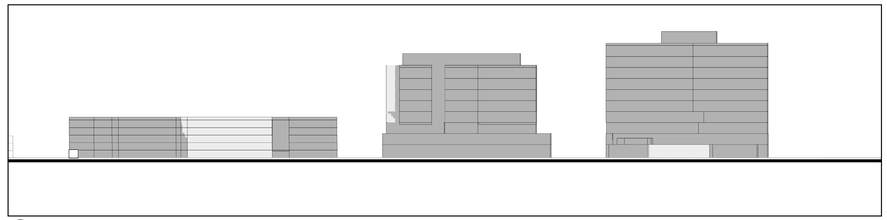
2 33RD AVENUE - NORTH ELEVATION



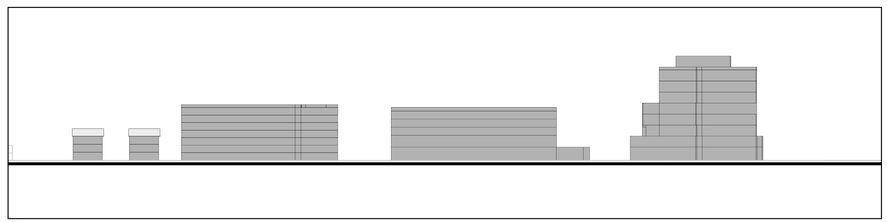
3 32ND AVENUE - NORTH ELEVATION



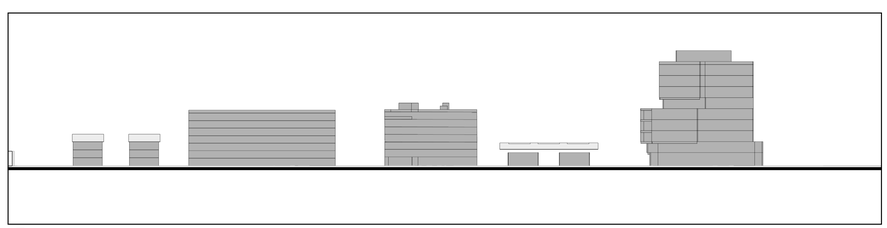
4 31ST AVENUE - NORTH ELEVATION



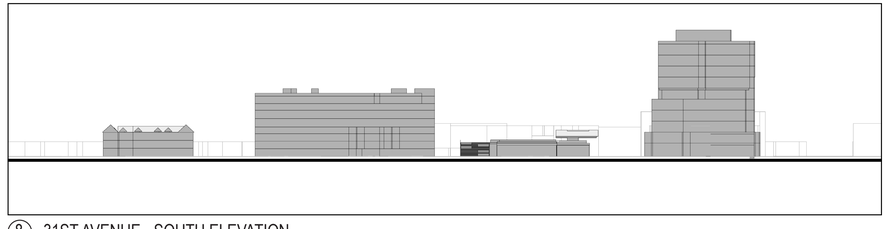
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

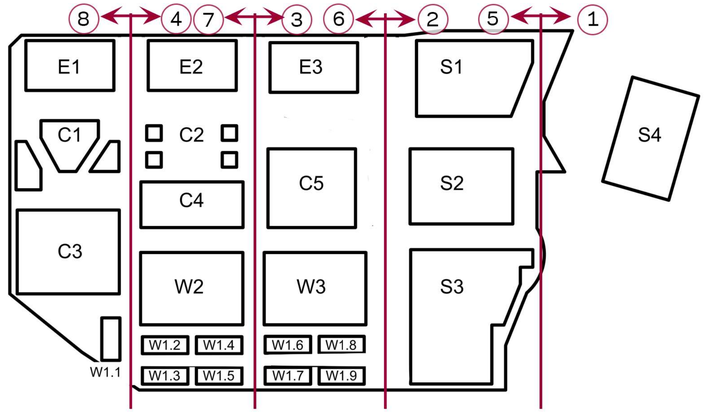
SHADOW ANALYSIS

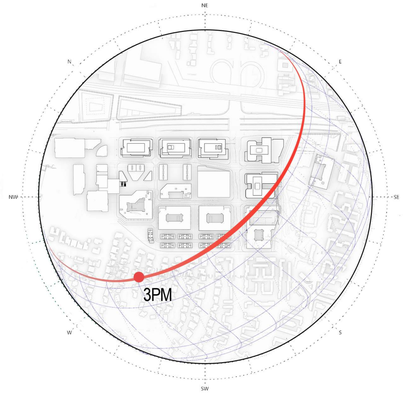
SUMMER EQUINOX
JUNE 21ST
3:00 PM

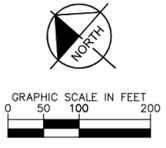
LEGEND

- 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



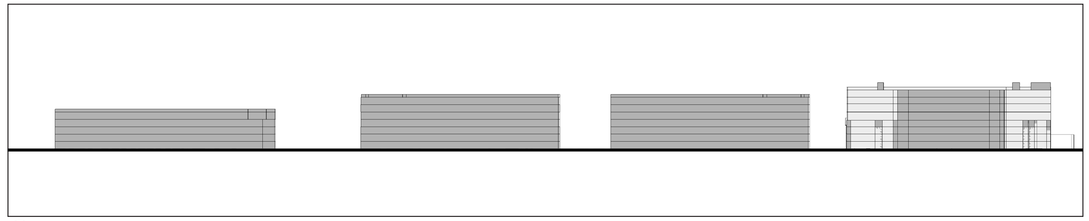
10 W SAILER DR - WEST ELEVATION



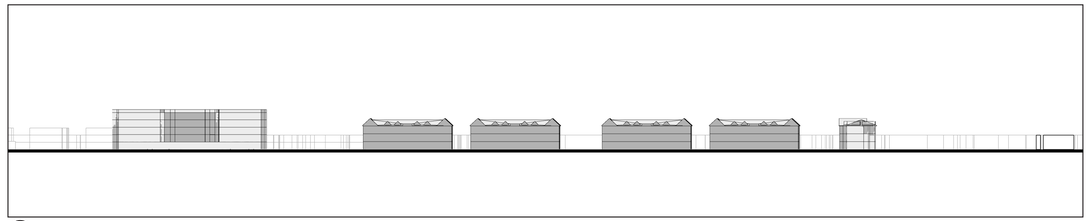
11 TOWNHOME WAY - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



13 W SAILER DR - EAST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

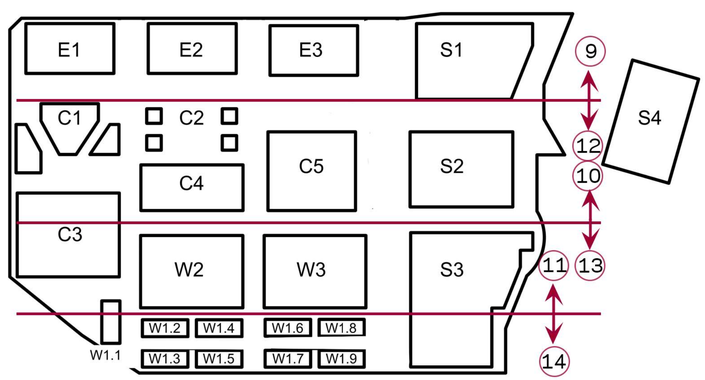
SHADOW ANALYSIS

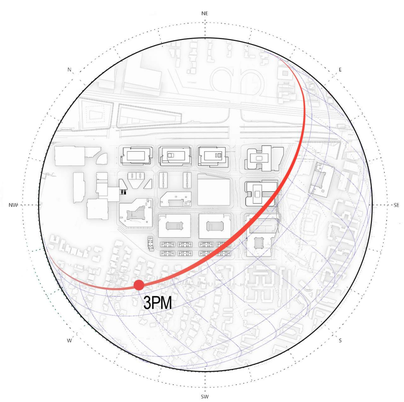
SUMMER EQUINOX
JUNE 21ST
3:00 PM

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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Key Plan

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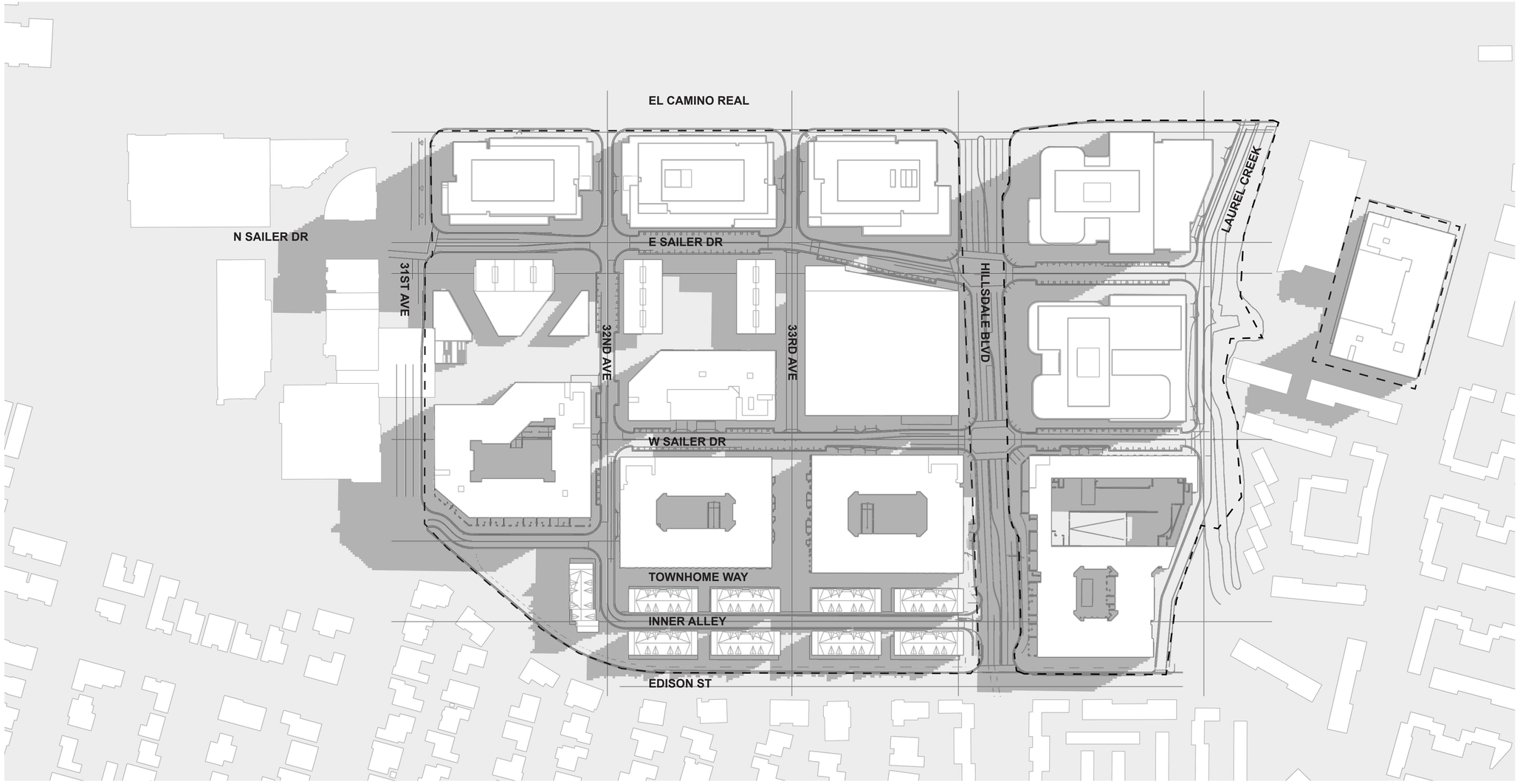
Sheet Title:

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

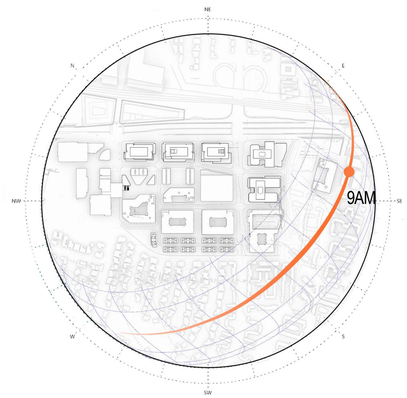
LEGEND

- 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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Key Plan

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

Project No: 23.04025.00

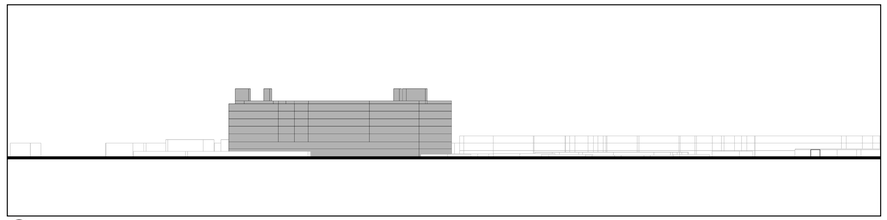
Sheet Title:

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

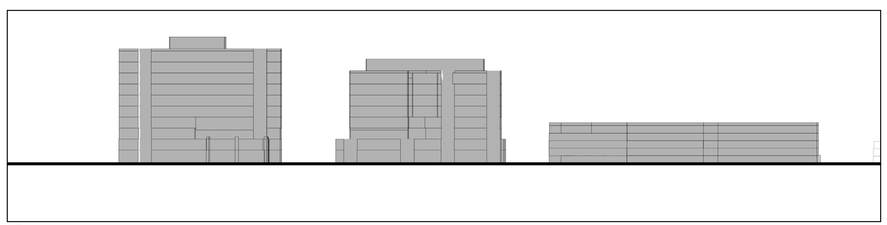
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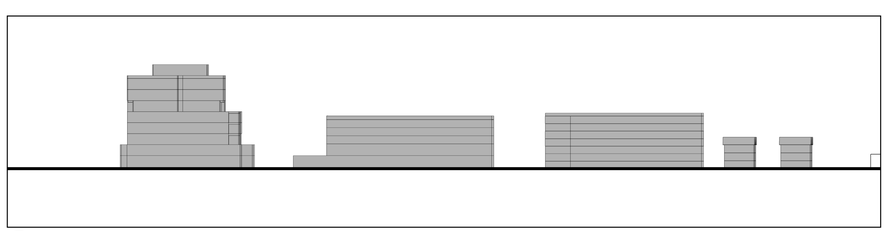
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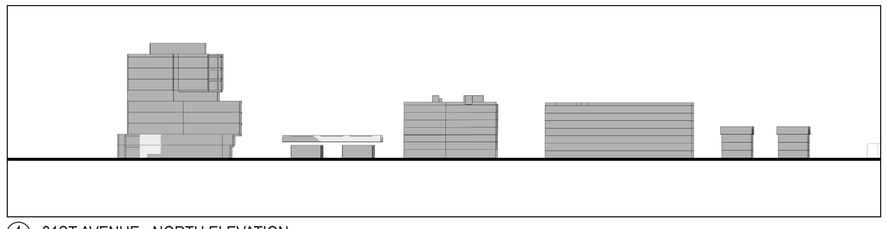
1 HILLSDALE BOULEVARD - NORTH ELEVATION



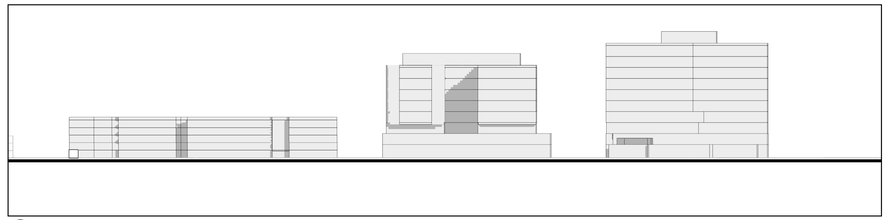
2 33RD AVENUE - NORTH ELEVATION



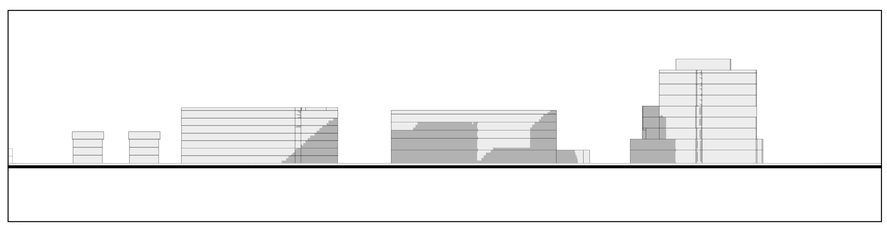
3 32ND AVENUE - NORTH ELEVATION



4 31ST AVENUE - NORTH ELEVATION



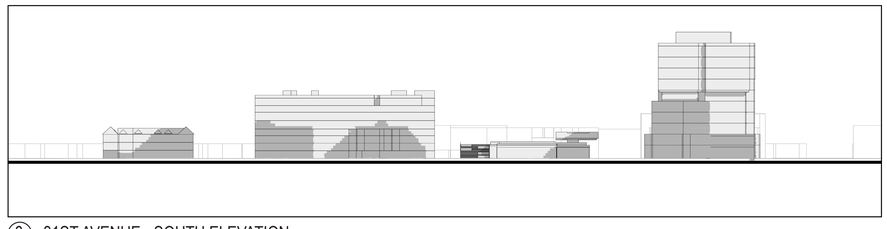
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

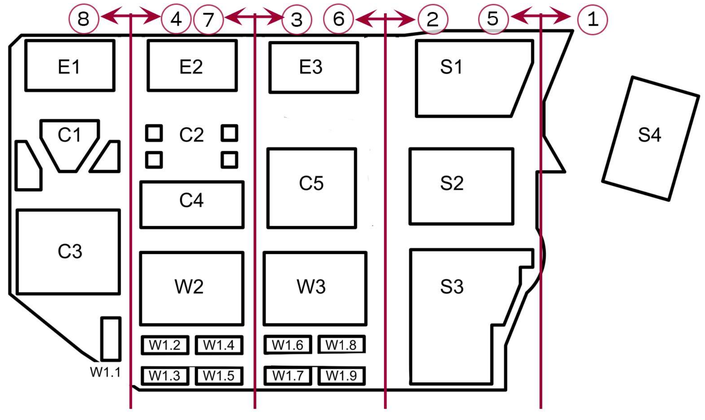
SHADOW ANALYSIS

FALL EQUINOX
SEPTEMBER 21ST
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

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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

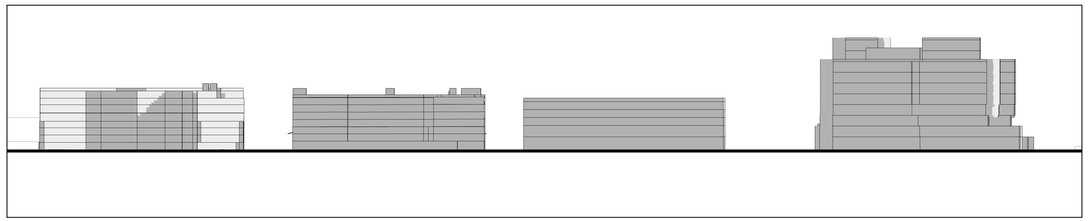
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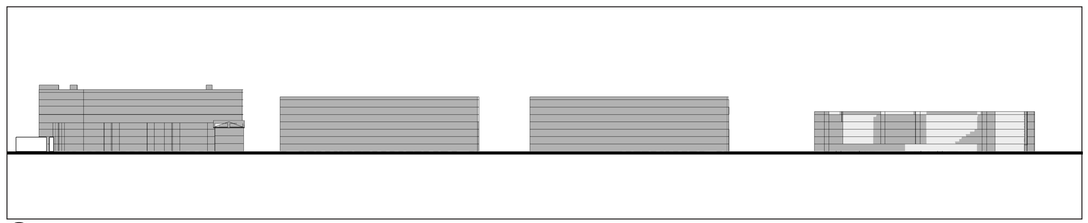
G120



9 E SAILER DR - WEST ELEVATION



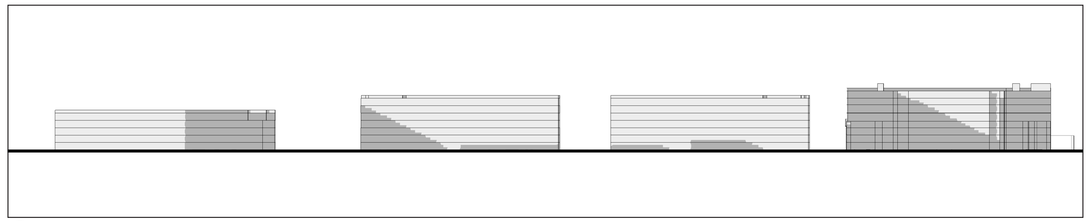
10 W SAILER DR - WEST ELEVATION



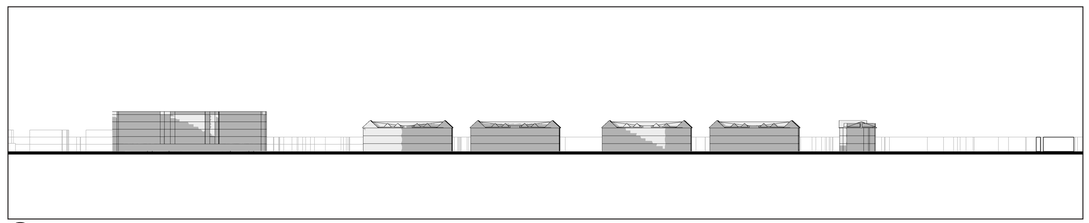
11 TOWNHOME WAY - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



13 W SAILER DR - EAST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

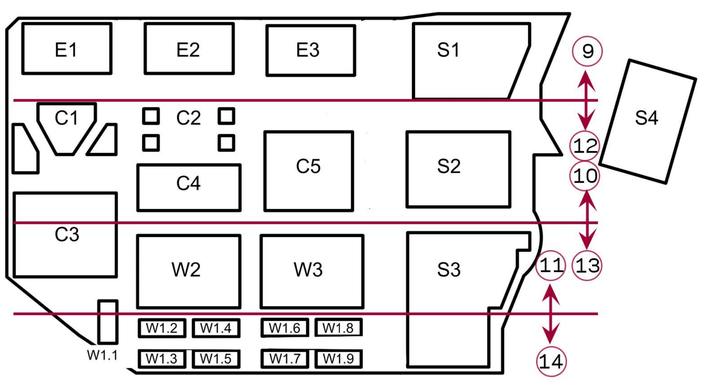
SHADOW ANALYSIS

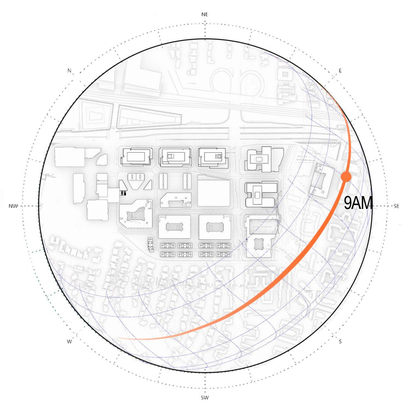
FALL EQUINOX
SEPTEMBER 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

HSC Property Owner LLC

BOHANNON

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Key Plan

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No.	Description	Date
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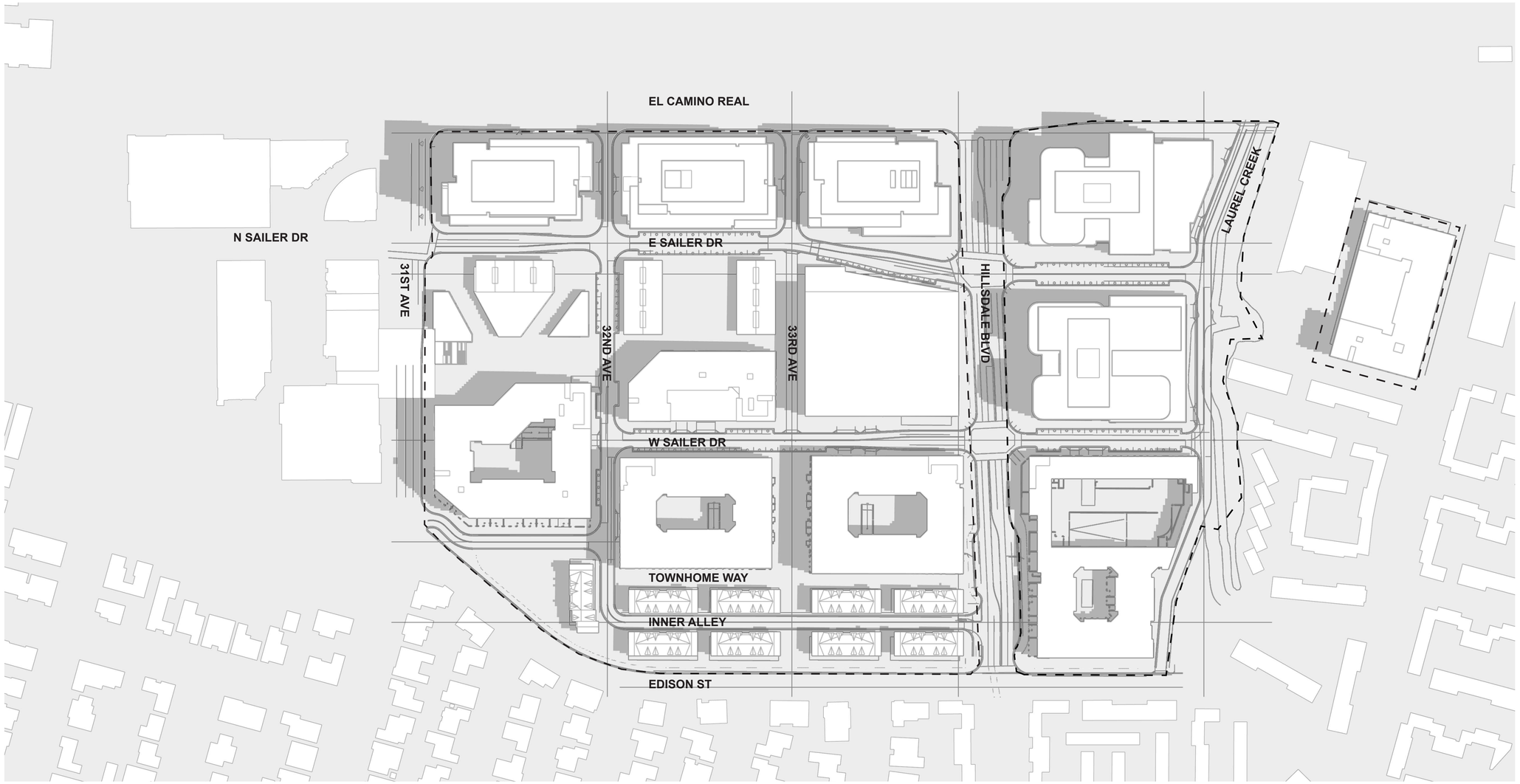
Sheet Title:

SITE SHADOW STUDY
FALL EQUINOX
SEPTEMBER 21ST
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

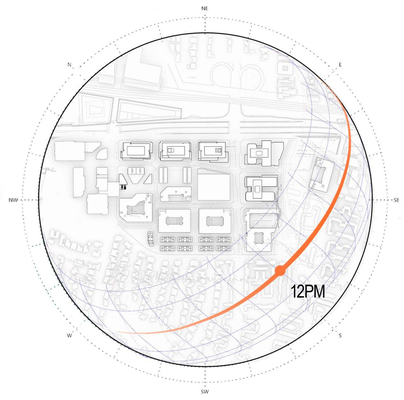
LEGEND

- 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

HSC Property Owner LLC

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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

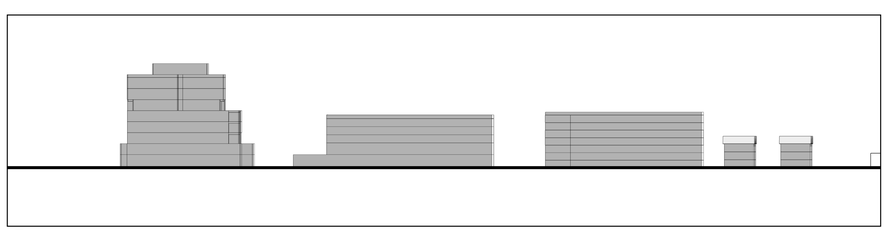
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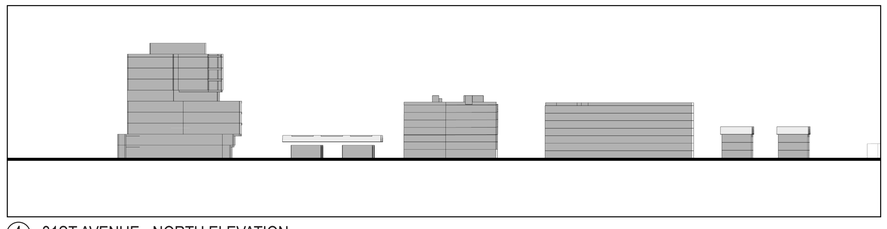
1 HILLSDALE BOULEVARD - NORTH ELEVATION



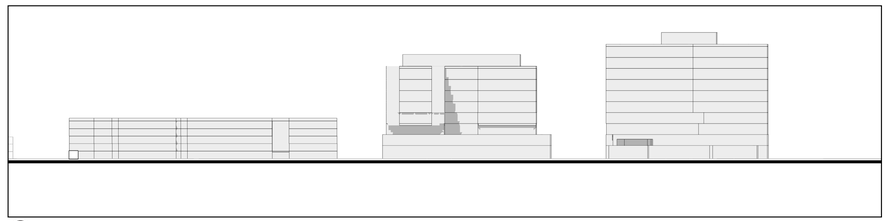
2 33RD AVENUE - NORTH ELEVATION



3 32ND AVENUE - NORTH ELEVATION



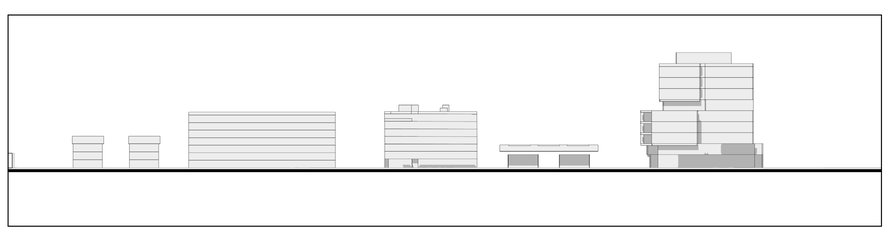
4 31ST AVENUE - NORTH ELEVATION



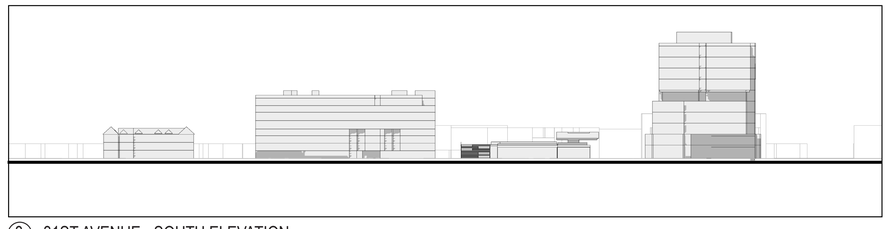
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

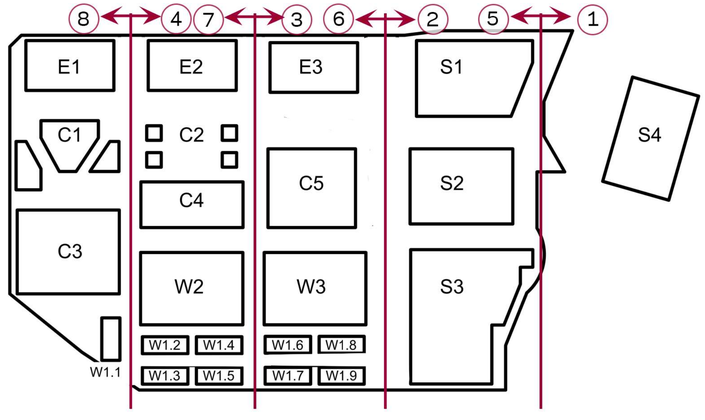
SHADOW ANALYSIS

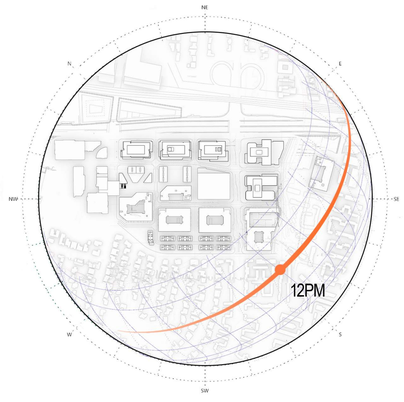
FALL EQUINOX
SEPTEMBER 21ST
12:00 PM

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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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



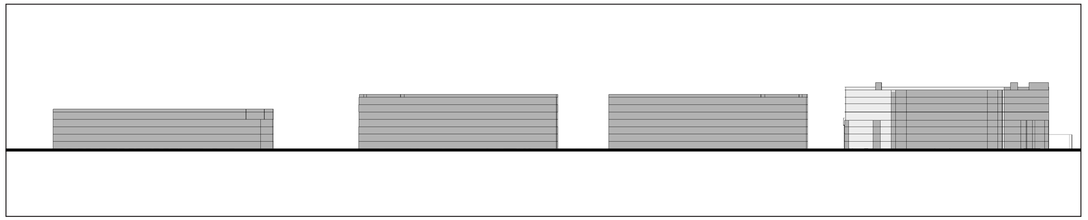
9 E SAILER DR - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



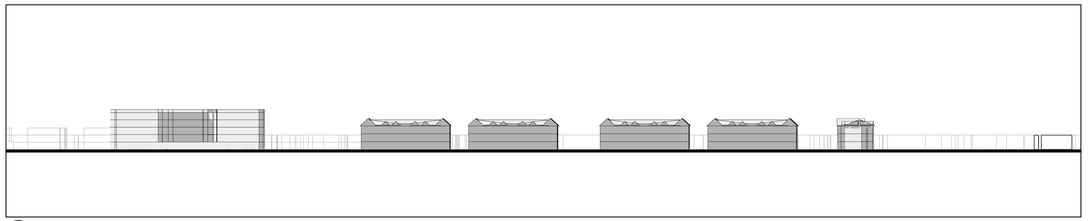
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

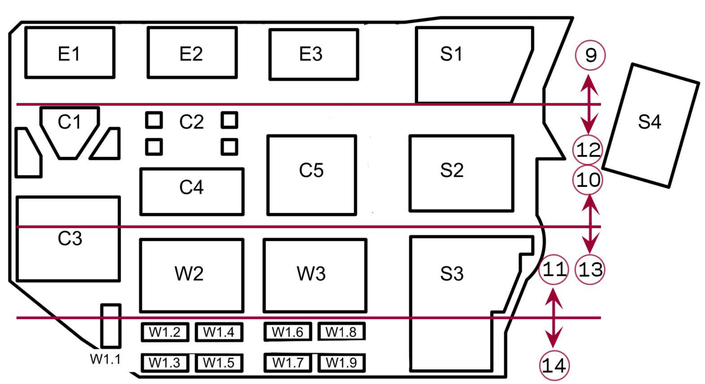
SHADOW ANALYSIS

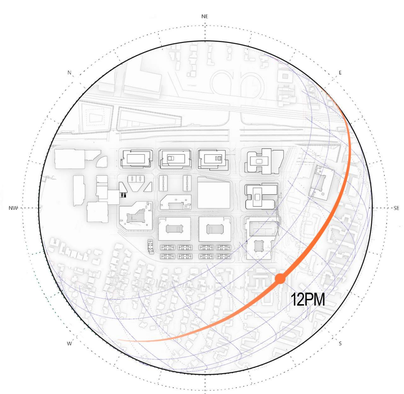
FALL EQUINOX
SEPTEMBER 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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
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

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
3:00 PM

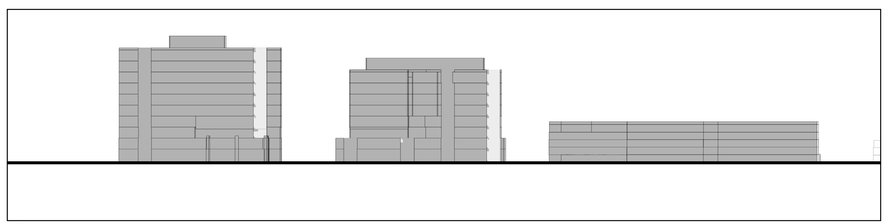
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Sheet Number

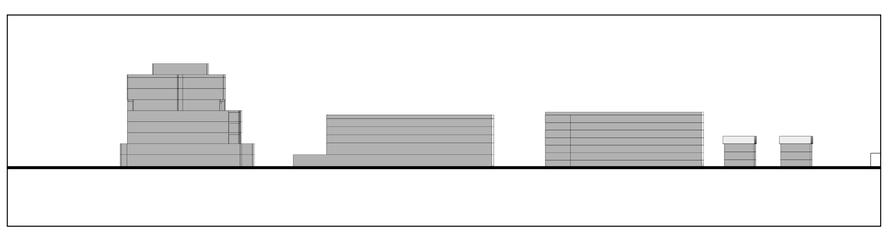
G125



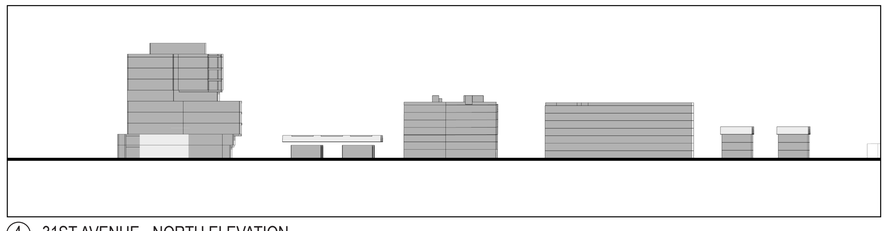
1 HILLSDALE BOULEVARD - NORTH ELEVATION



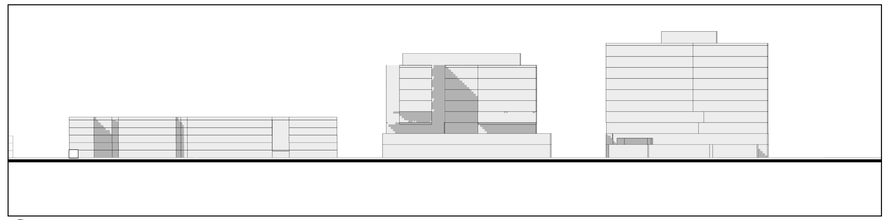
2 33RD AVENUE - NORTH ELEVATION



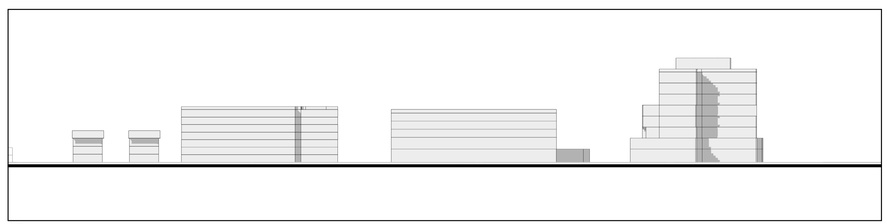
3 32ND AVENUE - NORTH ELEVATION



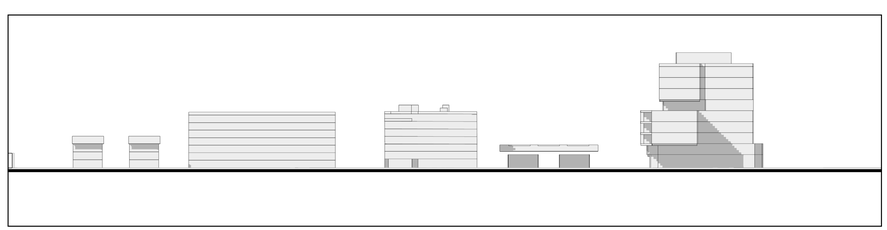
4 31ST AVENUE - NORTH ELEVATION



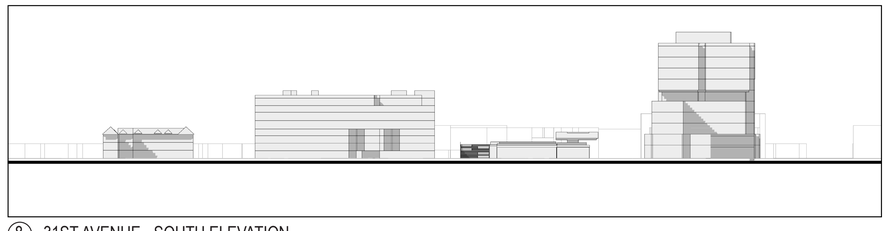
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

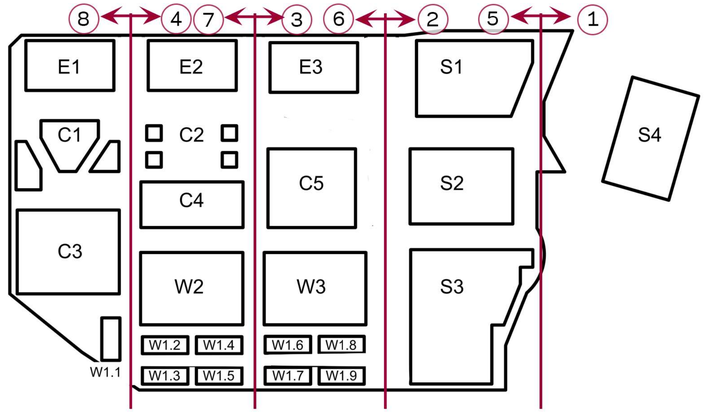
SHADOW ANALYSIS

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

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
3:00 PM

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

Sheet Number

G126



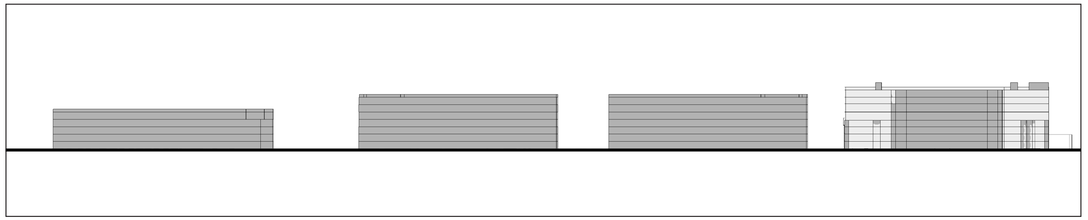
9 E SAILER DR - WEST ELEVATION



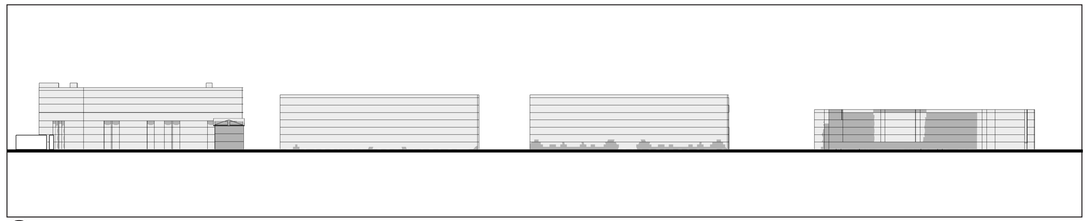
12 E SAILER DR - EAST ELEVATION



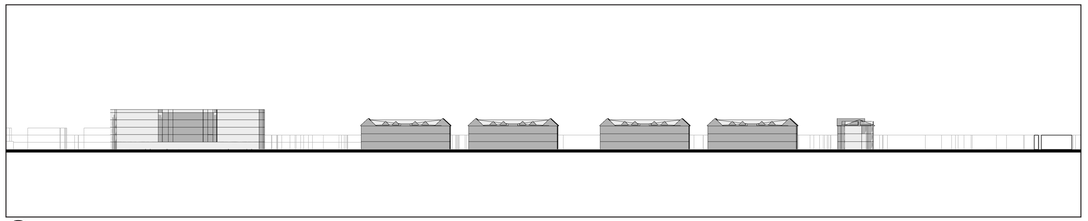
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

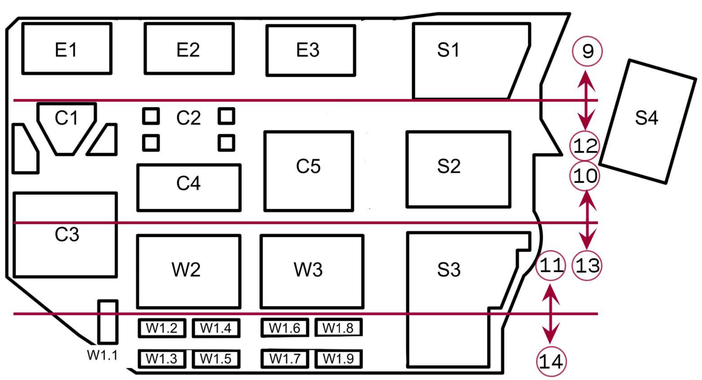
SHADOW ANALYSIS

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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Key Plan

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

Project No: 23.04025.00

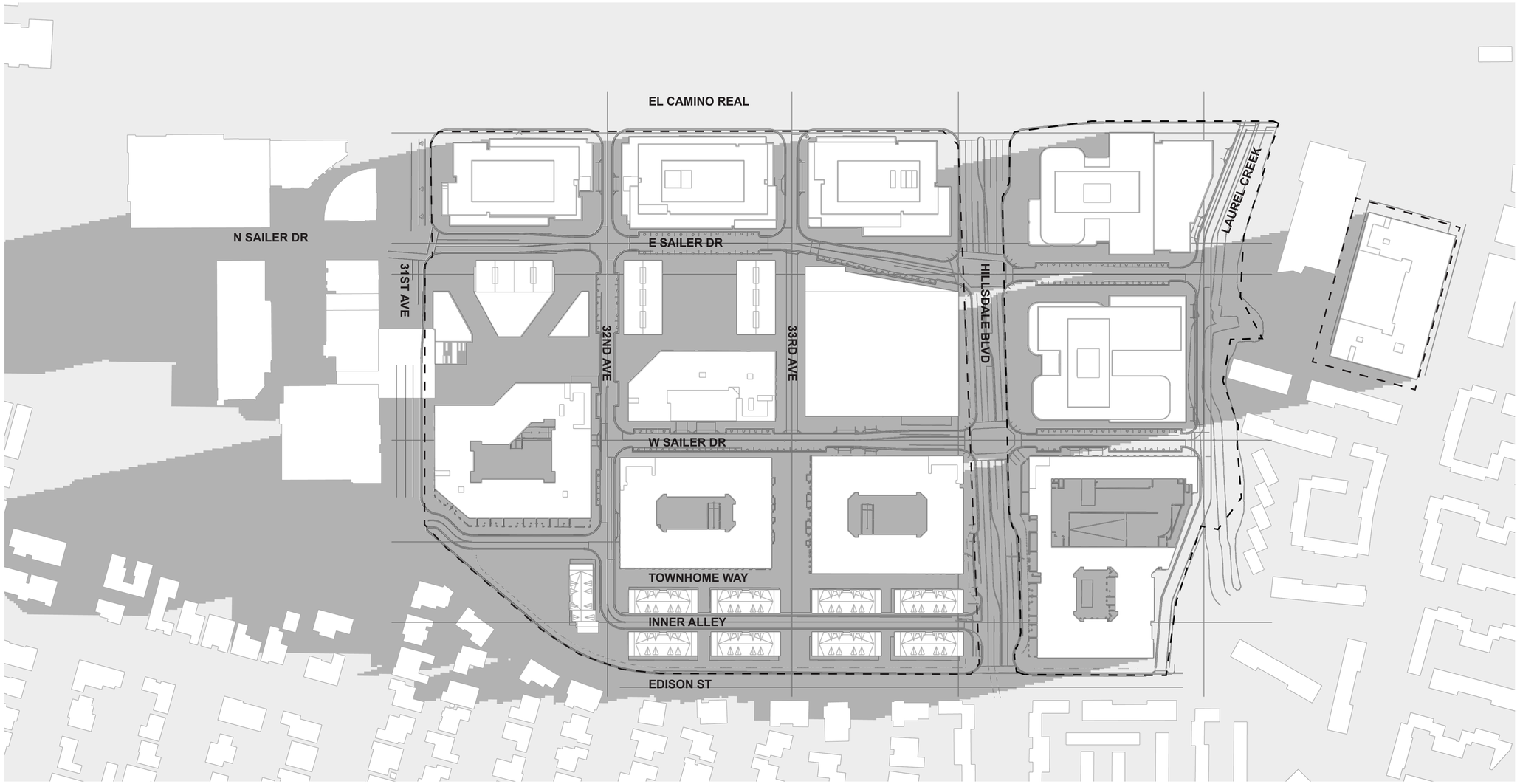
Sheet Title:

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

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

NOT FOR CONSTRUCTION

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

Project No: 23.04025.00

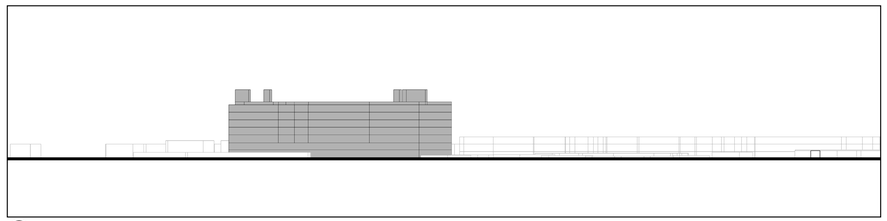
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SITE SHADOW STUDY
WINTER EQUINOX
DECEMBER 21ST
9:00 AM

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Sheet Number

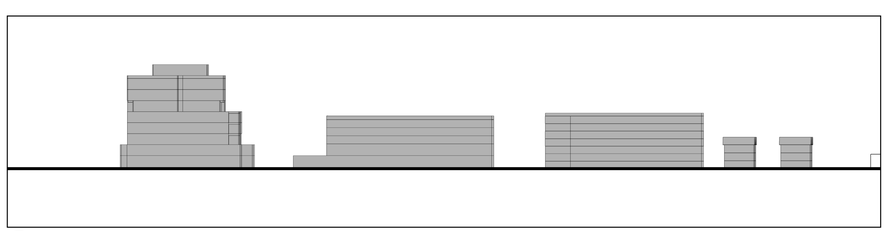
G128



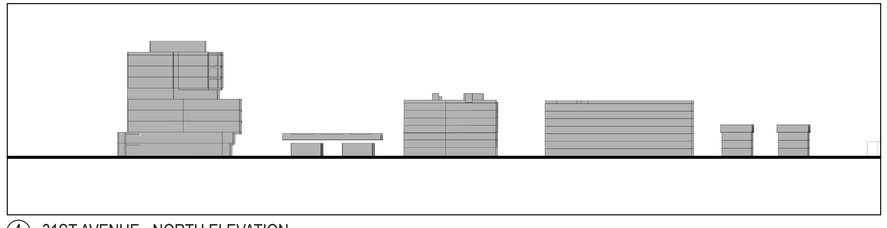
1 HILLSDALE BOULEVARD - NORTH ELEVATION



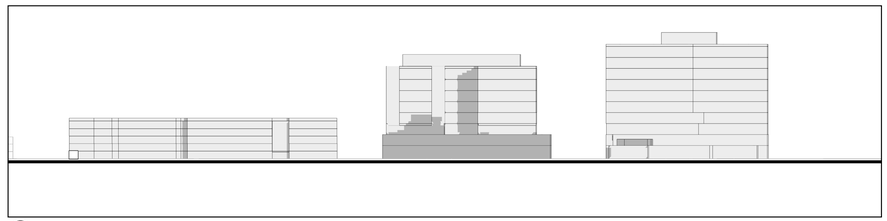
2 33RD AVENUE - NORTH ELEVATION



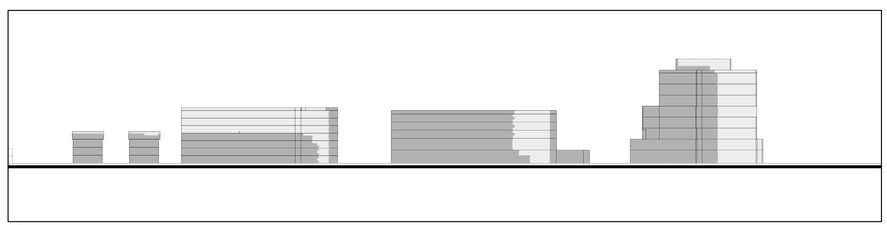
3 32ND AVENUE - NORTH ELEVATION



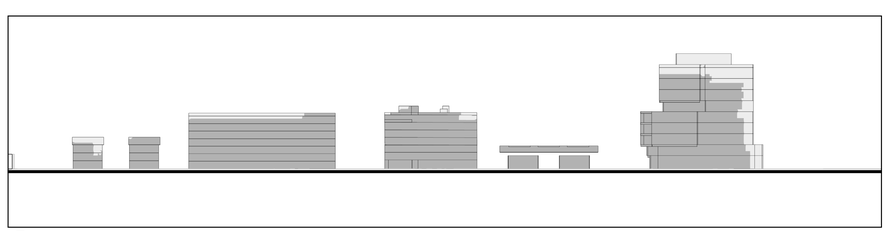
4 31ST AVENUE - NORTH ELEVATION



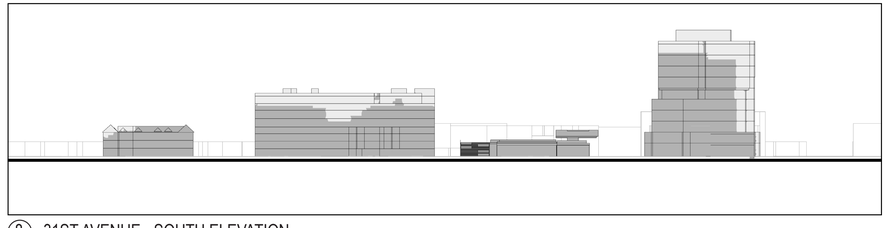
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

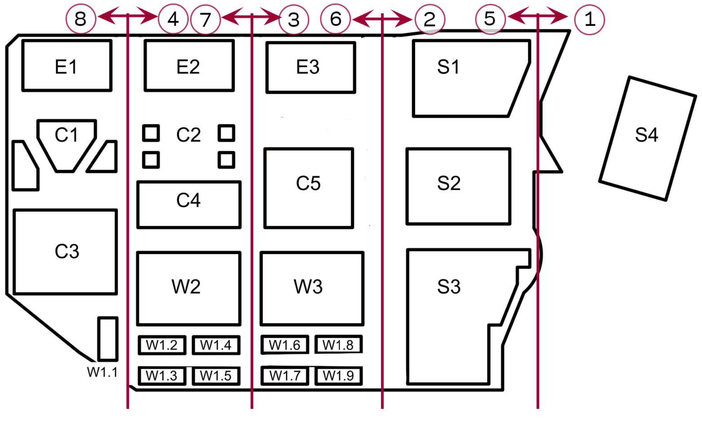
SHADOW ANALYSIS

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

NORTHWOOD INVESTORS

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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

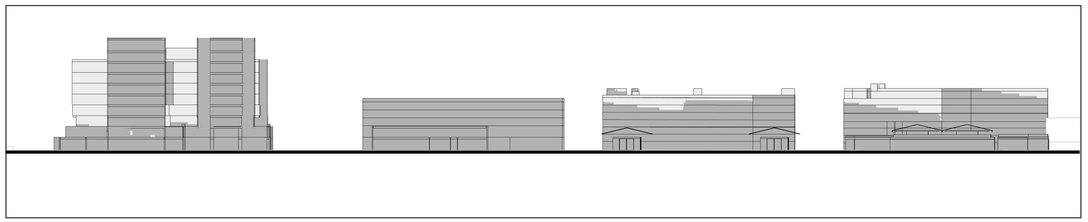
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Sheet Number

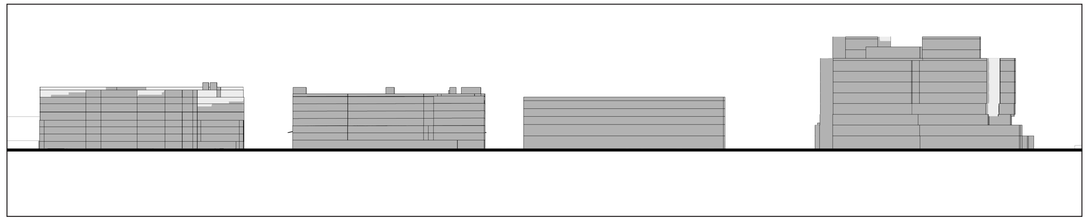
G129



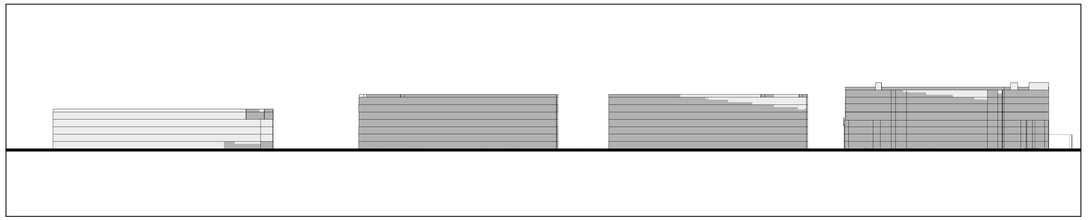
9 E SAILER DR - WEST ELEVATION



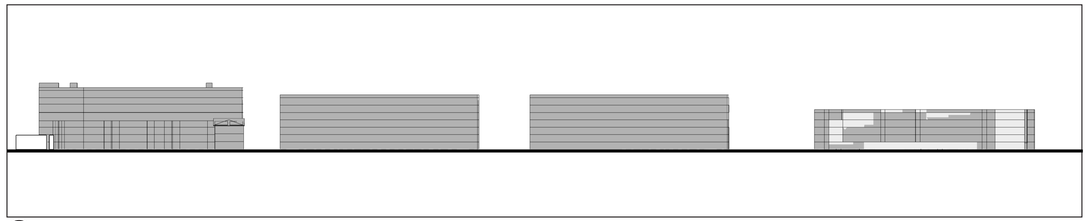
12 E SAILER DR - EAST ELEVATION



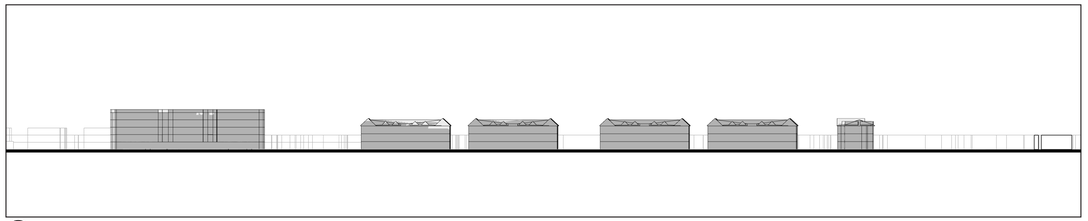
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

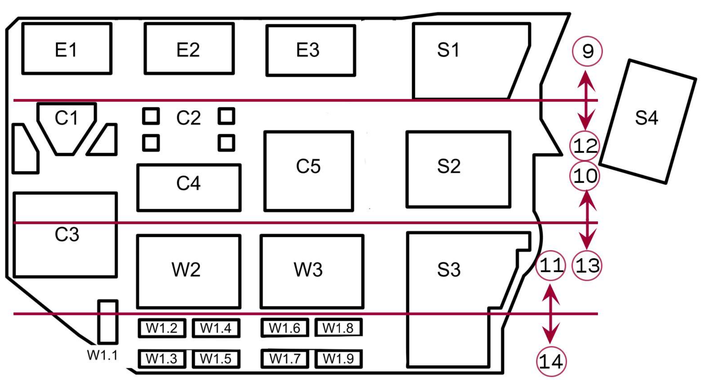
SHADOW ANALYSIS

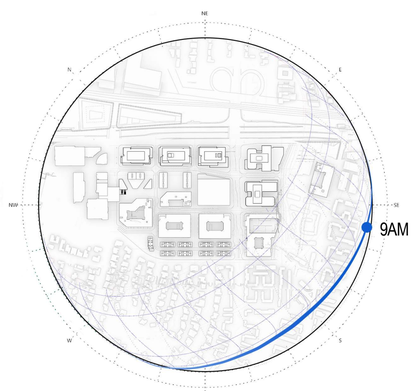
WINTER EQUINOX
DECEMBER 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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
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

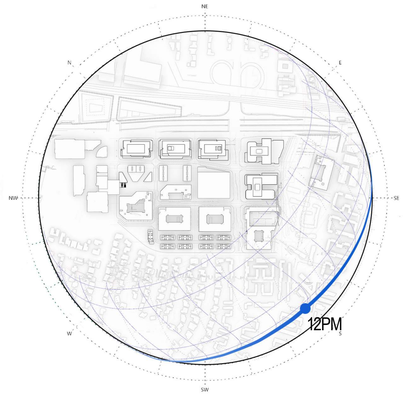
NOTES

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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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
12:00 PM

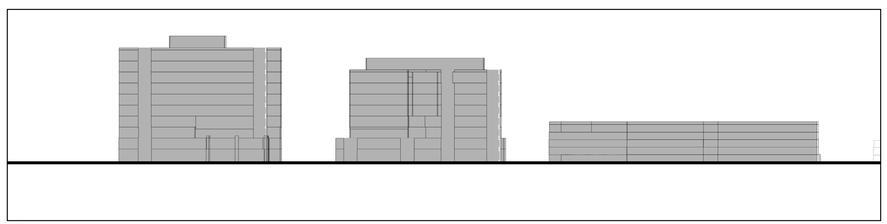
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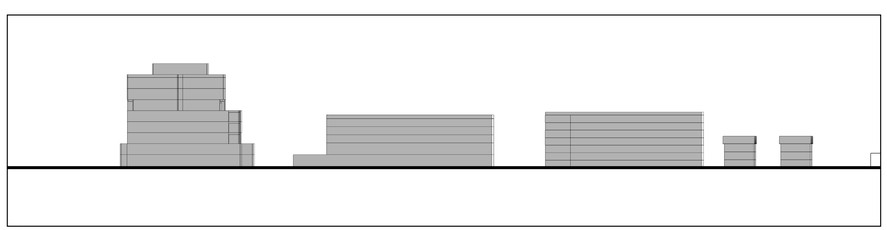
G131



1 HILLSDALE BOULEVARD - NORTH ELEVATION



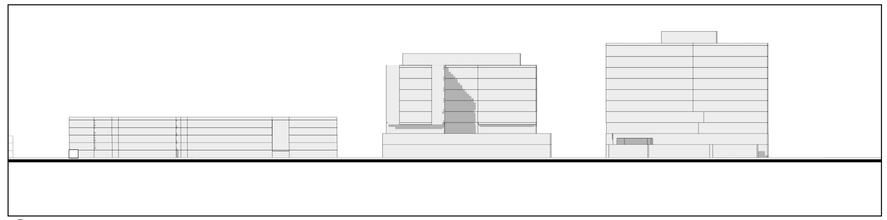
2 33RD AVENUE - NORTH ELEVATION



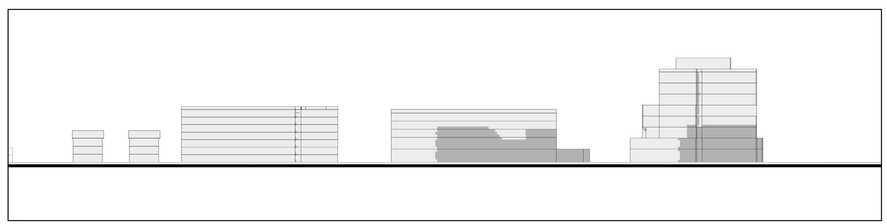
3 32ND AVENUE - NORTH ELEVATION



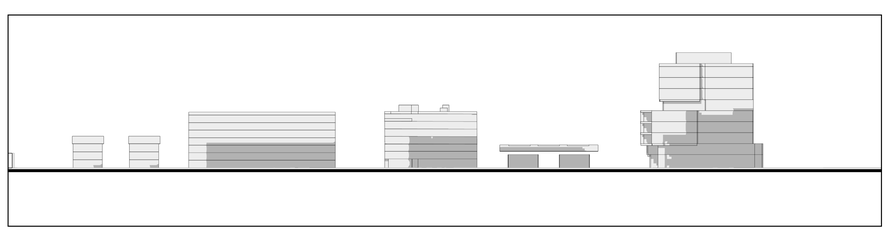
4 31ST AVENUE - NORTH ELEVATION



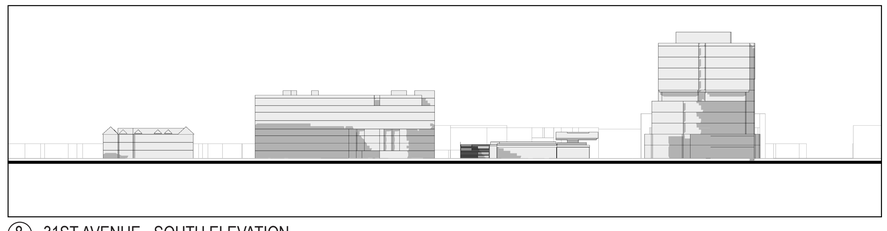
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

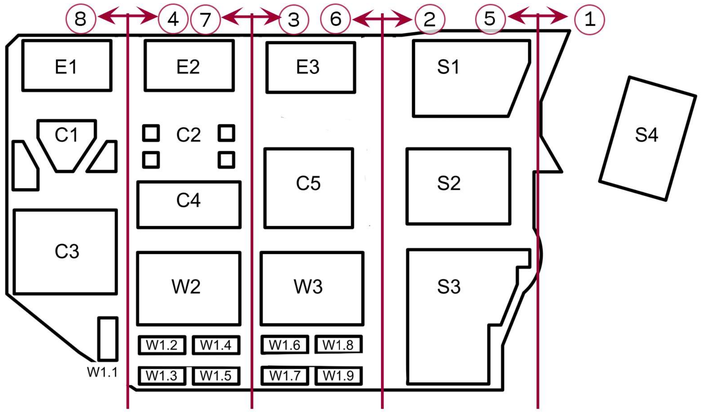
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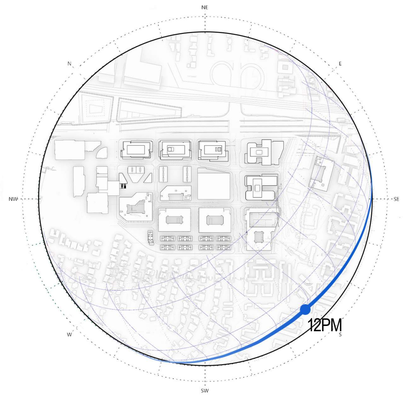
WINTER EQUINOX
DECEMBER 21ST
12:00 PM

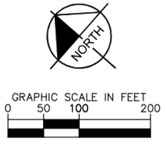
LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

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
WINTER EQUINOX
DECEMBER 21ST
12:00 PM

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

Sheet Number

G132



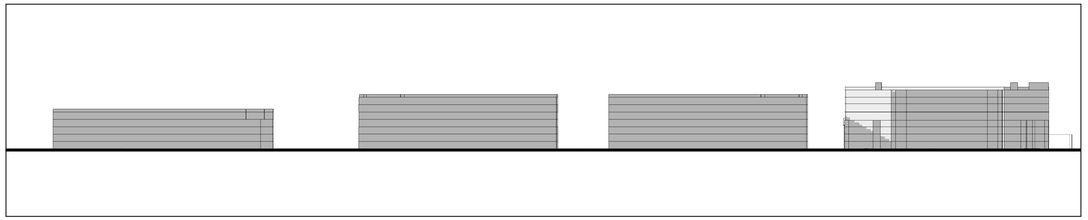
9 E SAILER DR - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



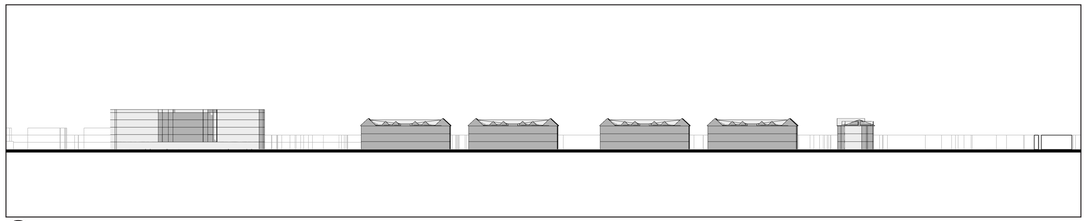
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

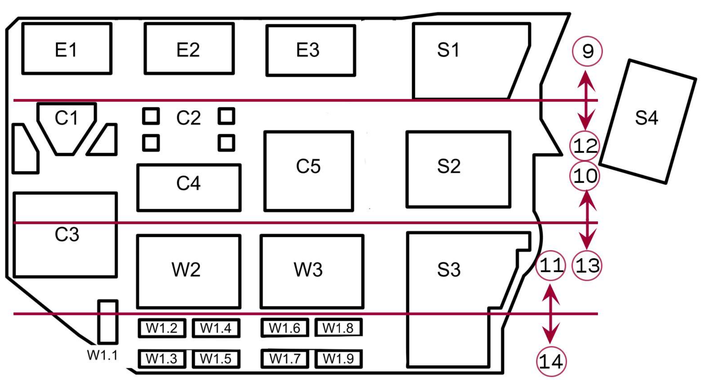
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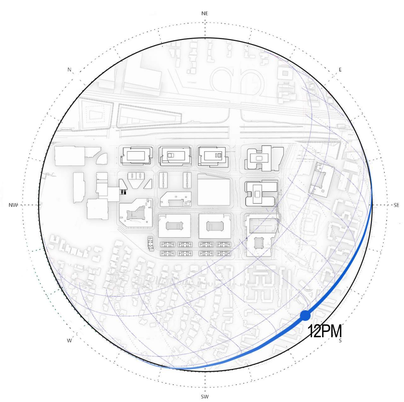
WINTER EQUINOX
DECEMBER 21ST
12:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY







GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC

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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
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

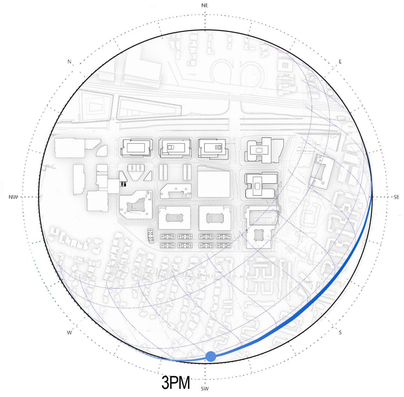
LEGEND

- 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

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
3:00 PM

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

Sheet Number

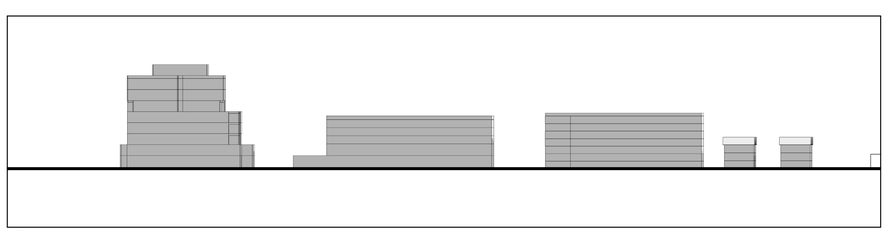
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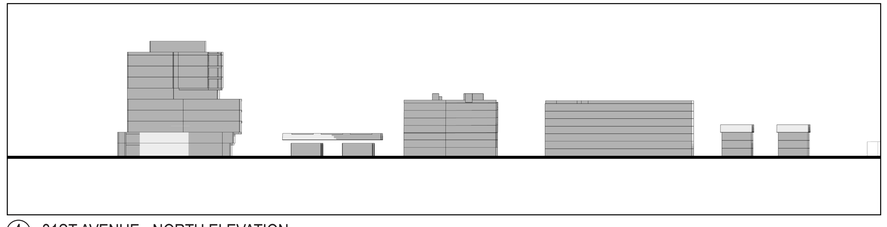
1 HILLSDALE BOULEVARD - NORTH ELEVATION



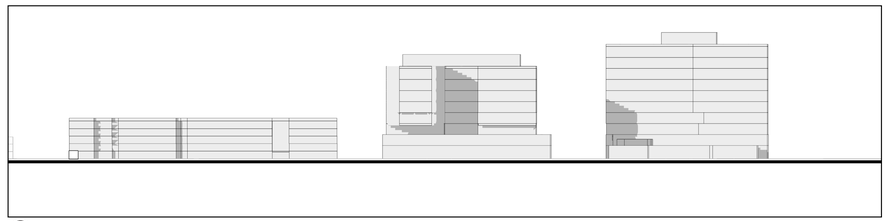
2 33RD AVENUE - NORTH ELEVATION



3 32ND AVENUE - NORTH ELEVATION



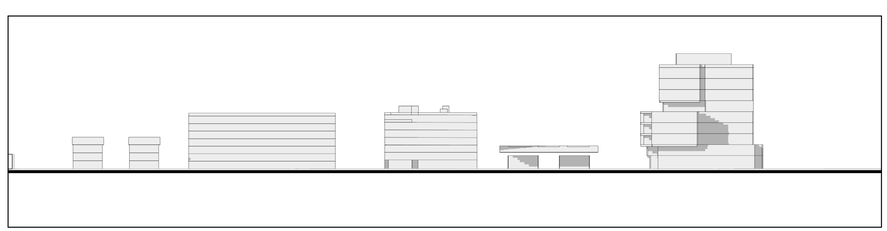
4 31ST AVENUE - NORTH ELEVATION



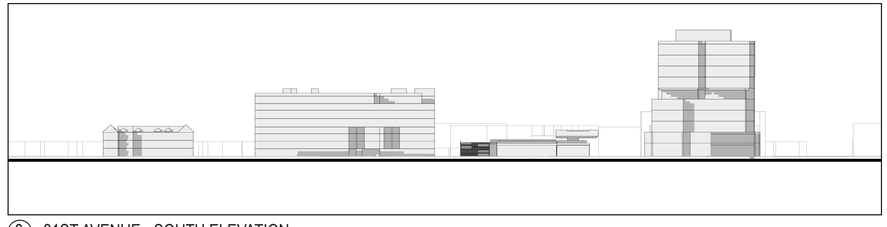
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

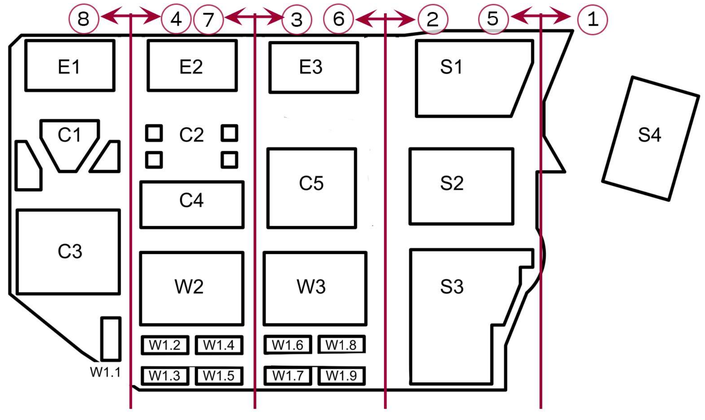
SHADOW ANALYSIS

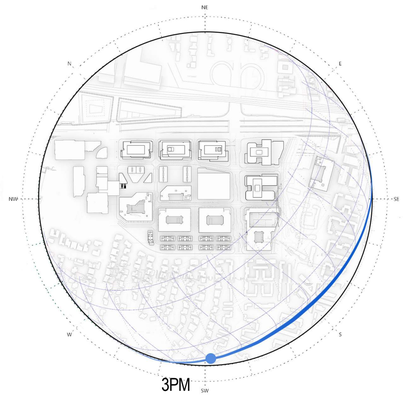
WINTER EQUINOX
DECEMBER 21ST
3:00 PM

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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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
3:00 PM

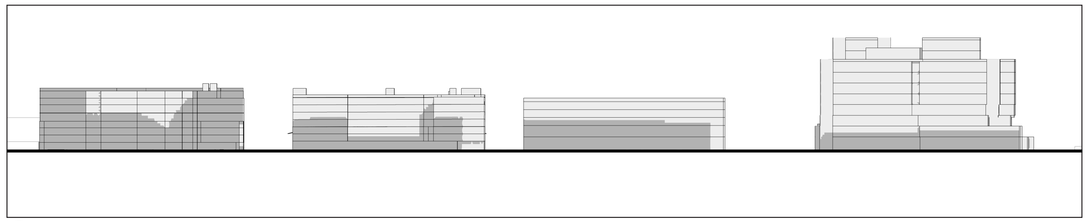
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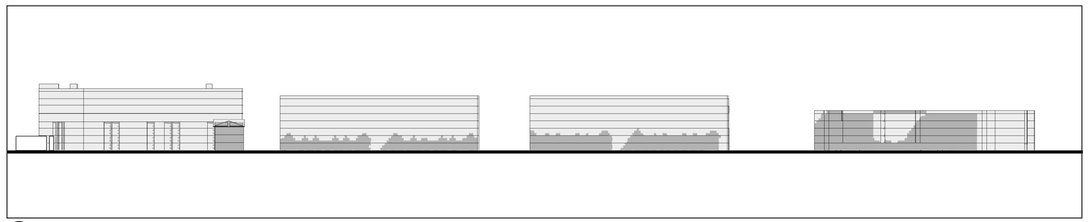
G135



9 E SAILER DR - WEST ELEVATION



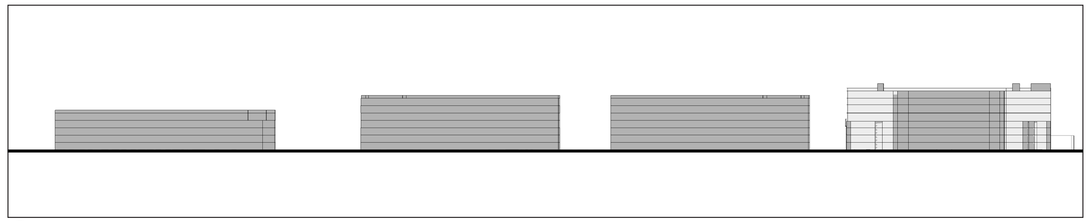
10 W SAILER DR - WEST ELEVATION



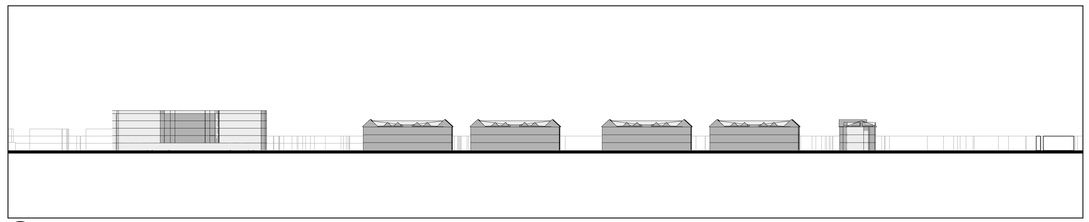
11 TOWNHOME WAY - WEST ELEVATION



12 E SAILER DR - EAST ELEVATION



13 W SAILER DR - EAST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

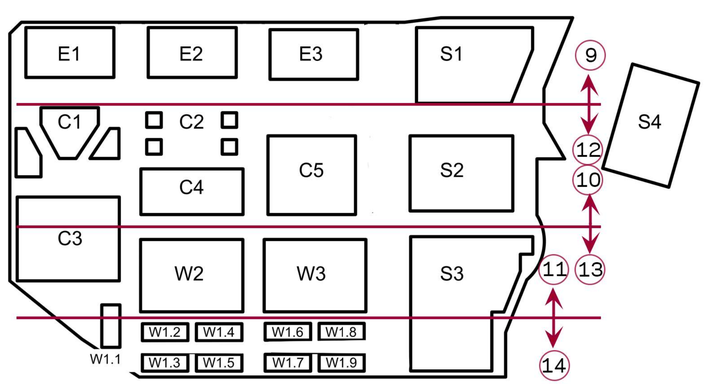
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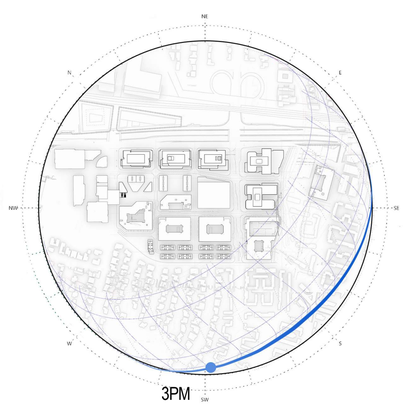
WINTER EQUINOX
DECEMBER 21ST
3:00 PM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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

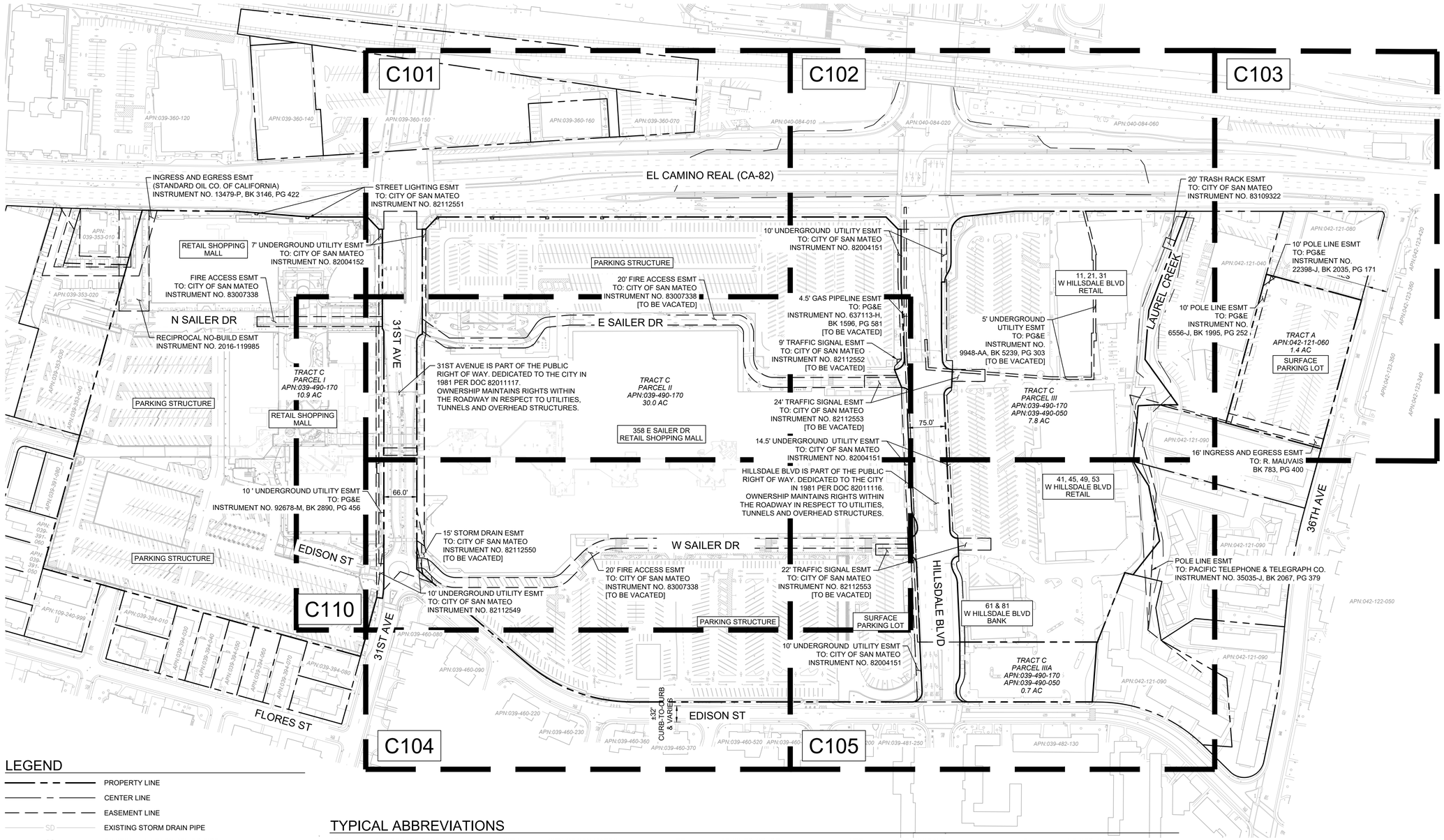
Sheet Title:

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

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

Sheet Number

G136



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- SD — EXISTING STORM DRAIN PIPE
- SS — EXISTING SANITARY SEWER PIPE
- W — EXISTING WATER PIPE
- E — EXISTING ELECTRICAL/TELECOM LINE
- G — EXISTING GAS LINE
- EXISTING FIRE HYDRANT
- EXISTING INLET, EXISTING MANHOLE

EXISTING FLOOR PLAN NOTE

2 REFER TO APPENDIX A FOR EXISTING CONDITION FLOOR PLANS OF BUILDINGS AND PARKING STRUCTURES.

TYPICAL ABBREVIATIONS

AB	-	AGGREGATE BASE	CITY	-	CITY OF SAN MATEO	FG	-	FINISHED GRADE	NTS	-	NOT TO SCALE
AC	-	ASPHALT CONCRETE, ACRE	C/L	-	CENTERLINE	FH	-	FIRE HYDRANT	OC	-	ON CENTER
AD	-	AREA DRAIN	CO	-	CLEANOUT	FL	-	FLOW LINE	OCEW	-	ON CENTER EACH WAY
AHJ	-	AUTHORITY HAVING JURISDICTION	COMM	-	COMMUNICATION	FS	-	FINISHED SURFACE	OFF	-	OFFSET
APN	-	ASSESSOR'S PARCEL NUMBER	CONC	-	CONCRETE	FT	-	FEET	PC	-	POINT OF CURVATURE
ARCH	-	ARCHITECTURAL	CPC	-	CALIFORNIA PLUMBING CODE	FW	-	FIRE WATER	PCC	-	PORTLAND CEMENT CONCRETE, POINT OF COMPOUND CURVAURE
ASPH	-	ASPHALT CONCRETE	CY	-	CUBIC YARD	G	-	GAS	PI	-	POINT OF INFLECTION
AWWA	-	AMERICAN WATER WORKS ASSOCIATION	DI	-	DRAIN INLET	GB	-	GRADE BREAK	PIV	-	POST INDICATOR VALVE
BC	-	BEGIN CURVE	DIP	-	DUCTILE IRON PIPE	GI	-	GREASE INTERCEPTOR	P/L	-	PROPERTY LINE
BFP	-	BACKFLOW PREVENTER	DMA	-	DRAINAGE MANAGEMENT AREA	HDPE	-	HIGH-DENSITY POLYETHYLENE	POC	-	POINT OF CONNECTION
BL	-	BIKE LANE	DS	-	DOWNSPOUT	HGL	-	HYDRAULIC GRADE LINE	PRC	-	POINT OF REVERSE CURVATURE
BLDG	-	BUILDING	DTL	-	DETAIL	HP	-	HIGH POINT	PRKG	-	PARKING
BM	-	BENCHMARK	DW	-	DOMESTIC WATER	INV	-	INVERT	PROP	-	PROPOSED
BMP	-	BEST MANAGEMENT PRACTICE	DWG	-	DRAWING	IRR	-	IRRIGATION WATER	PSI	-	POUNDS PER SQUARE INCH
BS	-	BOTTOM OF STAIR	DWY	-	DRIVEWAY	JB	-	JUNCTION BOX	PT	-	POINT OF TANGENCY
BVC	-	BEGIN VERTICAL CURVE	E	-	EAST	LF	-	LINEAR FEET	PUE	-	PUBLIC UTILITY EASEMENT
BW	-	BACK OF WALK	EA	-	EACH	LP	-	LOW POINT	PVC	-	POLYVINYL CHLORIDE
BW	-	BOTTOM OF WALL FINISHED GRADE	EC	-	END OF CURVE	LS,LSCP	-	LANDSCAPE	PVI	-	POINT OF VERTICAL INFLECTION
CAL-GREEN	-	CALIFORNIA GREEN BUILDING STANDARDS CODE	EG	-	EXISTING GRADE	LT	-	LEFT	PVMT	-	PAVEMENT
CASQA	-	CALIFORNIA STORMWATER QUALITY ASSOCIATION	ELEC	-	ELECTRIC	MAX	-	MAXIMUM	R	-	RIDGE, RADIUS
CB	-	CATCH BASIN	ELEV	-	ELEVATION	ME	-	MATCH EXISTING ELEVATION	RDWY	-	ROADWAY
CBC	-	CALIFORNIA BUILDING CODE	ESMT	-	EASEMENT	MEP	-	MECHANICAL / ELECTRICAL / PLUMBING	REF	-	REFER TO
CFC	-	CALIFORNIA FIRE CODE	EP	-	EDGE OF PAVEMENT	MH	-	MANHOLE	RCP	-	REINFORCED CONCRETE PIPE
CFS	-	CUBIC FEET PER SECOND	EVC	-	END VERTICAL CURVE	MIN	-	MINIMUM	RT	-	RIGHT
			EVCS	-	ELECTRIC VEHICLE CHARGING STATION	MRKG	-	MARKING	RW	-	RECLAIMED WATER
			EX	-	EXISTING	MUTCD	-	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	R/W	-	RIGHT-OF-WAY
			FDC	-	FIRE DEPARTMENT CONNECTION	N	-	NORTH	S	-	SEWER, SOUTH
			FF	-	FINISHED FLOOR	NO.	-	NUMBER	SD	-	STORM DRAIN
									SF	-	SQUARE FEET
									SPPWC	-	"GREENBOOK" STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
									SS	-	SANITARY SEWER
									SSPWC	-	"GREENBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
									SSWR	-	SANITARY SEWER
									STA	-	STATION
									STD	-	STANDARD
									SW,SWLK	-	SIDEWALK
									SWPPP	-	STORMWATER POLLUTION PREVENTION PLAN
									T	-	TELEPHONE, TRANSFORMER
									TC	-	TOP OF CURB
									TCM	-	TREATMENT CONTROL MEASURE
									TEMP	-	TEMPORARY
									TG	-	TOP OF GRATE
									TS	-	TOP OF STAIR
									TW	-	TOP OF WALL FINISHED GRADE
									TYP	-	TYPICAL
									VIF	-	VERIFY IN FIELD
									W	-	WATER, WEST
									XX.XX	-	PROPOSED ELEVATION
									(XX.XX)	-	EXISTING ELEVATION

GRAPHIC SCALE IN FEET
0 50 100 200

HSC Property Owner LLC
BOHANNON
NORTHWOOD INVESTORS

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Key Plan



TRUE NORTH
PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

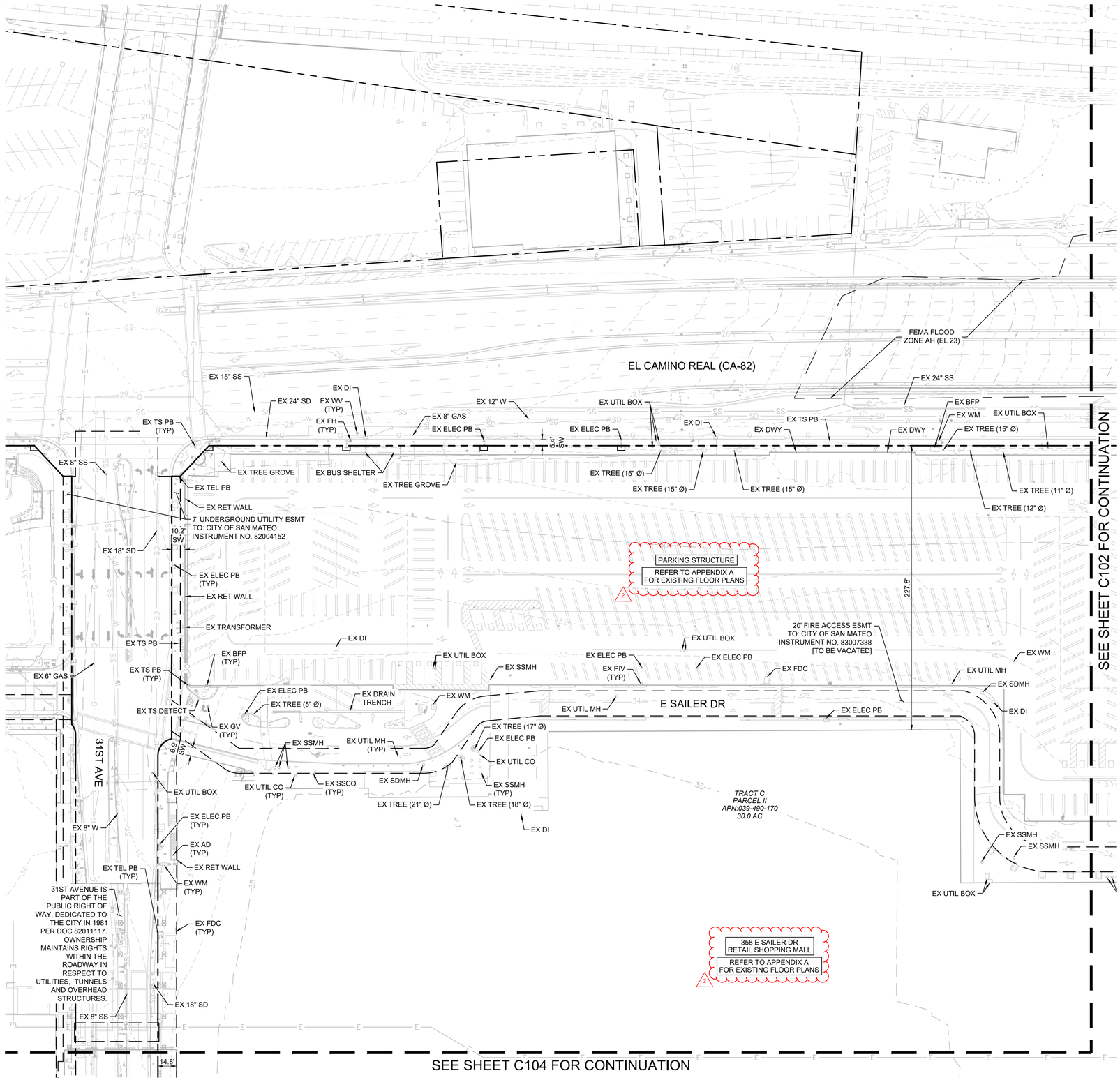
OVERALL EXISTING CONDITIONS

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

Sheet Number

C100

k:\BAY_LDEV\197543001 - hillsdale redevelopment - mcm\03 CAD\plansheets\master development plan\C-ExistCondOverall.dwg
2026-04-24



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- XX EXISTING CONTOUR
- SD EXISTING STORM DRAIN PIPE
- SS EXISTING SANITARY SEWER PIPE
- W EXISTING WATER PIPE
- E EXISTING ELECTRICAL/TELECOM LINE
- G EXISTING GAS LINE
- EXISTING FIRE HYDRANT
- EXISTING INLET, EXISTING MANHOLE

EXISTING CONDITIONS NOTE

1. THE EXISTENCE, LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS, UTILITIES, GRADES, AND VEGETATION WITHIN AND ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ANY RELOCATION, BRACING, OR PROTECTION OF EXISTING UTILITIES OR IMPROVEMENTS NEEDED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THIS INCLUDES BUT IS NOT LIMITED TO ADJUSTING THE RIMS OF FACILITIES TO MATCH PROPOSED GRADE, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF UNDERGROUND FACILITIES, OR ADJUSTING THE LOCATION OF POLES OR GUY WIRES.
3. CONTRACTOR SHALL SALVAGE AND PROTECT ANY EXISTING IMPROVEMENTS OR FACILITIES THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
4. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ANY PRIVATE PROPERTY OR PUBLIC IMPROVEMENT DAMAGED BY THE CONTRACTOR'S OPERATIONS TO ORIGINAL CONDITION OR BETTER AND ALL ASSOCIATED COSTS SHALL BE BORNE SOLELY BE THE CONTRACTOR.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

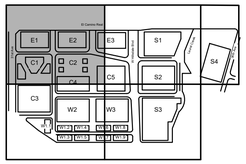
HSC Property Owner LLC

BOHANNON

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Key Plan



TRUE NORTH
PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

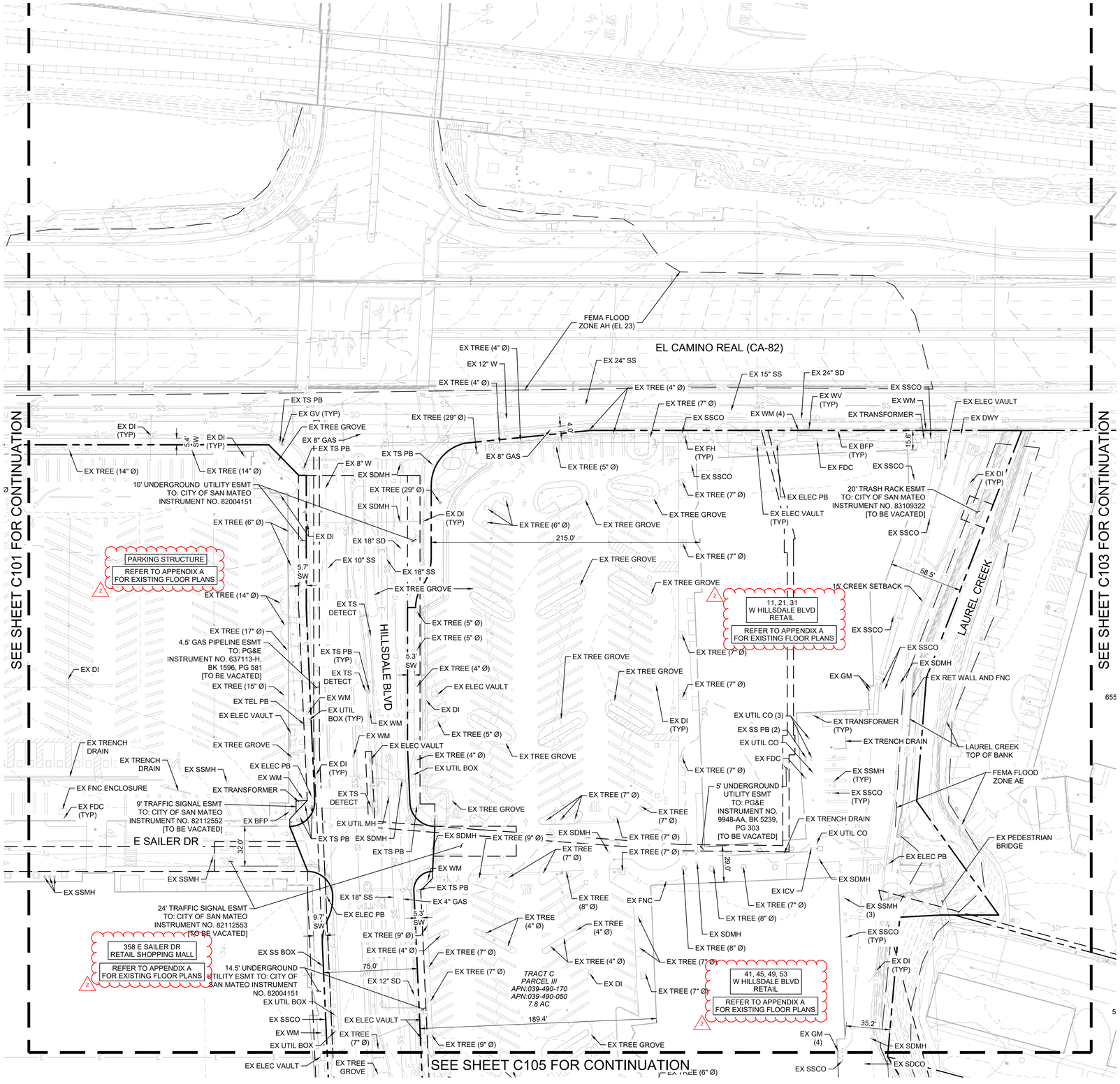
EXISTING CONDITIONS

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Sheet Number

C101

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2026-04-24



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- XX EXISTING CONTOUR
- SD EXISTING STORM DRAIN PIPE
- SS EXISTING SANITARY SEWER PIPE
- W EXISTING WATER PIPE
- E EXISTING ELECTRICAL/TELECOM LINE
- G EXISTING GAS LINE
- EXISTING FIRE HYDRANT
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GRAPHIC SCALE IN FEET
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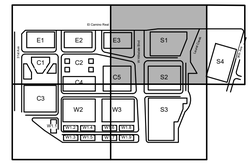
HSC Property Owner LLC

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Key Plan



TRUE NORTH
PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

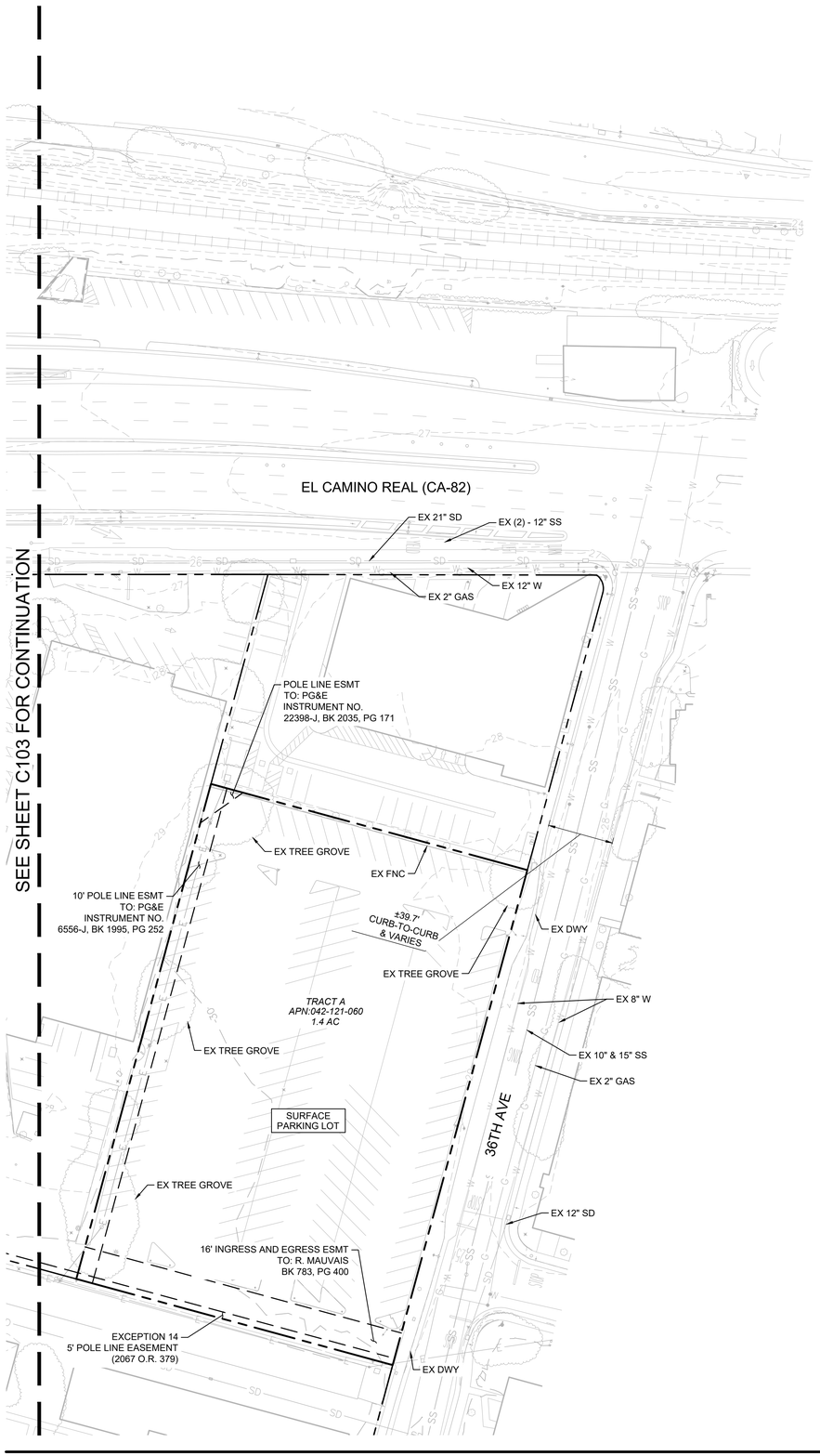
EXISTING CONDITIONS

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Sheet Number

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2026-04-24

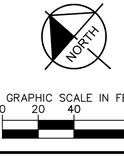


LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- XX EXISTING CONTOUR
- SD EXISTING STORM DRAIN PIPE
- SS EXISTING SANITARY SEWER PIPE
- W EXISTING WATER PIPE
- E EXISTING ELECTRICAL/TELECOM LINE
- G EXISTING GAS LINE
- EXISTING FIRE HYDRANT
- EXISTING INLET, EXISTING MANHOLE

EXISTING CONDITIONS NOTE

1. THE EXISTENCE, LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS, UTILITIES, GRADES, AND VEGETATION WITHIN AND ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
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GRAPHIC SCALE IN FEET
0 20 40 80

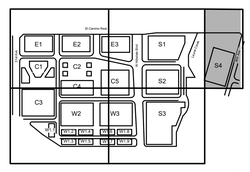
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Sheet Title:

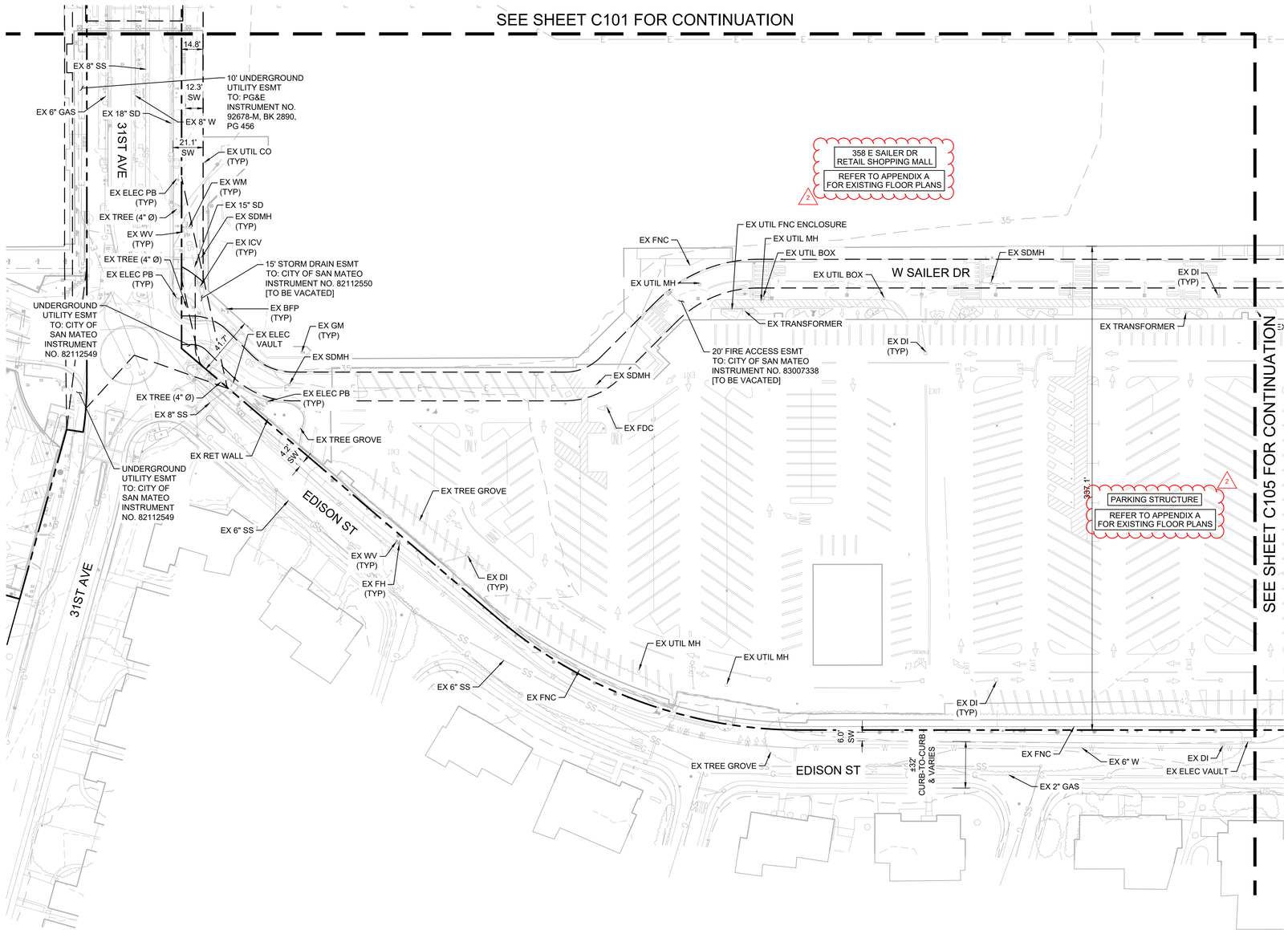
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Sheet Number

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2026-04-24



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- XX- EXISTING CONTOUR
- SD EXISTING STORM DRAIN PIPE
- SS EXISTING SANITARY SEWER PIPE
- W EXISTING WATER PIPE
- E EXISTING ELECTRICAL/TELECOM LINE
- G EXISTING GAS LINE
- EXISTING FIRE HYDRANT
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GRAPHIC SCALE IN FEET
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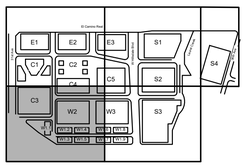
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Project No: 197543001

Sheet Title:

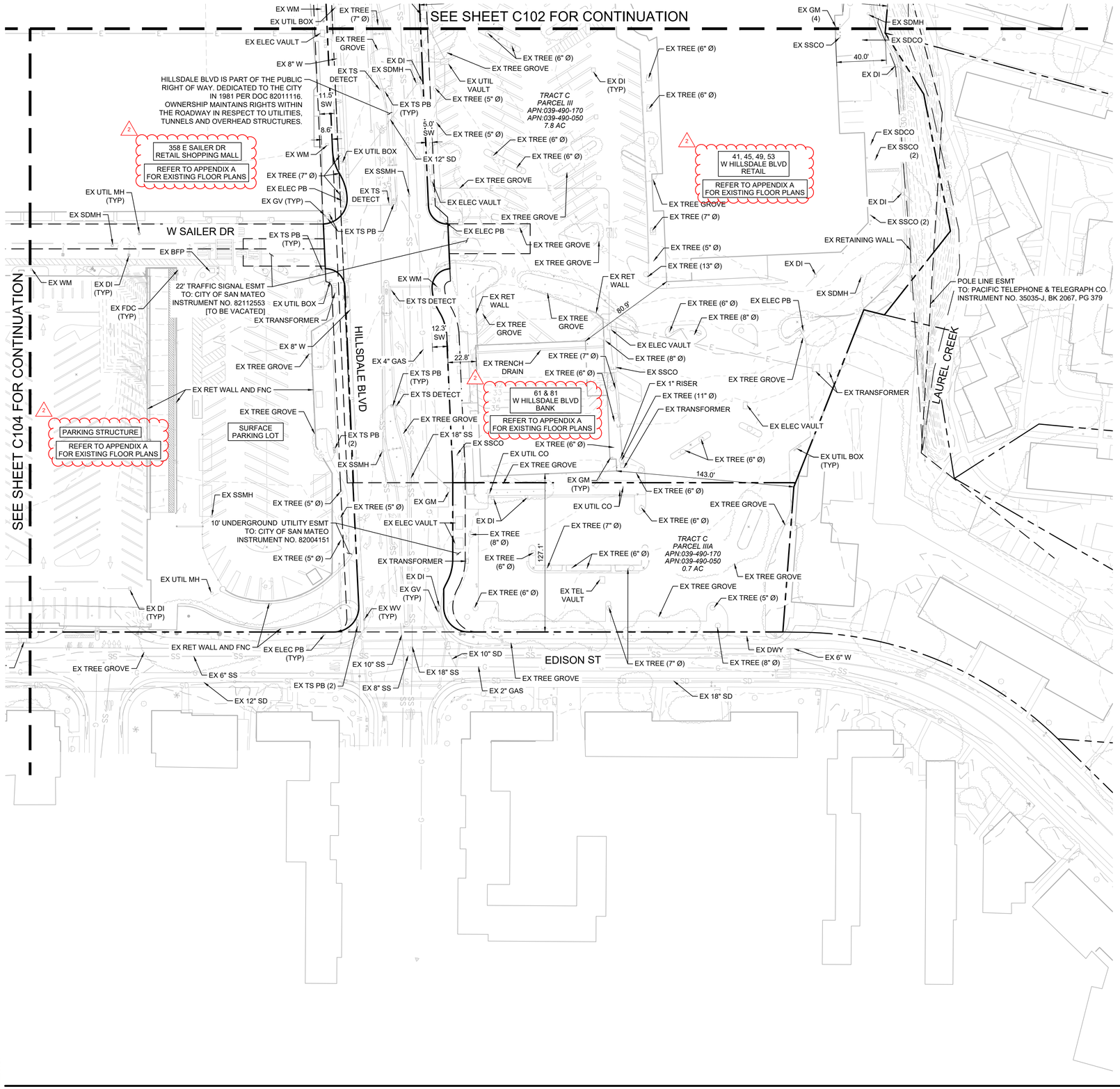
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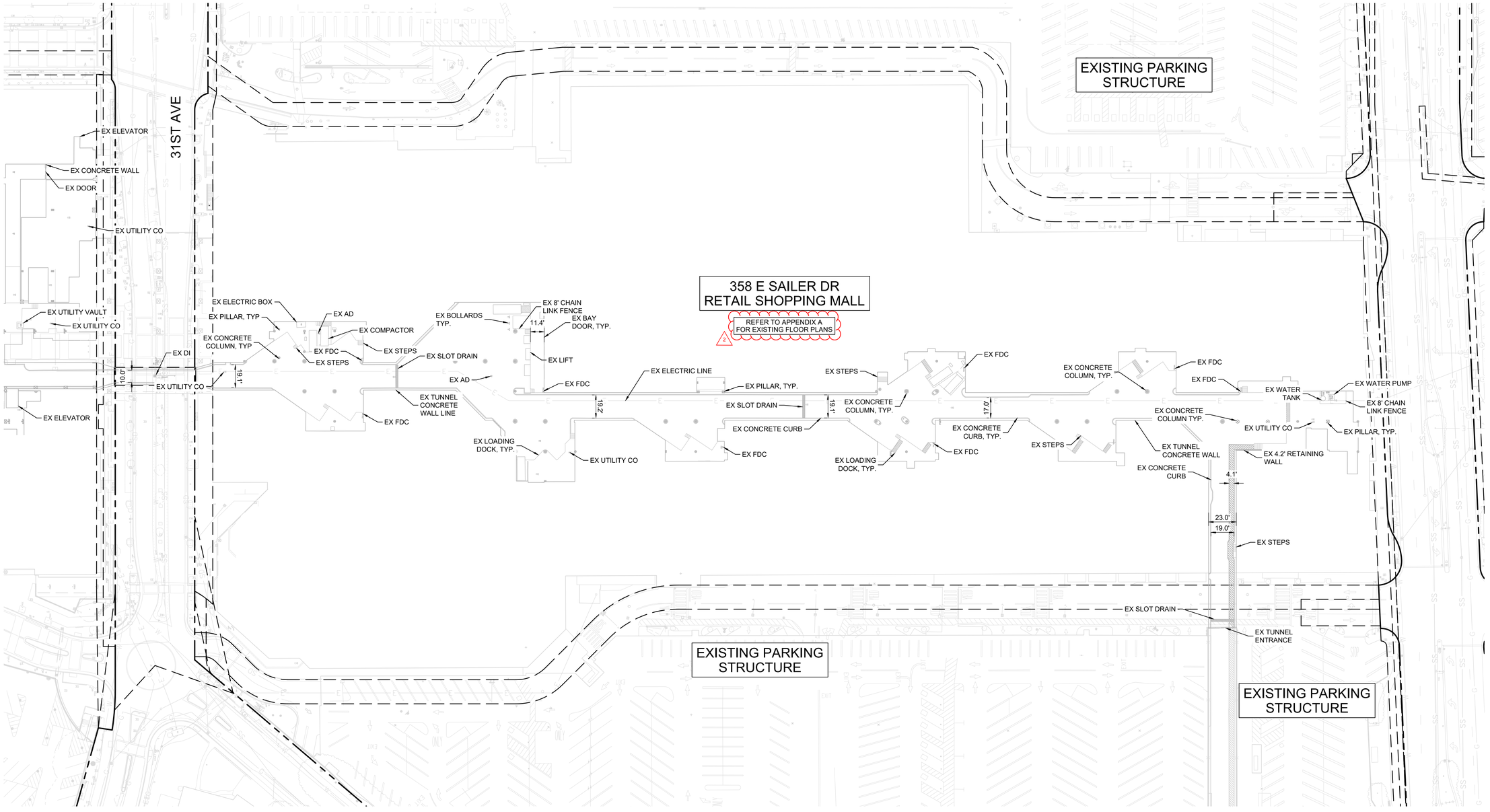
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Sheet Number

C104

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2026-04-24


SEE SHEET C102 FOR CONTINUATION
SEE SHEET C104 FOR CONTINUATION
W SAILER DR
HILLSDALE BLVD
EDISON ST
LAUREL CREEK
HILLSDALE BLVD IS PART OF THE PUBLIC RIGHT OF WAY. DEDICATED TO THE CITY IN 1981 PER DOC 82011116. OWNERSHIP MAINTAINS RIGHTS WITHIN THE ROADWAY IN RESPECT TO UTILITIES, TUNNELS AND OVERHEAD STRUCTURES.
358 E SAILER DR RETAIL SHOPPING MALL
REFER TO APPENDIX A FOR EXISTING FLOOR PLANS
41, 45, 49, 53 W HILLSDALE BLVD RETAIL
61 & 81 W HILLSDALE BLVD BANK
PARKING STRUCTURE
SURFACE PARKING LOT
TRACT C PARCEL III APN:039-490-170 APN:039-490-050 7.8 AC
TRACT C PARCEL IIIA APN:039-490-170 APN:039-490-050 0.7 AC
22' TRAFFIC SIGNAL ESMT TO: CITY OF SAN MATEO INSTRUMENT NO. 82112553 [TO BE VACATED]
10' UNDERGROUND UTILITY ESMT TO: CITY OF SAN MATEO INSTRUMENT NO. 82004151
POLE LINE ESMT TO: PACIFIC TELEPHONE & TELEGRAPH CO. INSTRUMENT NO. 35035-J, BK 2067, PG 379
EX WM
EX TREE (7" Ø)
EX UTIL BOX
EX ELEC VAULT
EX TREE GROVE
EX 8" W
EX DI
EX SDMH
EX TS DETECT
EX UTIL VAULT
EX TREE (5" Ø)
EX TS PB (TYP)
EX TREE (6" Ø)
EX 12" SD
EX SSMH
EX ELEC PB
EX GV (TYP)
EX UTIL MH (TYP)
EX BFP
EX FDC (TYP)
EX TRANSFORMER
EX RET WALL
EX TS DETECT
EX 4" GAS
EX TRENCH DRAIN
EX TS PB (2)
EX RET WALL AND FNC
EX 18" SS
EX SSCO
EX UTIL CO
EX 10" SD
EX 10" SS
EX 8" SS
EX 2" GAS
EX 18" SD
EX 6" SS
EX 12" SD
EX TS PB (2)
EX 6" W
EX DWY
EX TEL VAULT
EX GM (TYP)
EX GM (4)
EX SDCO
EX SDCO (2)
EX SSCO (2)
EX RETAINING WALL
EX ELEC VAULT
EX TREE (8" Ø)
EX TREE (11" Ø)
EX 1" RISER
EX TREE (13" Ø)
EX TREE (8" Ø)
EX UTIL BOX (TYP)
EX WV (TYP)
EX TREE (5" Ø)
EX TREE (6" Ø)
EX TREE (7" Ø)
EX TREE
EX TREE (8" Ø)
EX TREE GROVE
EX TREE (6" Ø)
EX TREE (5" Ø)
EX TREE (7" Ø)
EX TREE (8" Ø)
EX TREE (6" Ø)
EX TREE (5" Ø)
EX TREE (6" Ø)
EX TREE (7" Ø)
EX TREE (6" Ø)
EX TREE (5" Ø)
EX TREE (6" Ø)
EX TREE (6" Ø)
EX TREE (6



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- XX- EXISTING CONTOUR
- SD EXISTING STORM DRAIN PIPE
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- W EXISTING WATER PIPE
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- G EXISTING GAS LINE
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- EXISTING INLET, EXISTING MANHOLE

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NORTH

GRAPHIC SCALE IN FEET
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2026-04-24

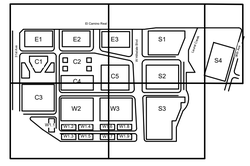
HSC Property Owner LLC

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Key Plan



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	APPLICATION CHECKLIST PLANS	10-17-2025
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Project No: 197543001

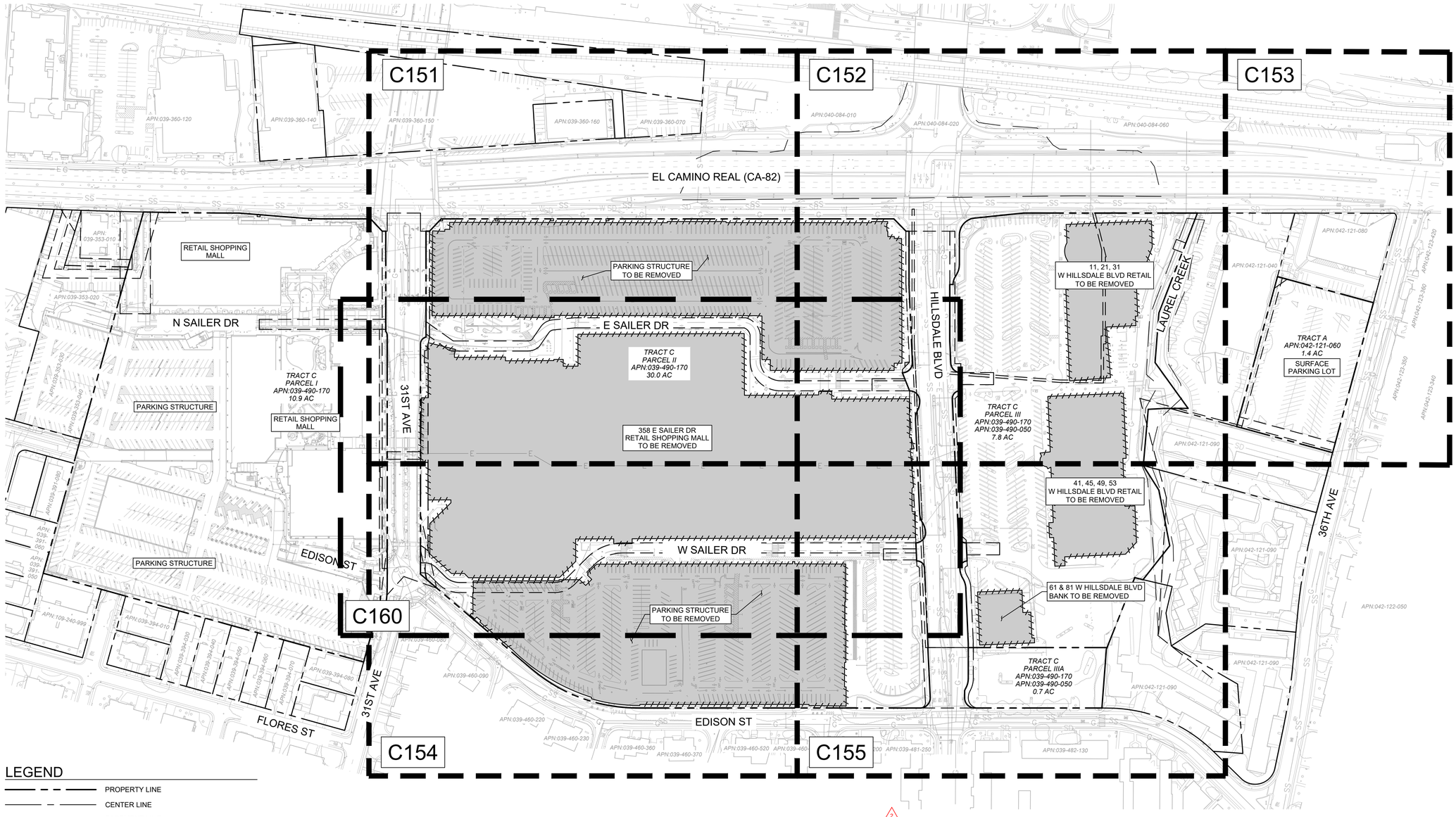
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EXISTING CONDITIONS - BASEMENT

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

Sheet Number

C110



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- SD — EXISTING STORM DRAIN PIPE
- SS — EXISTING SANITARY SEWER PIPE
- W — EXISTING WATER PIPE
- E — EXISTING ELECTRICAL LINE
- G — EXISTING GAS LINE
- APPROXIMATE LIMIT OF STRUCTURE DEMOLITION
- EXISTING FIRE HYDRANT
- EXISTING INLET, EXISTING MANHOLE
- DEMOLISH AND REMOVE STRUCTURE AND MISCELLANEOUS IMPROVEMENTS WITHIN LIMITS UNLESS OTHERWISE NOTED

EXISTING UTILITY NOTE

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DEMOLITION NOTES

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2. ALL MATERIAL TO BE REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER AS PART OF THIS CONTRACT.
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⚠ DEMOLITION FLOOR PLAN NOTE

REFER TO AXXX SERIES SHEETS FOR DEMOLITION FLOOR PLANS OF BUILDINGS AND PARKING STRUCTURES.

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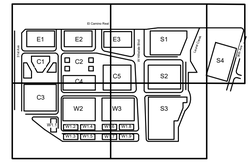
HSC Property Owner LLC

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Key Plan



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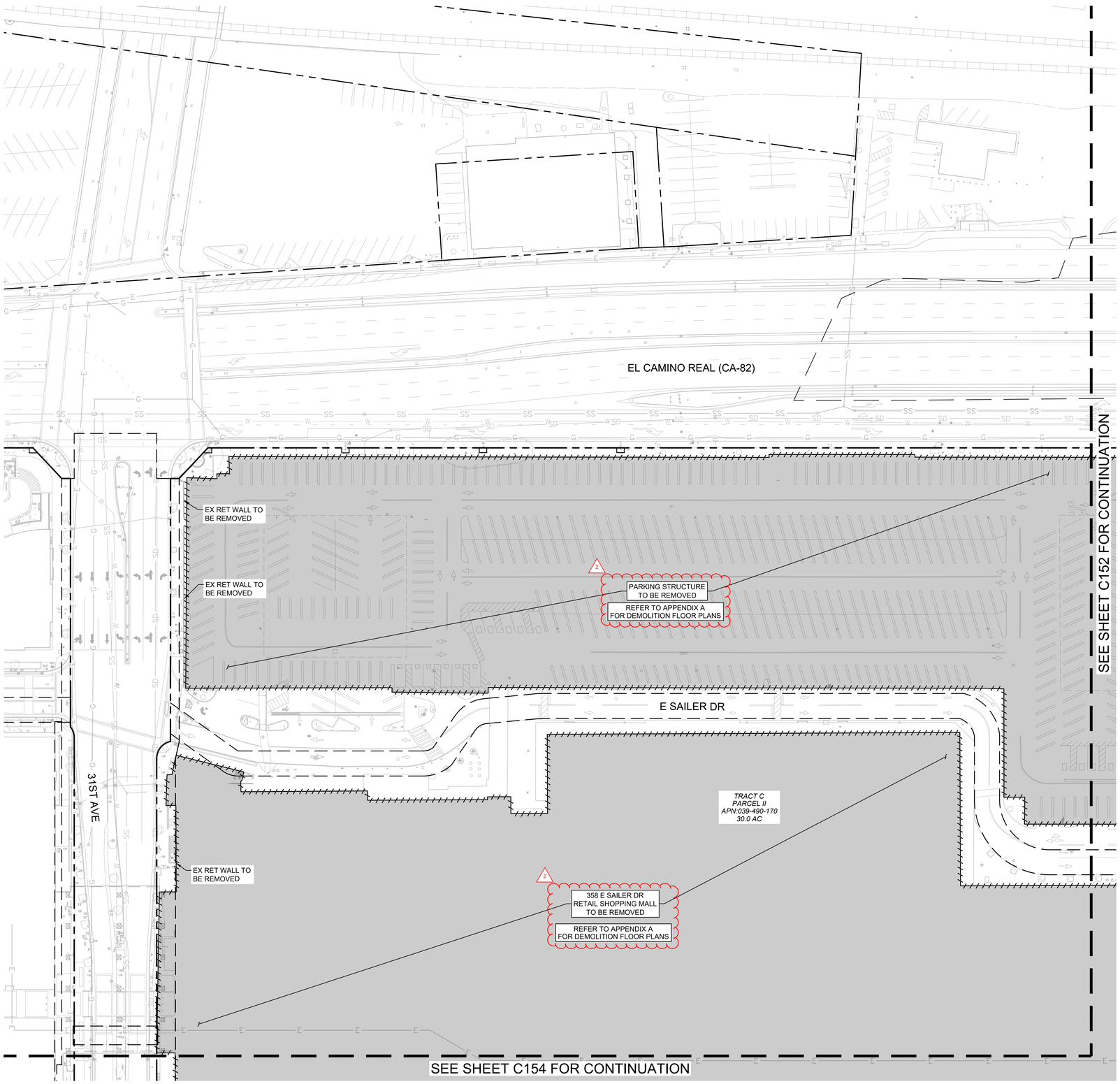
OVERALL DEMOLITION PLAN

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Sheet Number

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2026-04-24



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- XX EXISTING CONTOUR
- SD EXISTING STORM DRAIN PIPE
- SS EXISTING SANITARY SEWER PIPE
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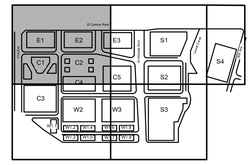
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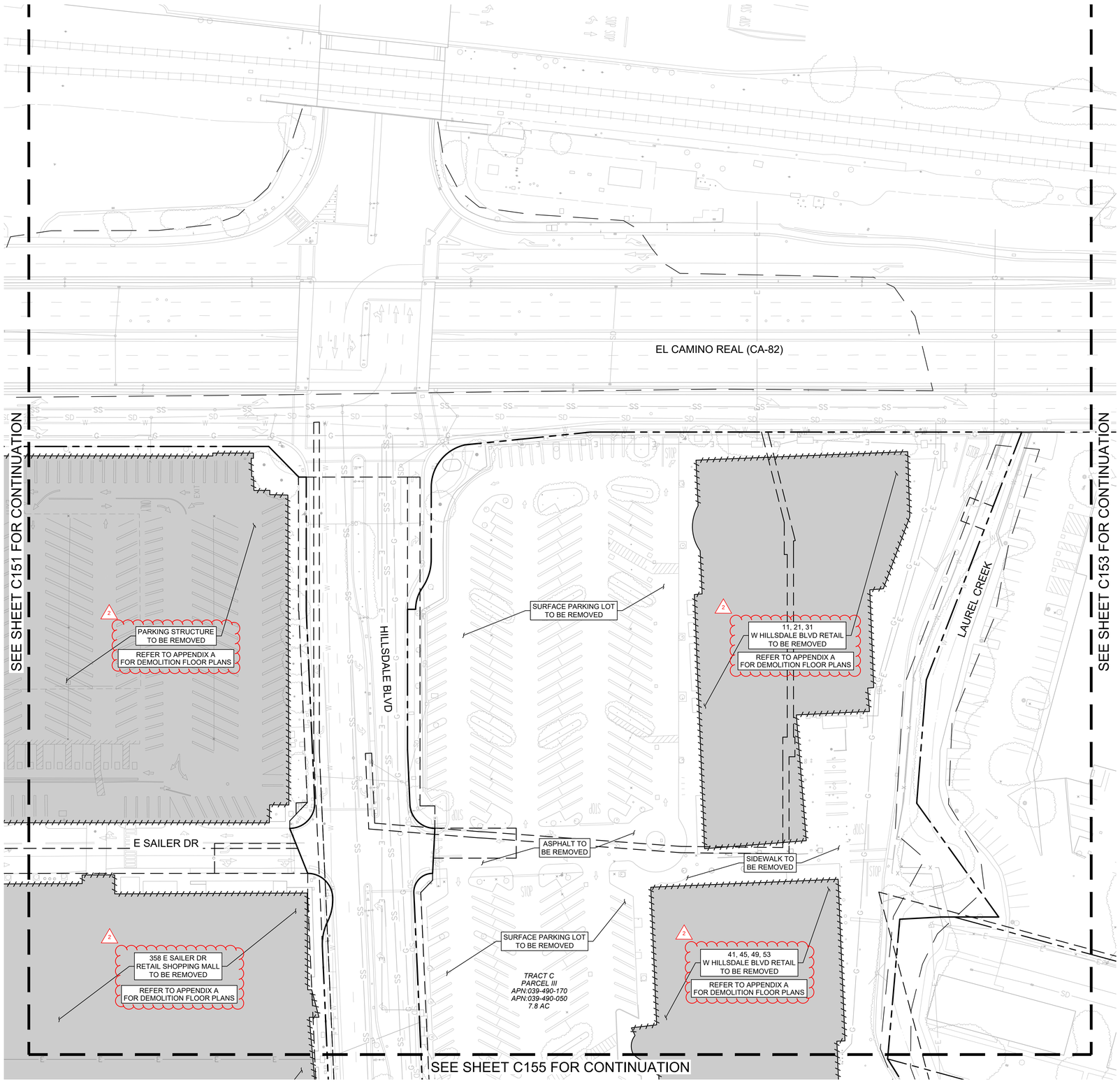
DEMOLITION PLAN

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Sheet Number

C151

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2026-04-24



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING CONTOUR
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- APPROXIMATE LIMIT OF STRUCTURE DEMOLITION
- EXISTING FIRE HYDRANT
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Sheet Title:

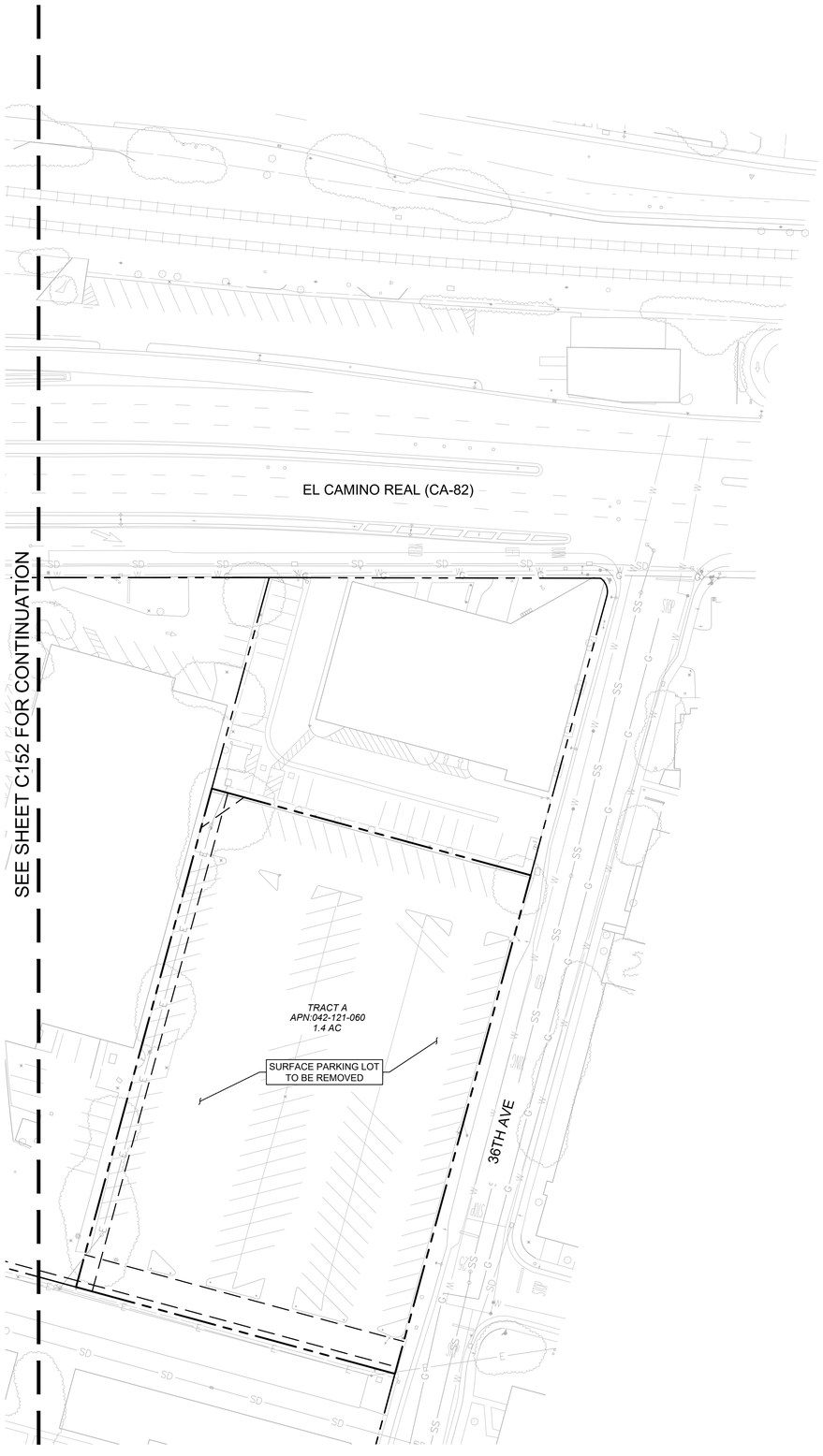
DEMOLITION PLAN

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C152

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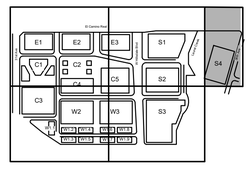
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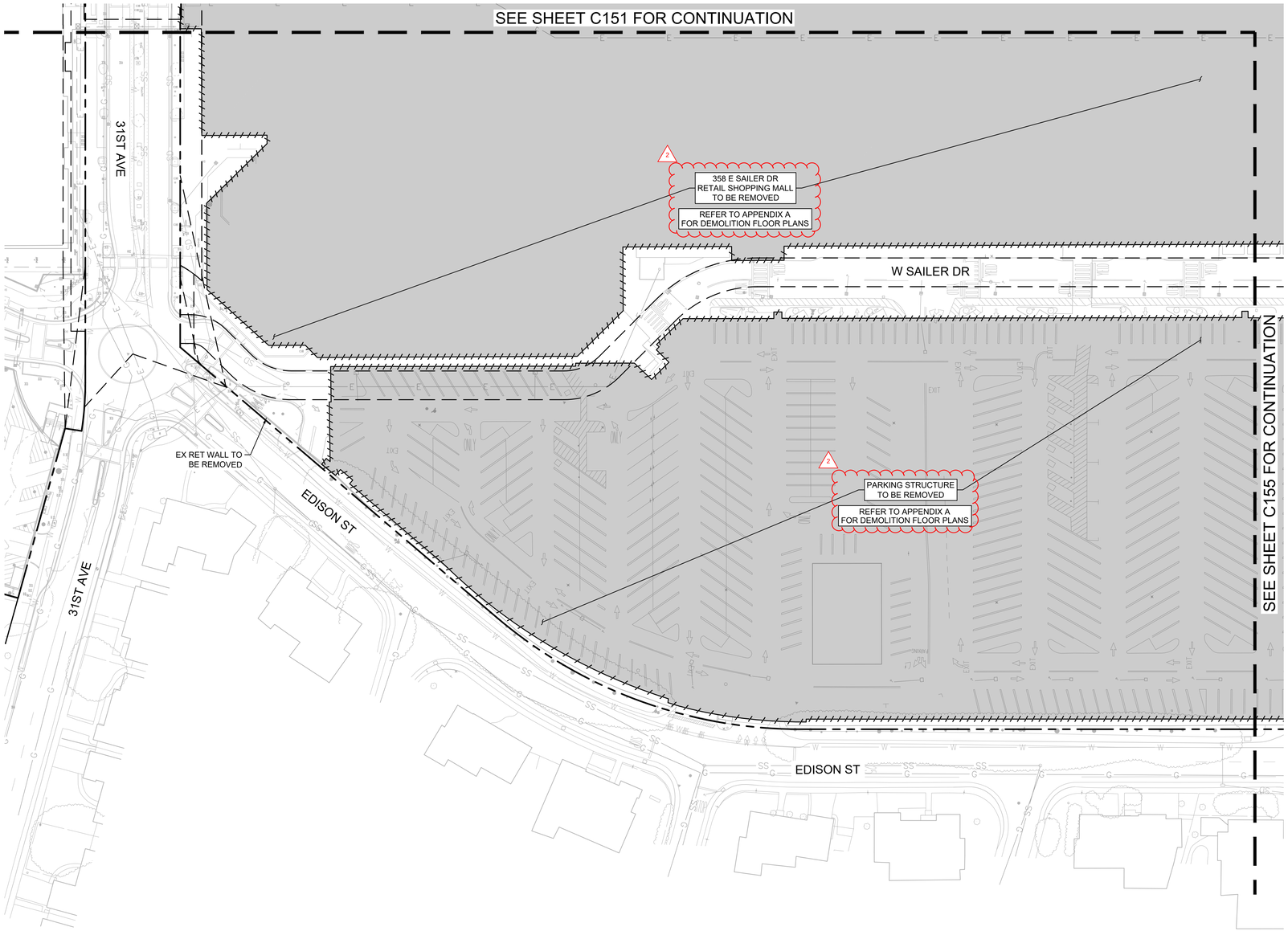
DEMOLITION PLAN

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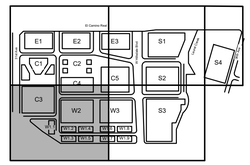
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Sheet Title:

DEMOLITION PLAN

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Sheet Number

C154

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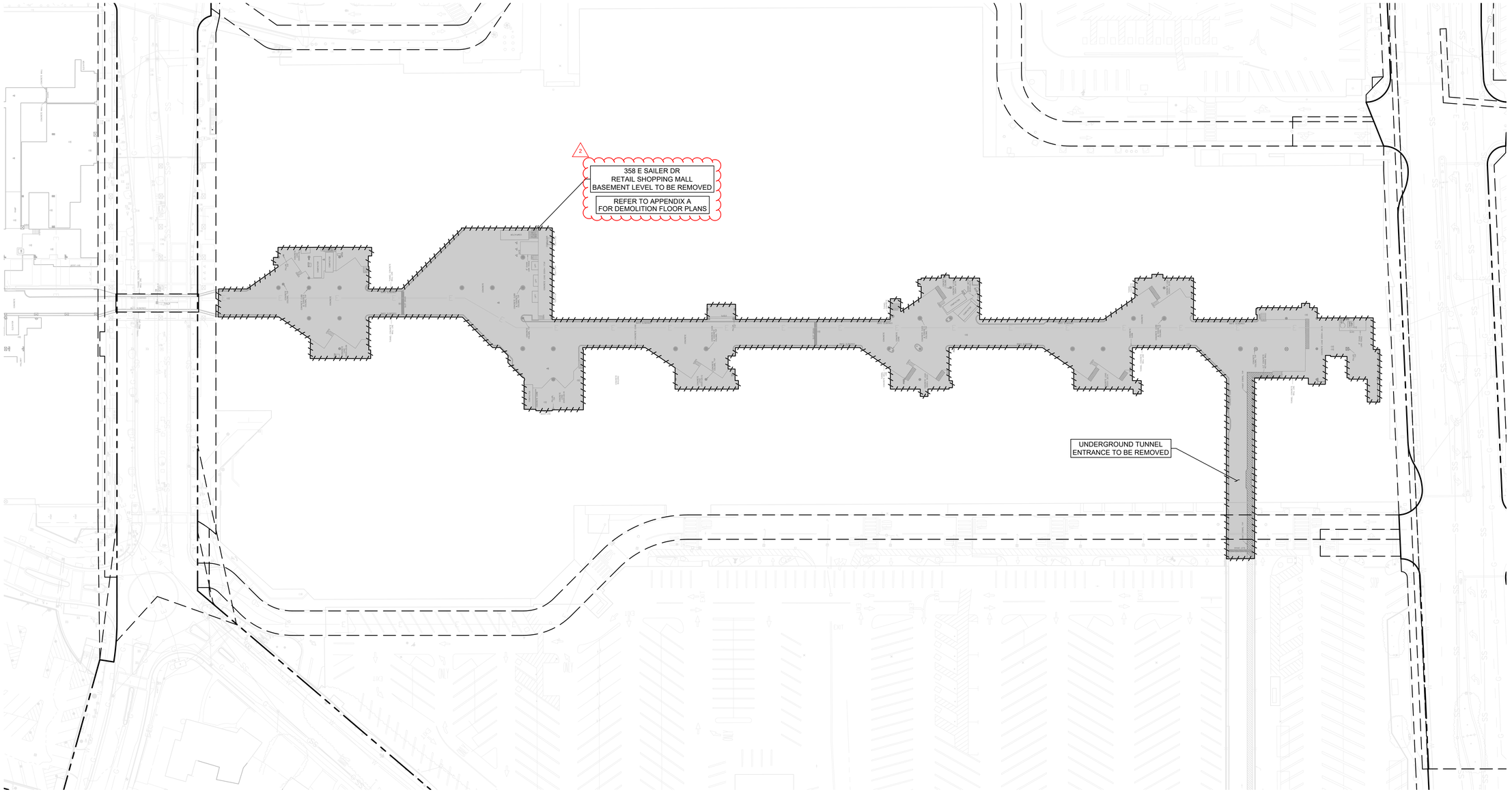
DEMOLITION PLAN

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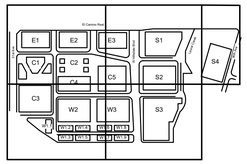
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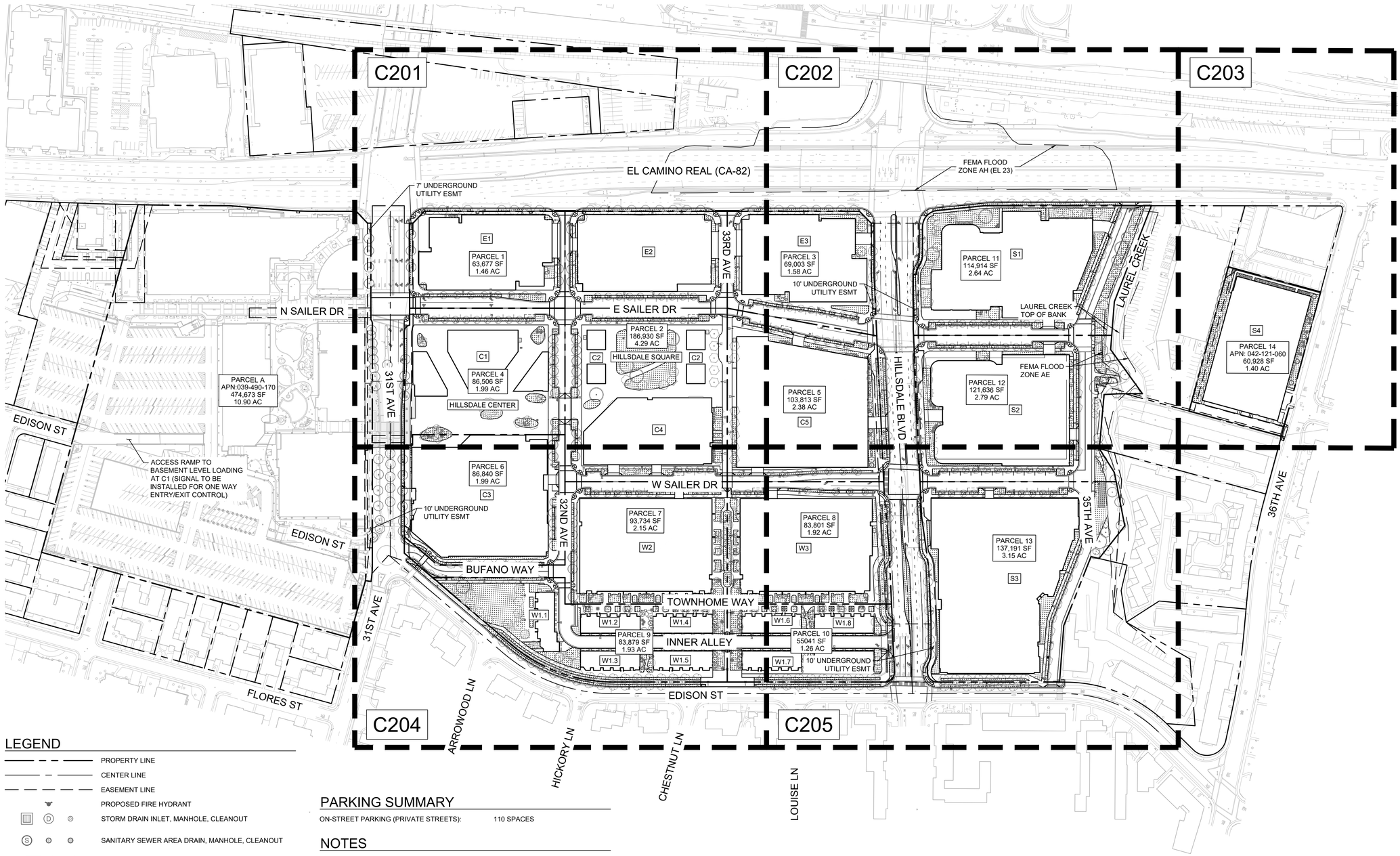
DEMOLITION PLAN - BASEMENT

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LEGEND

- PROPERTY LINE
- CENTER LINE
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- PROPOSED FIRE HYDRANT
- STORM DRAIN INLET, MANHOLE, CLEANOUT
- SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- WATER METER, WATER BACKFLOW PREVENTER
- GAS METER, ELECTRICAL TRANSFORMER
- SITE LIGHT. SEE LIGHTING PLANS FOR DETAILS.
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601
- LANDSCAPE AREA (REFER TO LSCP PLANS FOR DETAILS)

PARKING SUMMARY

ON-STREET PARKING (PRIVATE STREETS): 110 SPACES

NOTES

1. ALL ON-STREET AUTOMOBILE PARKING SPACES ARE 8' WIDE X 22' LONG, UNLESS SHOWN OTHERWISE.
2. ALL CURB RADII ARE 2' OR 30' UNLESS OTHERWISE NOTED.
3. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SAN MATEO STREET TREE MASTER PLAN.

PARKING STALL TABULATION - STREET (PRIVATE)

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
GROUND LEVEL	101	2	1	4	1	0	1	0	0	110
TOTAL	101	2	1	4	1	0	1	0	0	**110**

EASEMENT NOTE

ADDITIONAL ACCESS EASEMENTS AND PUBLIC EASEMENTS WILL BE DEDICATED ON THE PHASED FINAL MAPS, OR BY SEPARATE INSTRUMENT, CONSISTENT WITH STATE LAW AND MUNICIPAL CODE.

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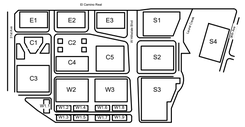
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

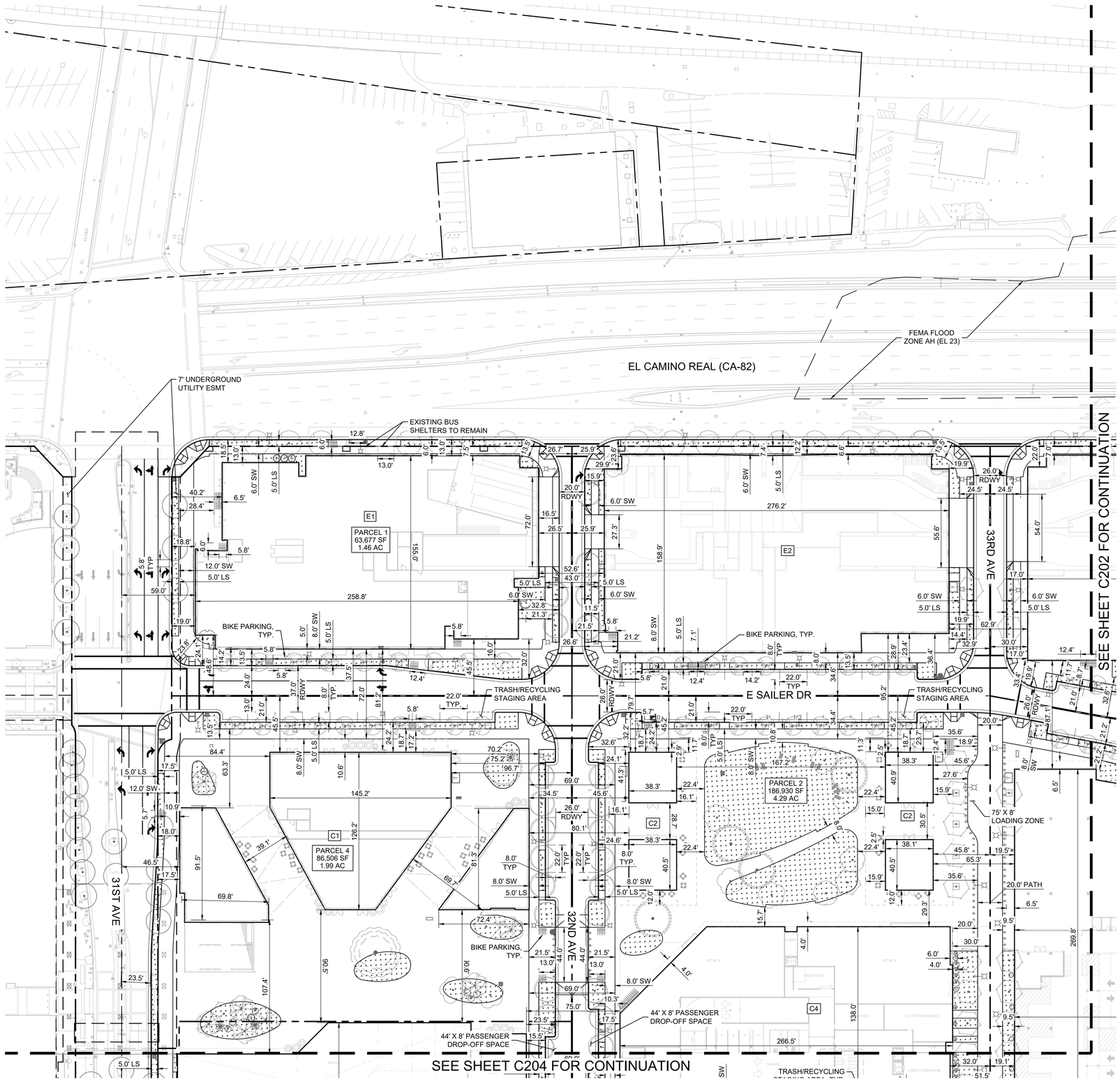
OVERALL SITE PLAN

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

Sheet Number

C200

k:\BAY_LDEV\197543001 - hillsdale redevelopment - mcm\03 CAD\plansheets\master development plan\C-SiteOverall.dwg
2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED FIRE HYDRANT
- STORM DRAIN INLET, MANHOLE, CLEANOUT
- SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- WATER METER, WATER BACKFLOW PREVENTER
- GAS METER, ELECTRICAL TRANSFORMER
- SITE LIGHT. SEE LIGHTING PLANS FOR DETAILS.
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601
- LANDSCAPE AREA (REFER TO LSCP PLANS FOR DETAILS)

NOTES

1. ALL CURB RADII ARE 2' OR 30' UNLESS OTHERWISE NOTED.
2. ALL AUTOMOBILE PARKING SPACES ARE 8' WIDE X 22' LONG AND VAN ACCESSIBLE SPACES ARE 12' WIDE X 18' LONG, UNLESS SHOWN OTHERWISE.
3. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF BUILDINGS.
4. SITE LIGHTING IS SHOWN FOR REFERENCE. SEE ELECTRICAL PLANS FOR DETAILS AND LOCATIONS.

GRAPHIC SCALE IN FEET
0 20 40 80

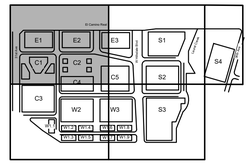
HSC Property Owner LLC

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Key Plan



TRUE NORTH
PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
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Project No: 197543001

Sheet Title:

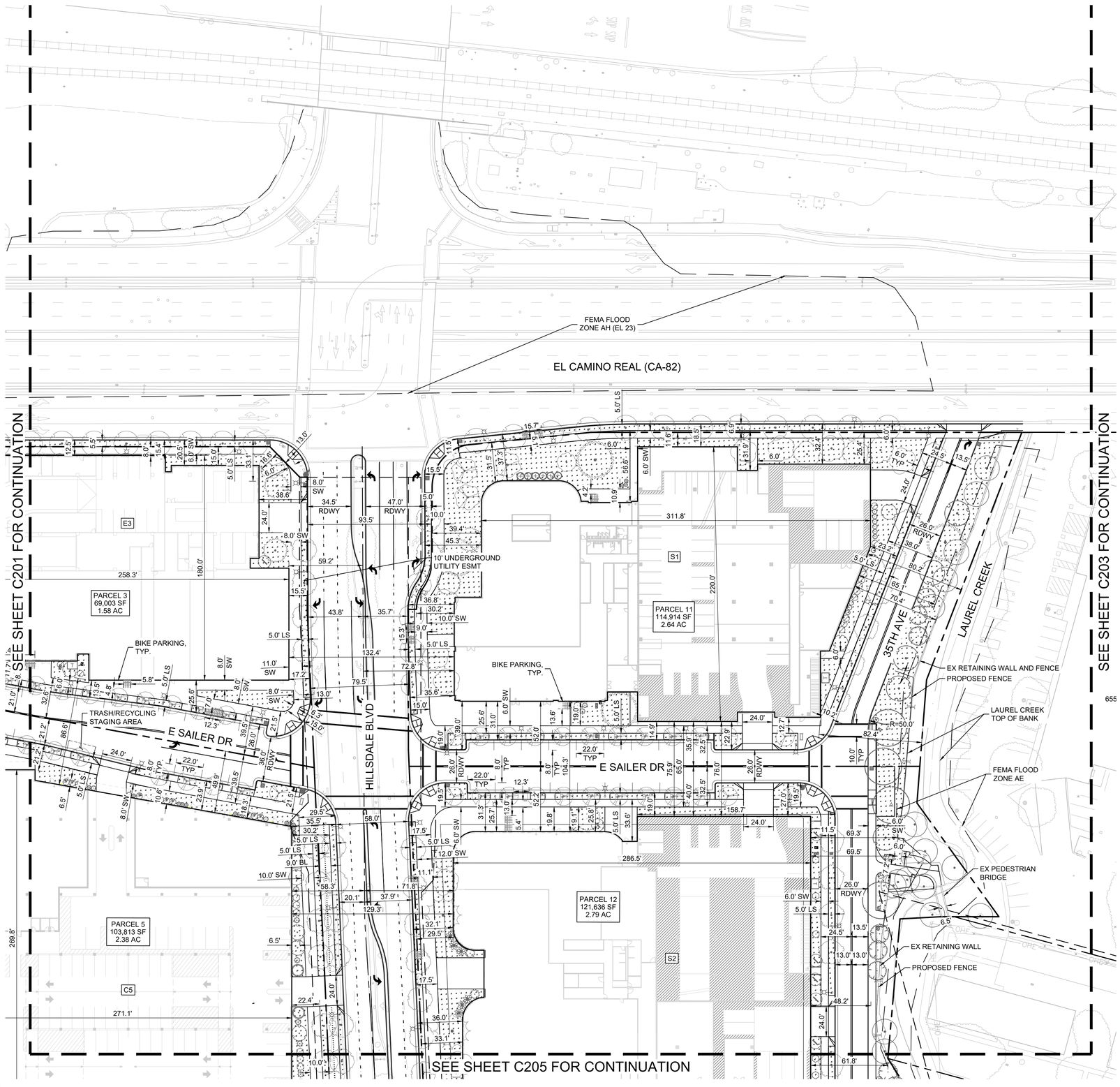
CIVIL SITE PLAN

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

Sheet Number

C201

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED FIRE HYDRANT
- STORM DRAIN INLET, MANHOLE, CLEANOUT
- SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- WATER METER, WATER BACKFLOW PREVENTER
- GAS METER, ELECTRICAL TRANSFORMER
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GRAPHIC SCALE IN FEET
0 20 40 80

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

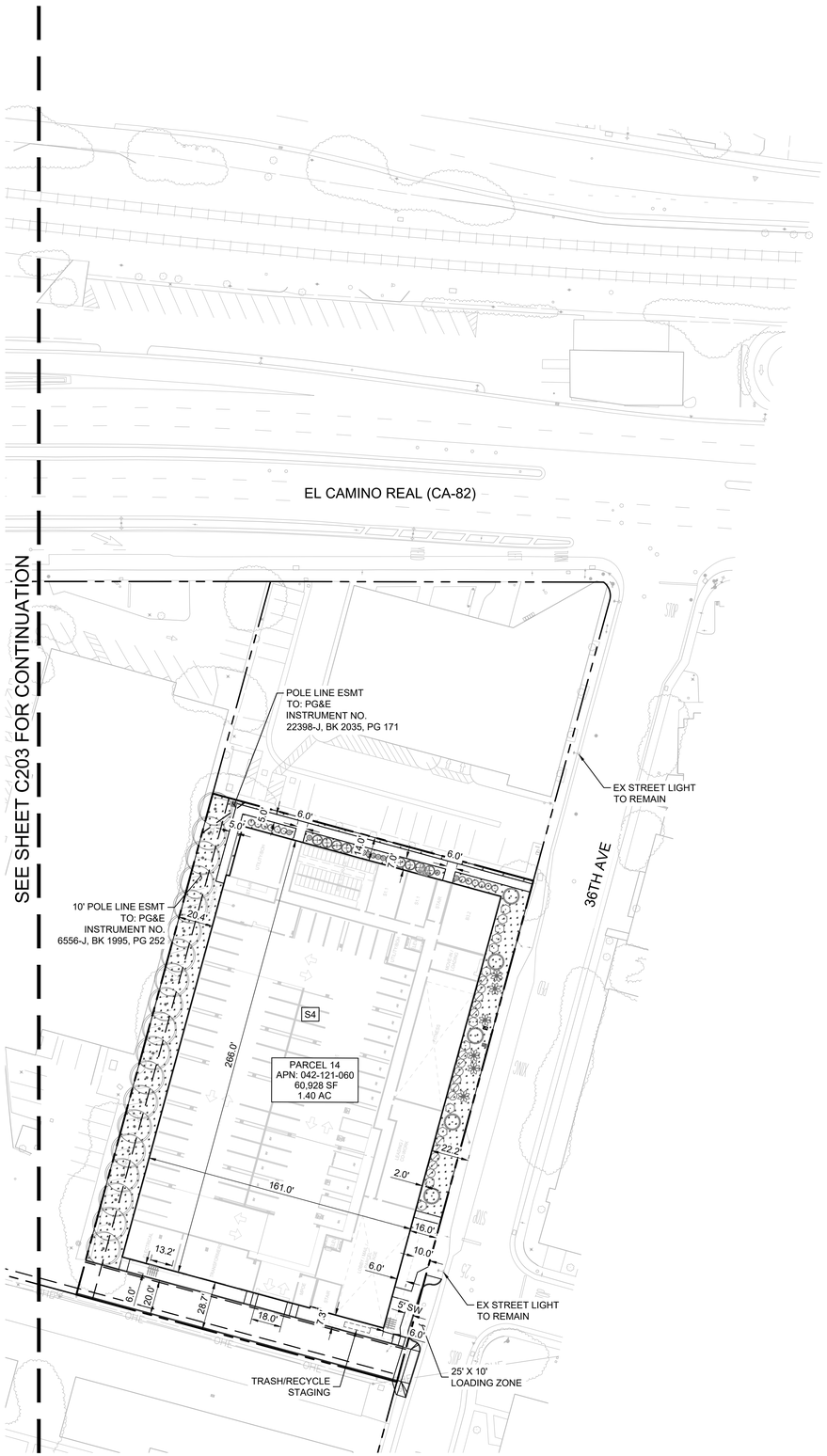
CIVIL SITE PLAN

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

Sheet Number

C202

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED FIRE HYDRANT
- STORM DRAIN INLET, MANHOLE, CLEANOUT
- SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- WATER METER, WATER BACKFLOW PREVENTER
- GAS METER, ELECTRICAL TRANSFORMER
- SITE LIGHT. SEE LIGHTING PLANS FOR DETAILS.
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601
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GRAPHIC SCALE IN FEET
0 20 40 80

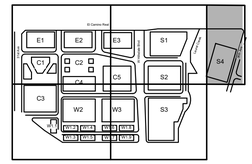
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Key Plan



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Project No: 197543001

Sheet Title:

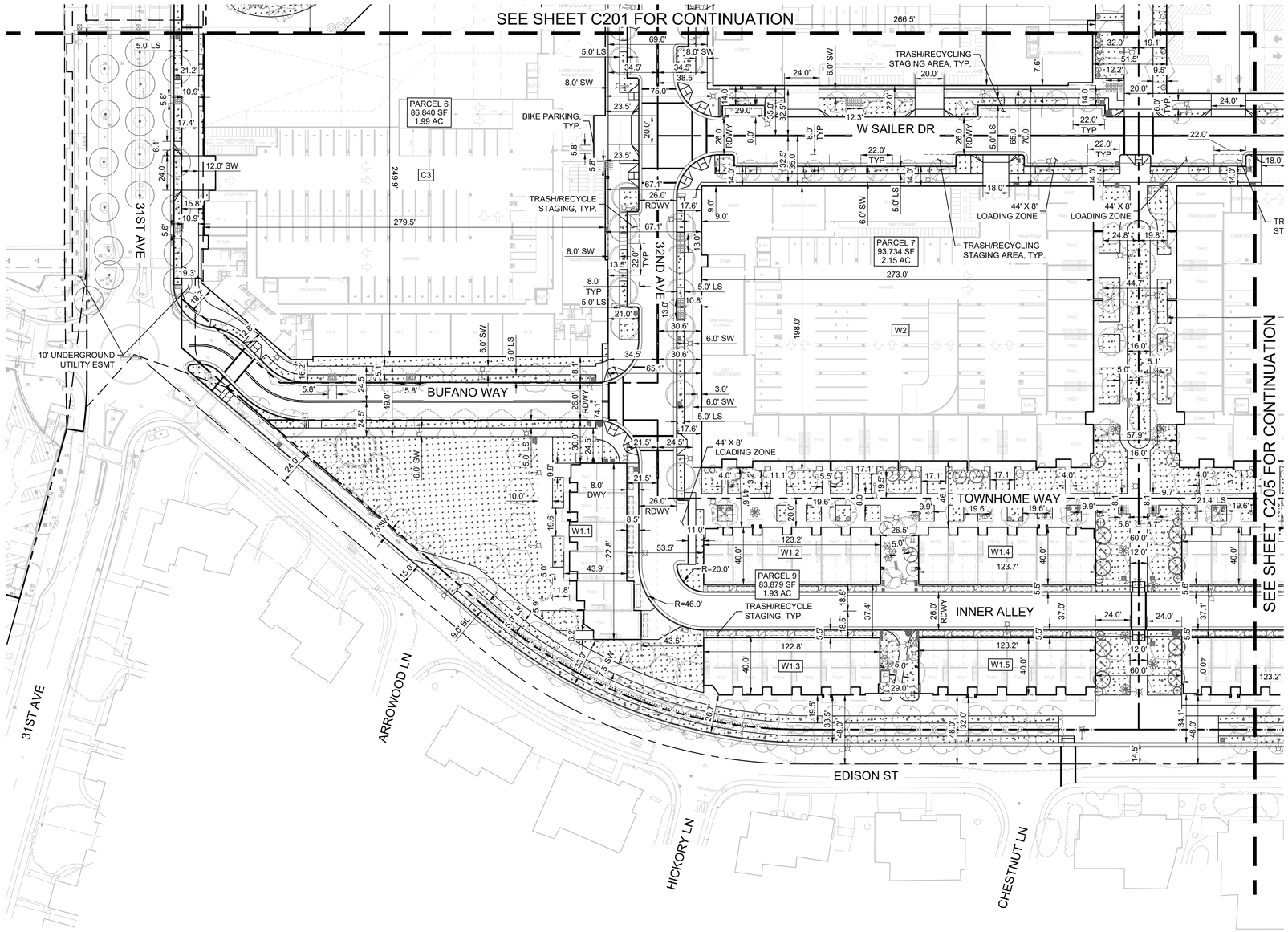
CIVIL SITE PLAN

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

Sheet Number

C203

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED FIRE HYDRANT
- STORM DRAIN INLET, MANHOLE, CLEANOUT
- SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- WATER METER, WATER BACKFLOW PREVENTER
- GAS METER, ELECTRICAL TRANSFORMER
- SITE LIGHT. SEE LIGHTING PLANS FOR DETAILS.
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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

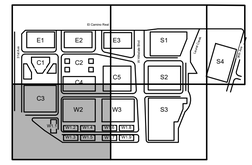
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

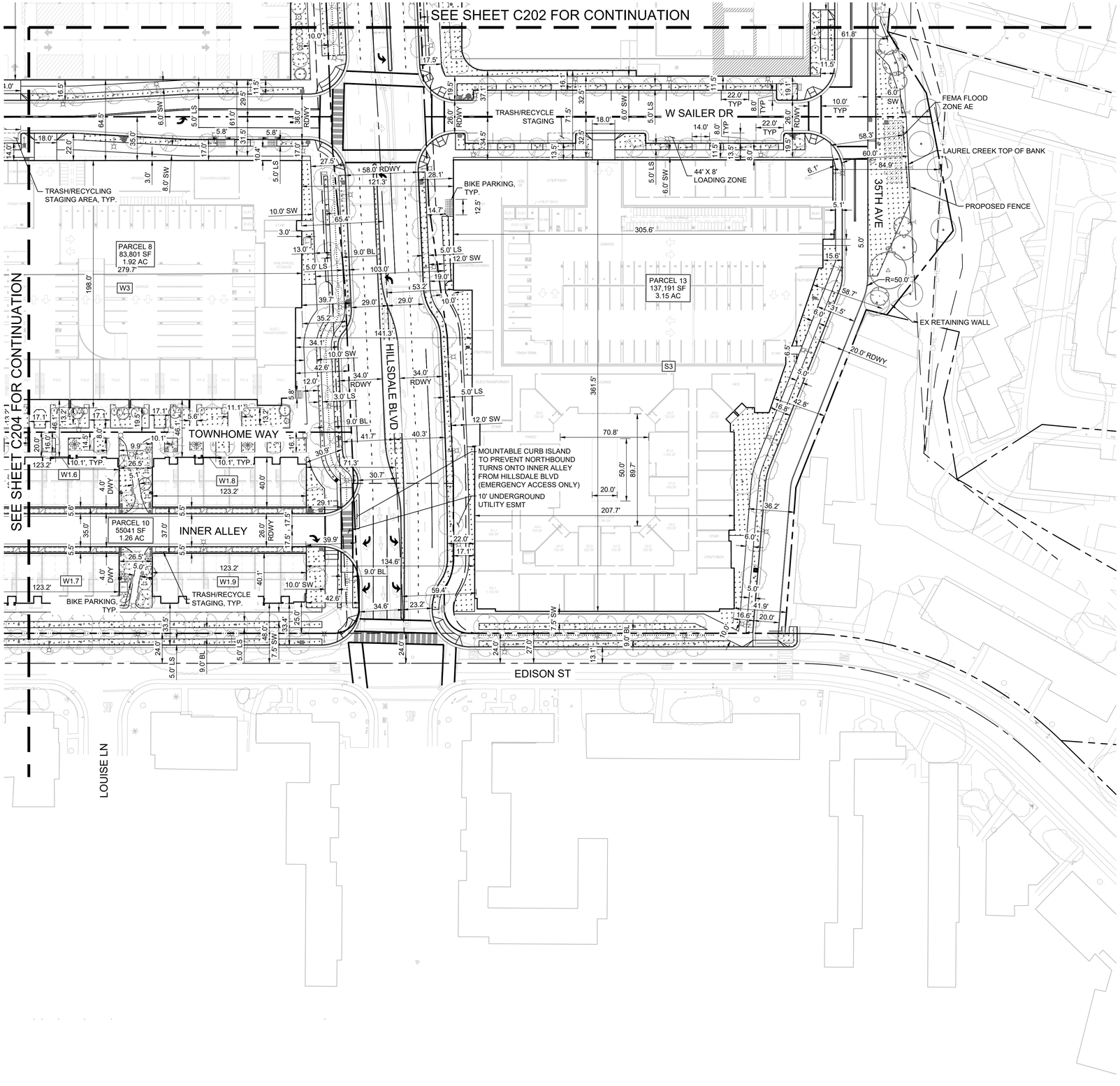
CIVIL SITE PLAN

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

Sheet Number

C204

k:\BAY_LDE\197543001 - hillsdale redevelopment - mcm\03 CADD\plansheets\master development plan\C-SitePlan.dwg
2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED FIRE HYDRANT
- STORM DRAIN INLET, MANHOLE, CLEANOUT
- SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- WATER METER, WATER BACKFLOW PREVENTER
- GAS METER, ELECTRICAL TRANSFORMER
- SITE LIGHT. SEE LIGHTING PLANS FOR DETAILS.
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601
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GRAPHIC SCALE IN FEET
0 20 40 80

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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

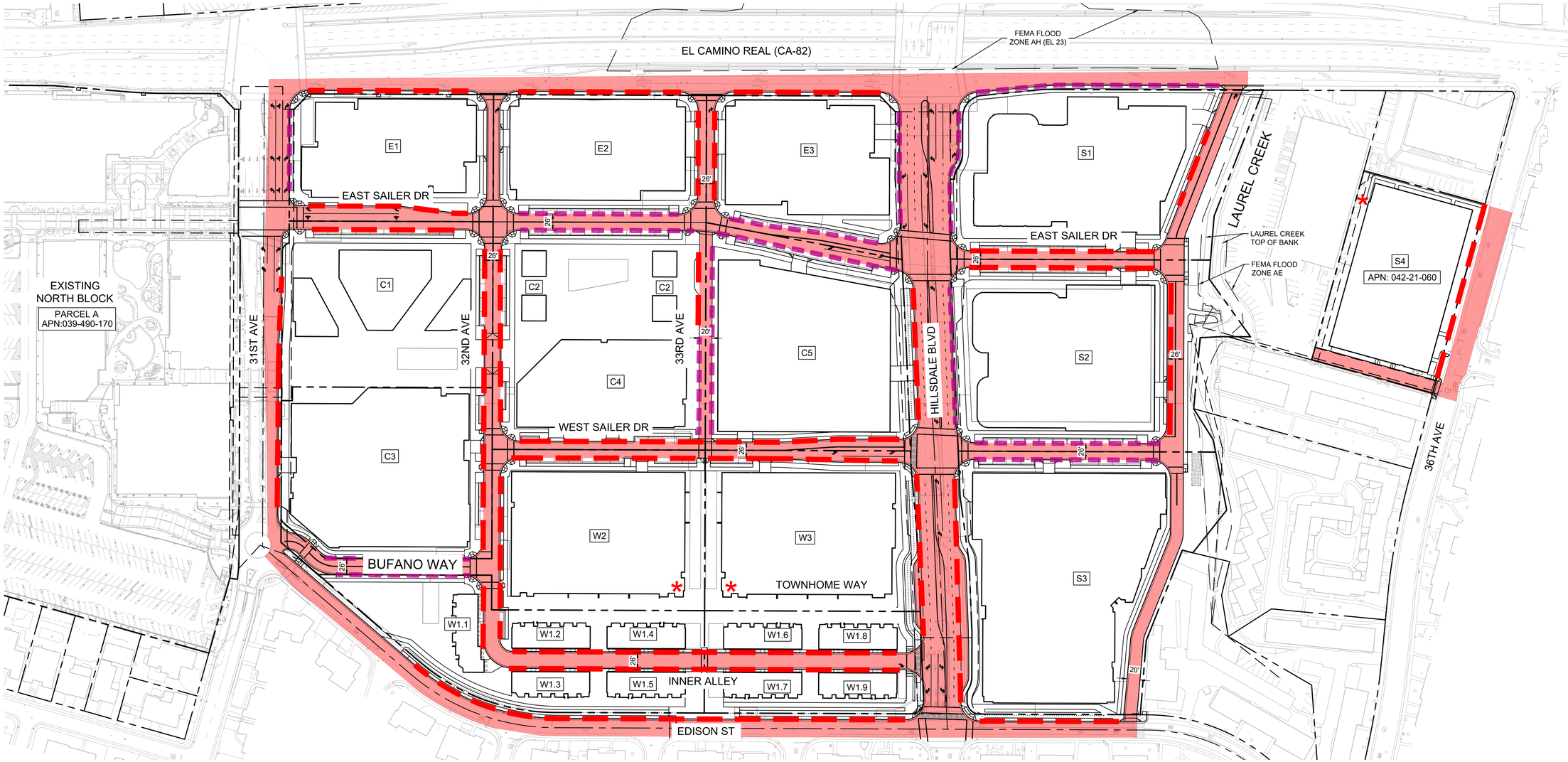
CIVIL SITE PLAN

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

Sheet Number

C205

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2026-04-28



LEGEND

- AERIAL FIRE APPARATUS ACCESS
- AERIAL FIRE APPARATUS ACCESS (COMPLIANT, NOT REQUIRED)
- FIRE ACCESS LANE
- * ALTERNATE MEANS AND METHODS REQUEST REQUIRED TO PROVIDE FIRE COVERAGE TO REMOTE EDGE OF BUILDING

GRAPHIC SCALE IN FEET
0 40 80 160

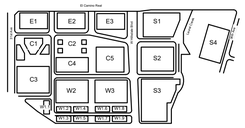
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Sheet Title:

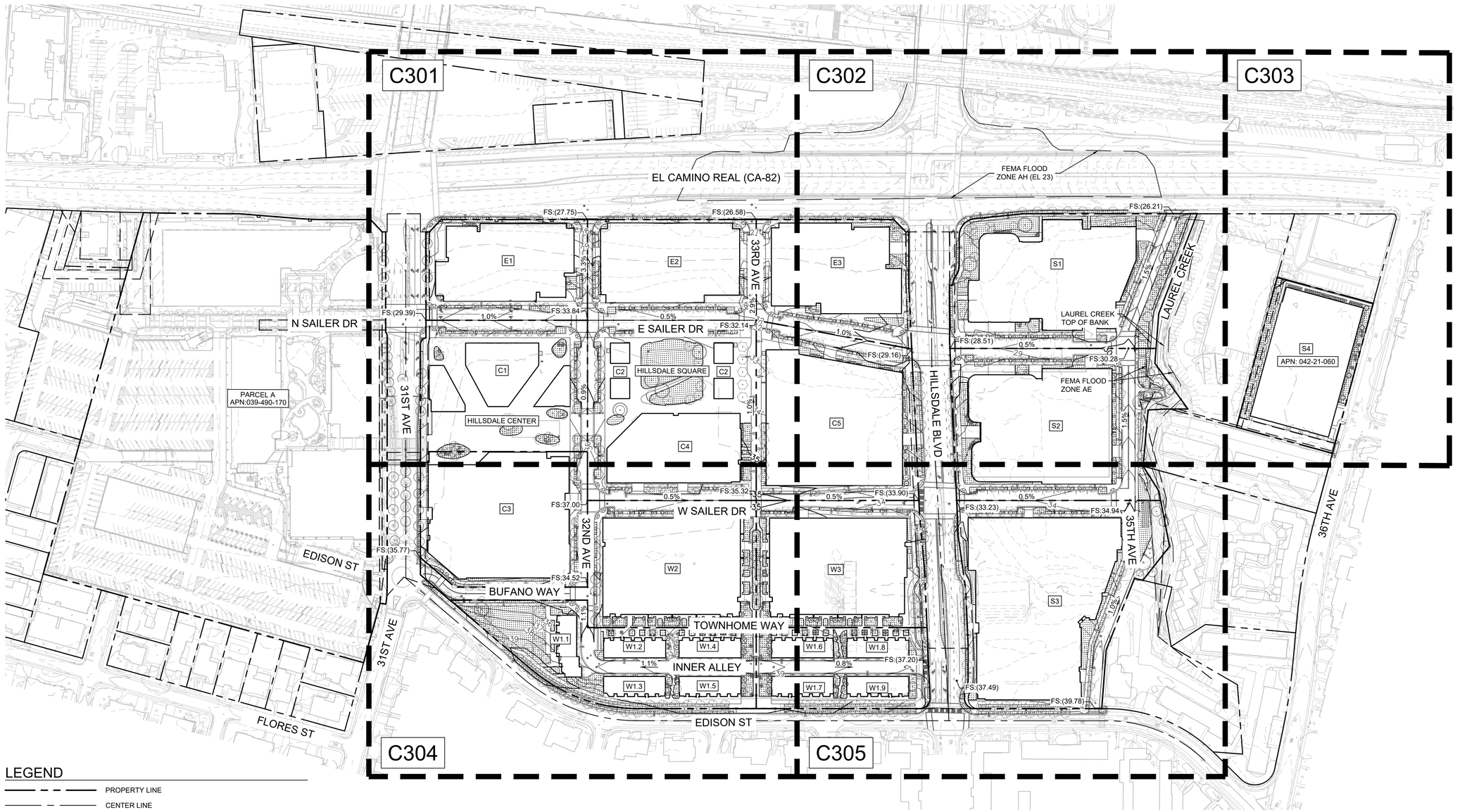
FIRE ACCESS PLAN

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

Sheet Number

C250

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- PROPOSED BUILDING WALL AND OVERHANG
- 100 — EXISTING GROUND CONTOUR
- 100 — PROPOSED GROUND CONTOUR
- FS:(100.00) — EXISTING SPOT ELEVATION
- FS:100.00 — PROPOSED SPOT ELEVATION
- (1.0%) — EXISTING GROUND SLOPE
- 1.0% — PROPOSED GROUND SLOPE
- D — STORM DRAIN INLET, MANHOLE, CLEANOUT
- S — SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- PROPOSED FIRE HYDRANT
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601C.3 STORMWATER
- C.3 STORMWATER TREATMENT (BELOW GRADE) [SILVA CELLS OR EQUIVALENT SYSTEM] REFER TO DETAIL 2, SHEET C601

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR FINISHED SURFACE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5.0% AND CROSS SLOPE SHALL NOT EXCEED 2.0% AT ALL ACCESSIBLE ROUTES. MAXIMUM SLOPE AT ACCESSIBLE PARKING SPACES, LOADING ZONES, AND LANDINGS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
4. MATCH EXISTING ELEVATIONS AT PROPERTY LIMITS.
5. CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED. TOP OF CURB SHALL MATCH EXISTING CURB HEIGHT AT JOIN LOCATIONS AND TRANSITION OVER TWO FEET OF CURB RUN.

EXISTING VEGETATION NOTE

REFER TO SHEETS L001-L007 FOR TREE DISPOSITION PLANS. OTHER THAN TREE REMOVALS, NO AREAS OF MAJOR VEGETATION ARE TO BE REMOVED.

PRELIMINARY EARTHWORK

BLOCK	CUT (CY)	FILL (CY)	NET (CY)
C1	60,570	23	60,547 (CUT)
C2	3,099	2	3,097 (CUT)
C3	51,240	722	50,518 (CUT)
C4	21,186	309	20,877 (CUT)
C5	39,822	208	39,614 (CUT)
E1	39,850	8	39,842 (CUT)
E2	41,554	0	41,554 (CUT)
E3	36,868	2	36,866 (CUT)
S1	47,059	156	46,903 (CUT)
S2	58,380	1,484	56,896 (CUT)
S3	2,621	5,794	3,173 (FILL)
S4	5,006	213	4,793 (CUT)
W1	401	16,295	15,894 (FILL)
W2	32,064	1,046	31,018 (CUT)
W3	21,409	1,684	19,725 (CUT)
TOTAL	**461,129**	**27,946**	**433,183 (CUT)**

NOTE: THESE EARTHWORK QUANTITIES ARE FOR PERMIT PURPOSES ONLY. THE QUANTITIES ARE APPROXIMATE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE (INCLUDING TO THE LOWEST BASEMENT LEVEL OF STRUCTURES, WHERE THEY OCCUR). THESE VOLUMES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO CONSTRUCTION METHODS OR MATERIALS.

NORTH

GRAPHIC SCALE IN FEET
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2026-04-28

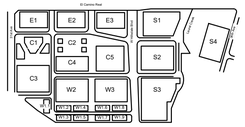
HSC Property Owner LLC

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Key Plan



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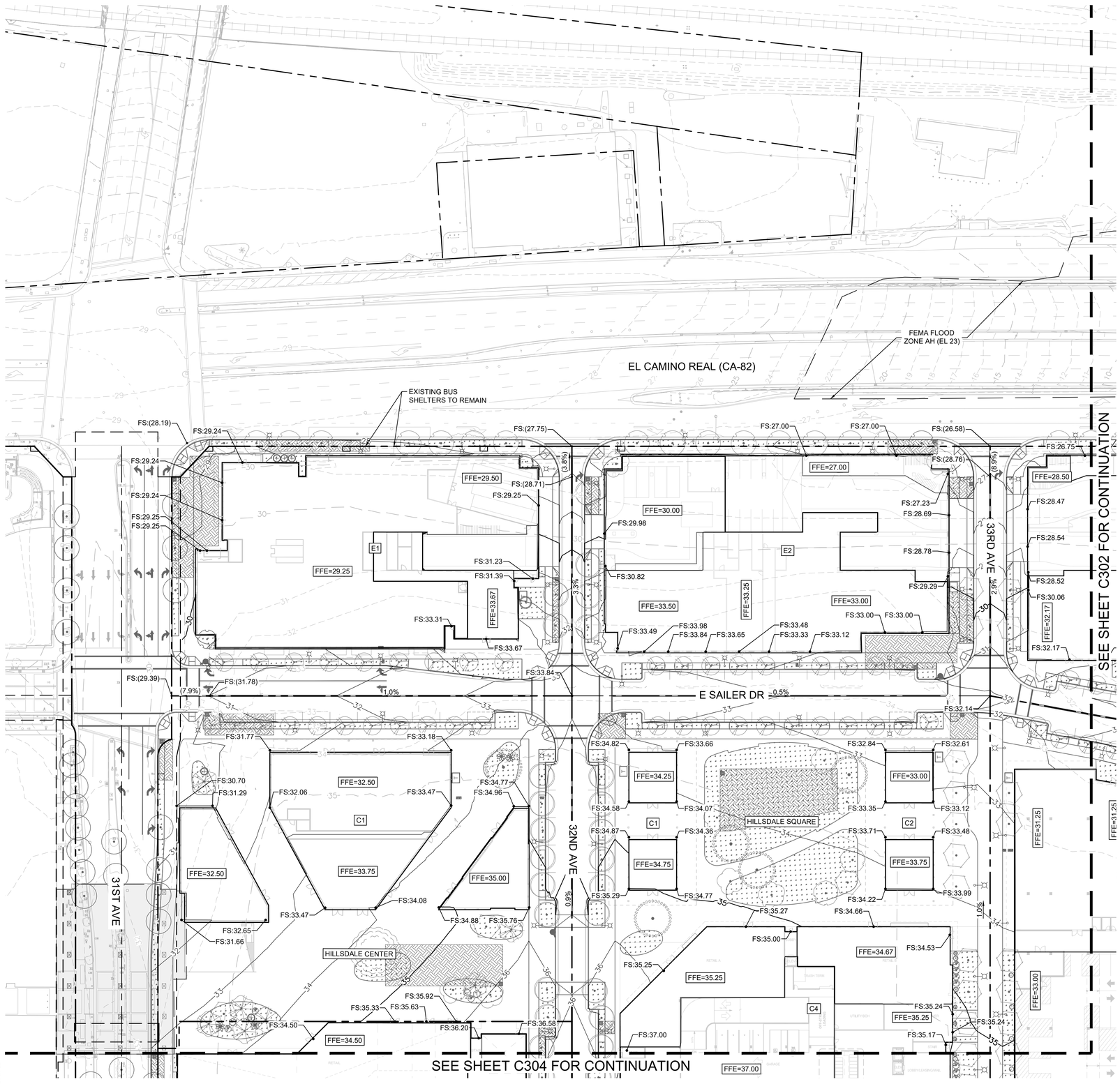
Sheet Title:

OVERALL GRADING PLAN

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

Sheet Number

C300



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- PROPOSED BUILDING WALL AND OVERHANG
- 100 — EXISTING GROUND CONTOUR
- 100 — PROPOSED GROUND CONTOUR
- FS:(100.00) — EXISTING SPOT ELEVATION
- FS:100.00 — PROPOSED SPOT ELEVATION
- (1.0%) — EXISTING GROUND SLOPE
- 1.0% — PROPOSED GROUND SLOPE
- D — STORM DRAIN INLET, MANHOLE, CLEANOUT
- S — SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- PROPOSED FIRE HYDRANT
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601
- C.3 STORMWATER TREATMENT (BELOW GRADE) [SILVA CELLS OR EQUIVALENT SYSTEM] REFER TO DETAIL 2, SHEET C601

GRADING NOTES

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

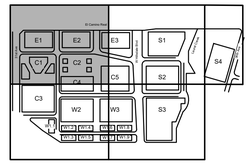
HSC Property Owner LLC

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Project No: 197543001

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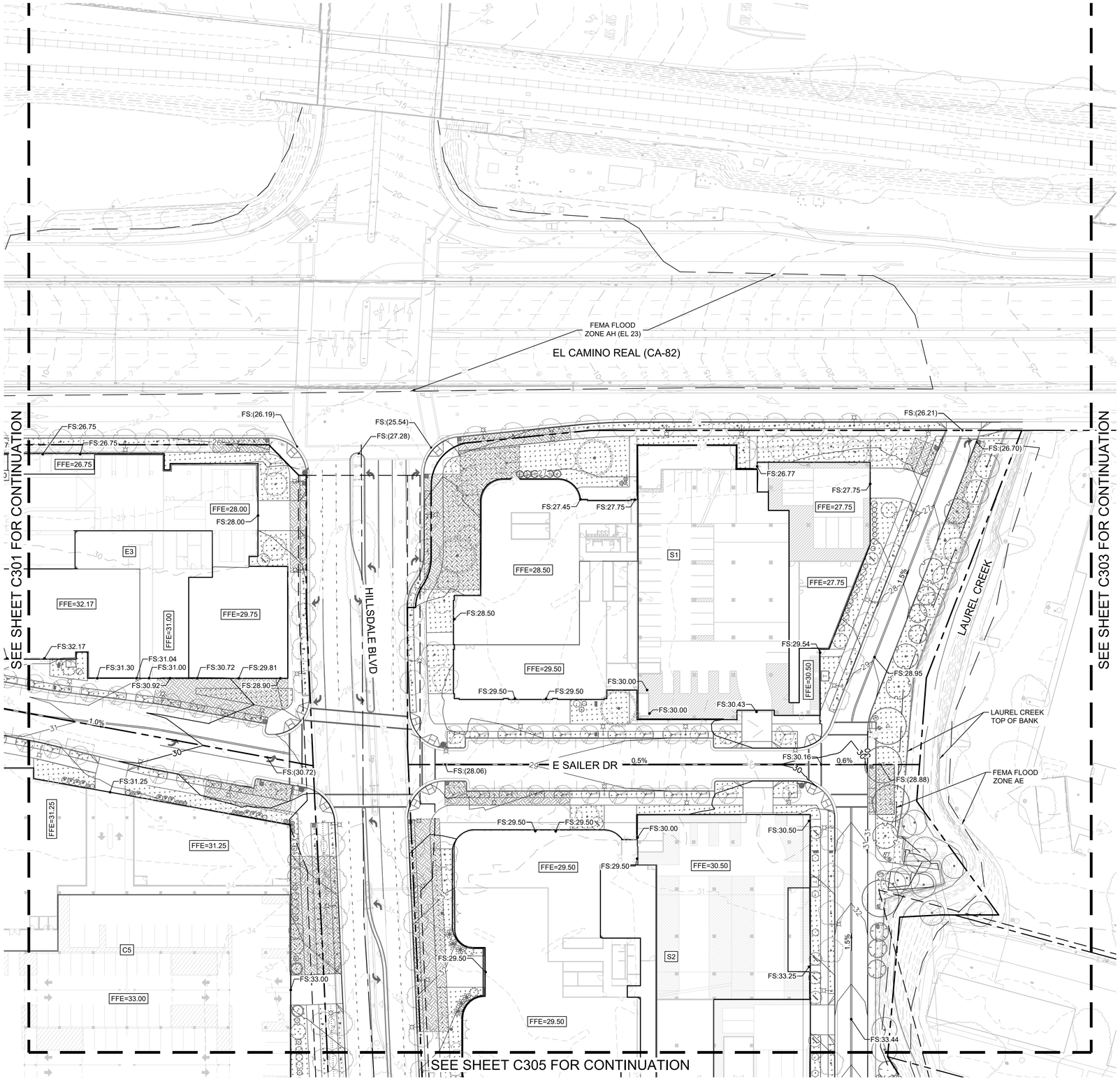
GRADING PLAN

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

Sheet Number

C301

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- PROPOSED BUILDING WALL AND OVERHANG
- 100 — EXISTING GROUND CONTOUR
- 100 — PROPOSED GROUND CONTOUR
- FS:(100.00) — EXISTING SPOT ELEVATION
- FS:100.00 — PROPOSED SPOT ELEVATION
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- PROPOSED FIRE HYDRANT
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  REFER TO DETAIL 1, SHEET C601
- C.3 STORMWATER TREATMENT (BELOW GRADE)
  [SILVA CELLS OR EQUIVALENT SYSTEM]
  REFER TO DETAIL 2, SHEET C601

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

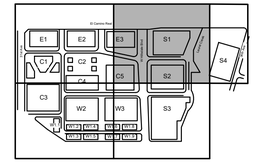
HSC Property Owner LLC

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Key Plan



TRUE NORTH
PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

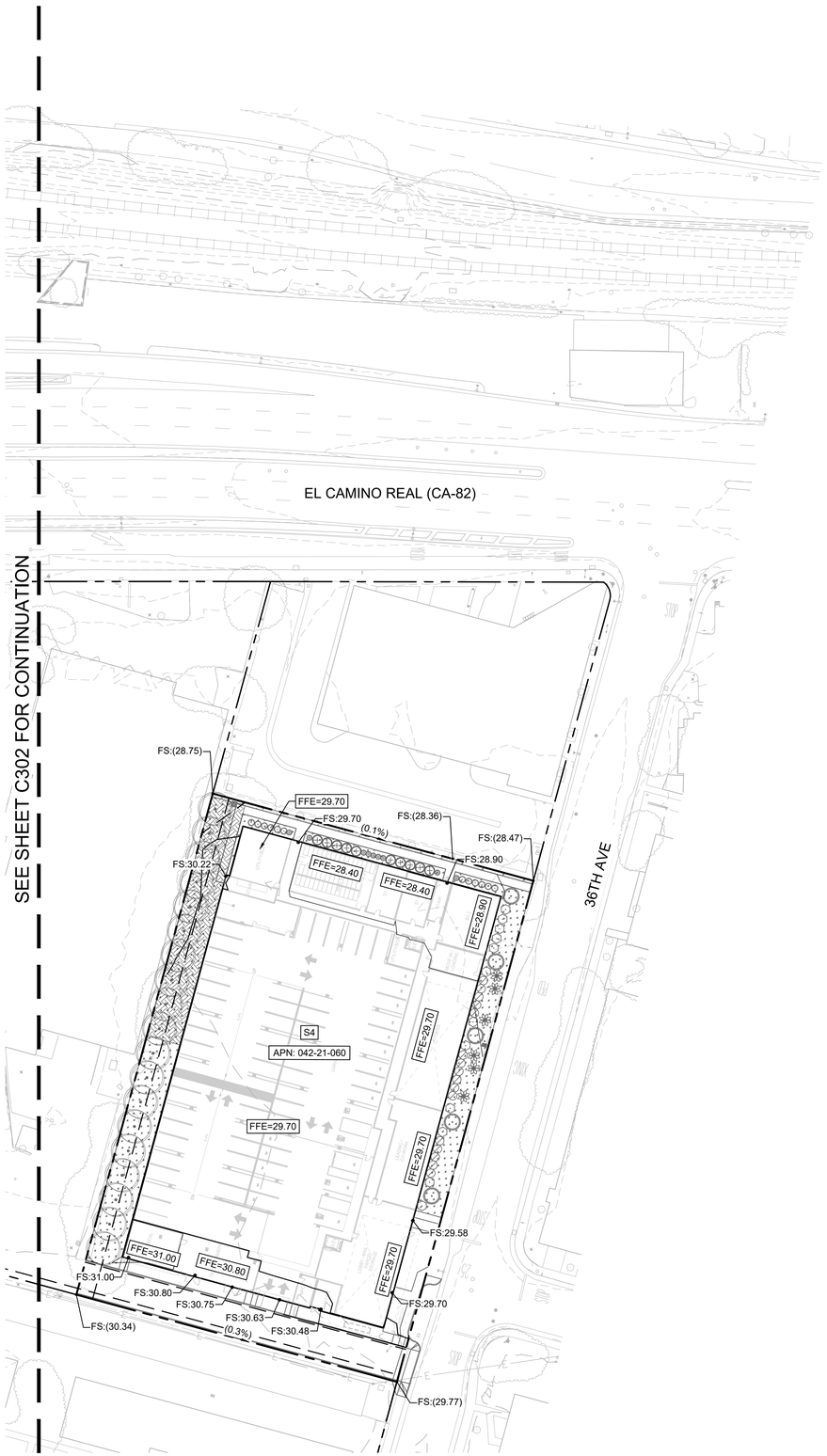
GRADING PLAN

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

Sheet Number

C302

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- PROPOSED BUILDING WALL AND OVERHANG
- 100 — EXISTING GROUND CONTOUR
- 100 — PROPOSED GROUND CONTOUR
- FS:(100.00) — EXISTING SPOT ELEVATION
- FS:100.00 — PROPOSED SPOT ELEVATION
- (1.0%) — EXISTING GROUND SLOPE
- 1.0% — PROPOSED GROUND SLOPE
- D — STORM DRAIN INLET, MANHOLE, CLEANOUT
- S — SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- PROPOSED FIRE HYDRANT
- C.3 STORMWATER TREATMENT (SURFACE)
  REFER TO DETAIL 1, SHEET C601
- C.3 STORMWATER TREATMENT (BELOW GRADE)
  [SILVA CELLS OR EQUIVALENT SYSTEM]
  REFER TO DETAIL 2, SHEET C601

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR FINISHED SURFACE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5.0% AND CROSS SLOPE SHALL NOT EXCEED 2.0% AT ALL ACCESSIBLE ROUTES. MAXIMUM SLOPE AT ACCESSIBLE PARKING SPACES, LOADING ZONES, AND LANDINGS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
4. MATCH EXISTING ELEVATIONS AT PROPERTY LIMITS.
5. CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED. TOP OF CURB SHALL MATCH EXISTING CURB HEIGHT AT JOIN LOCATIONS AND TRANSITION OVER TWO FEET OF CURB RUN.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

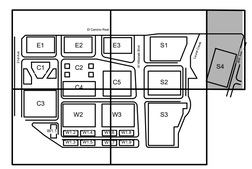
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Key Plan



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No.	Description	Date
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Project No: 197543001

Sheet Title:

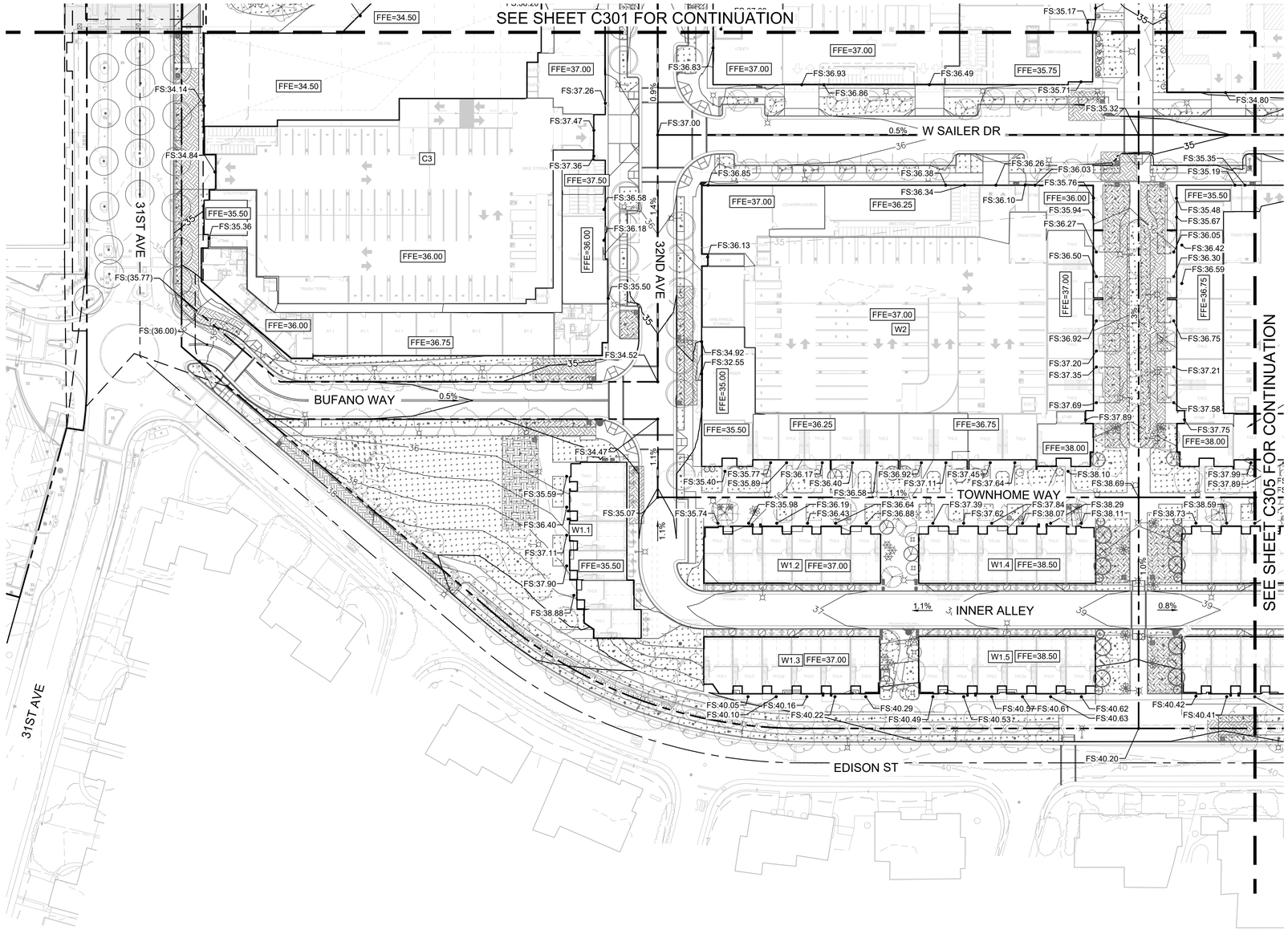
GRADING PLAN

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Sheet Number

C303

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
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- C.3 STORMWATER TREATMENT (BELOW GRADE) [SILVA CELLS OR EQUIVALENT SYSTEM] REFER TO DETAIL 2, SHEET C601

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GRAPHIC SCALE IN FEET
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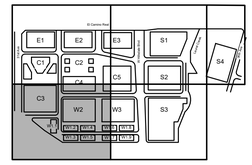
HSC Property Owner LLC

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Key Plan



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Project No: 197543001

Sheet Title:

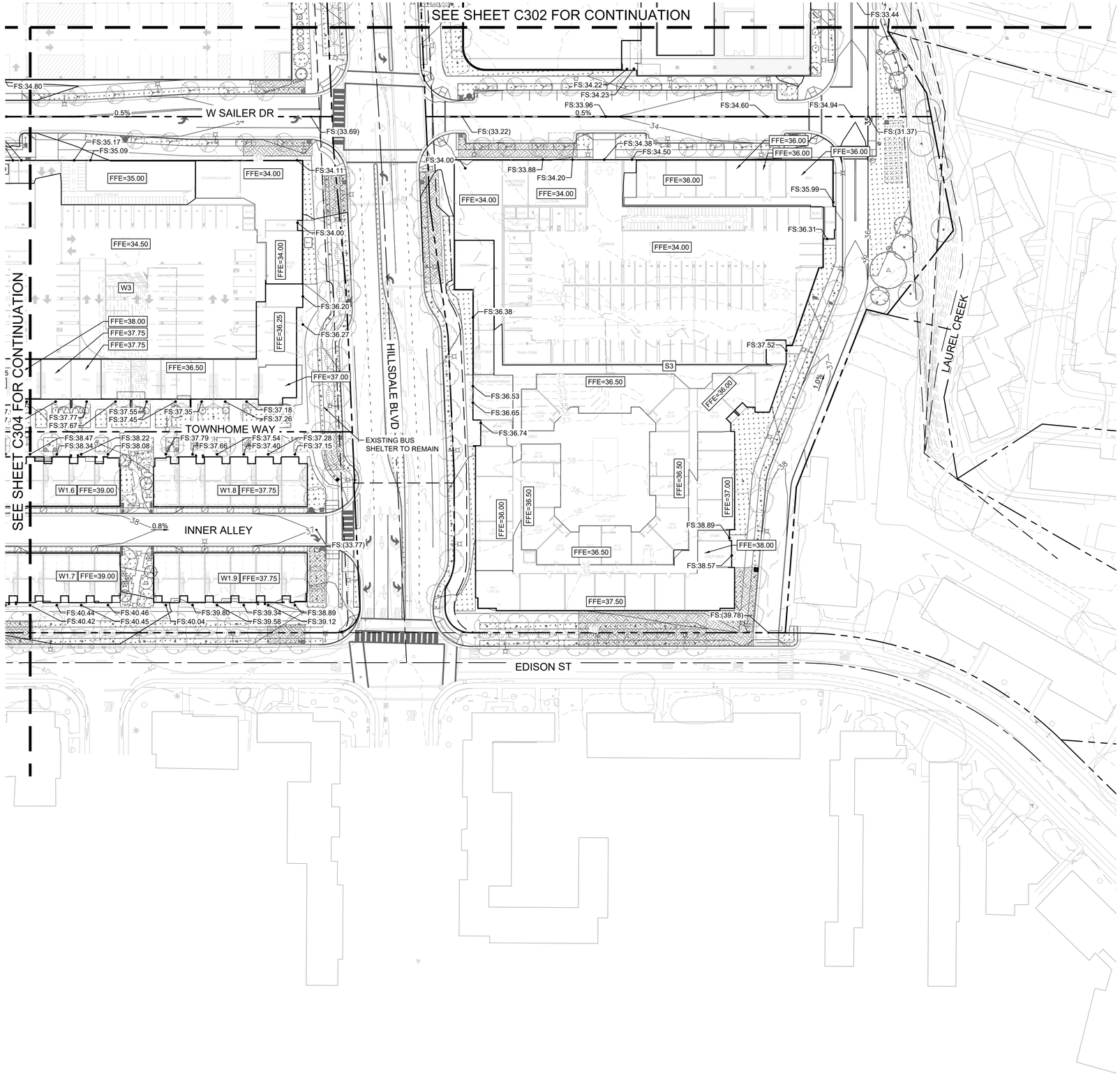
GRADING PLAN

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

Sheet Number

C304

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- PROPOSED BUILDING WALL AND OVERHANG
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- PROPOSED FIRE HYDRANT
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601
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GRAPHIC SCALE IN FEET
0 20 40 80

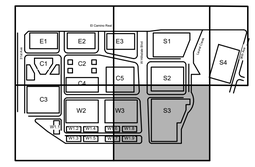
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Project No: 197543001

Sheet Title:

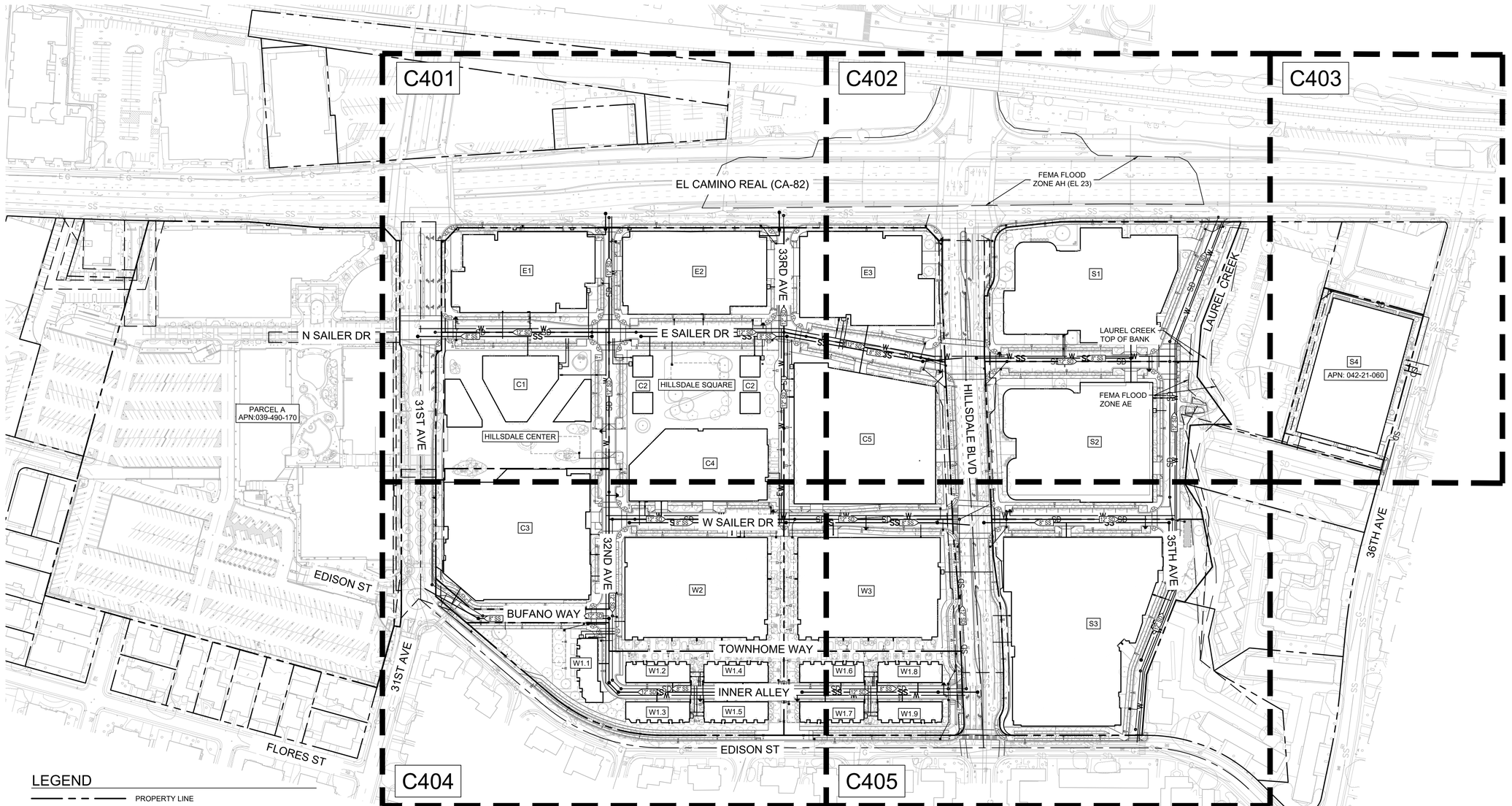
GRADING PLAN

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Sheet Number

C305

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- GAS — PROPOSED GAS LINE
- E — PROPOSED ELECTRIC LINE
- JT — PROPOSED JOINT TRENCH LINE
- SD — PROPOSED STORM DRAIN PIPE
- D — STORM DRAIN INLET, MANHOLE, CLEAN OUT
- SS — PROPOSED SANITARY SEWER PIPE
- S — SEWER MANHOLE, CLEAN OUT, AREA DRAIN
- W — PROPOSED WATER PIPE
- FW — PROPOSED FIRE WATER PIPE
- WATER PIPE BENDS AND TEES
- WATER METER AND BACKFLOW PREVENTER
- FIRE HYDRANT, POST INDICATOR VALVE, FDC
- T — GAS METER, ELECTRICAL TRANSFORMER
- SITE LIGHT. REFER TO LIGHTING PLANS FOR DETAILS.
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601
- C.3 STORMWATER TREATMENT (BELOW GRADE) [SILVA CELLS OR EQUIVALENT SYSTEM] REFER TO DETAIL 2, SHEET C601

UTILITY NOTES

1. ALL UTILITY PIPE LENGTHS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
2. ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
3. ALL PROPOSED WATER MAINS INTERNAL TO THE SITE ARE 12" AND PROPOSED LATERALS TO BUILDINGS ARE 4" IN SIZE.
4. ALL PROPOSED GAS LINES INTERNAL TO THE SITE ARE 2" IN SIZE.
5. ALL PROPOSED STORM DRAIN LINES ARE 12" IN SIZE.
6. ALL PROPOSED SEWER MAINS ARE 8" AND LATERALS ARE 6" IN SIZE.

DRY UTILITY NOTE

ALL DRY UTILITIES ARE SHOWN SCHEMATICALLY FOR REFERENCE ONLY BASED ON INFORMATION PROVIDED TO KIMLEY-HORN BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF DRY UTILITIES.

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POTHOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

NORTH

GRAPHIC SCALE IN FEET
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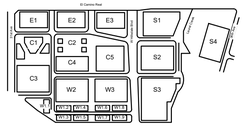
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Key Plan



TRUE NORTH
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

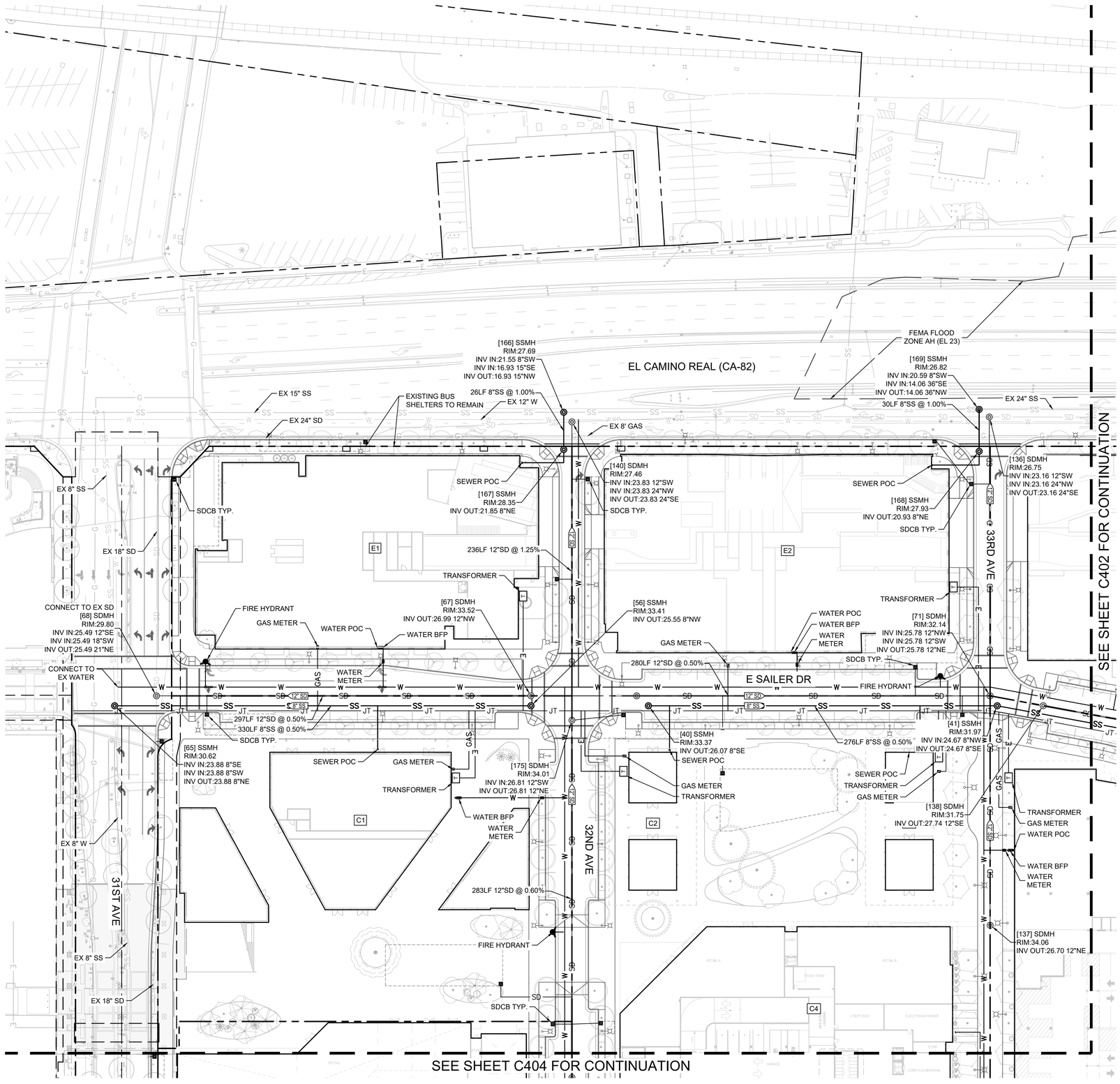
OVERALL UTILITY PLAN

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

Sheet Number

C400

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- GAS — PROPOSED GAS LINE
- E — PROPOSED ELECTRIC LINE
- JT — PROPOSED JOINT TRENCH LINE
- SD — PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET, MANHOLE, CLEAN OUT
- SS — PROPOSED SANITARY SEWER PIPE
- SEWER MANHOLE, CLEAN OUT, AREA DRAIN
- W — PROPOSED WATER PIPE
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- SITE LIGHT. REFER TO LIGHTING PLANS FOR DETAILS.
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601
- C.3 STORMWATER TREATMENT (BELOW GRADE) [SILVA CELLS OR EQUIVALENT SYSTEM] REFER TO DETAIL 2, SHEET C601

UTILITY NOTES

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2. ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
3. ALL PROPOSED WATER MAINS INTERNAL TO THE SITE ARE 12" AND PROPOSED LATERALS TO BUILDINGS ARE 4" IN SIZE.
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NORTH

GRAPHIC SCALE IN FEET
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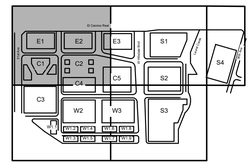
HSC Property Owner LLC

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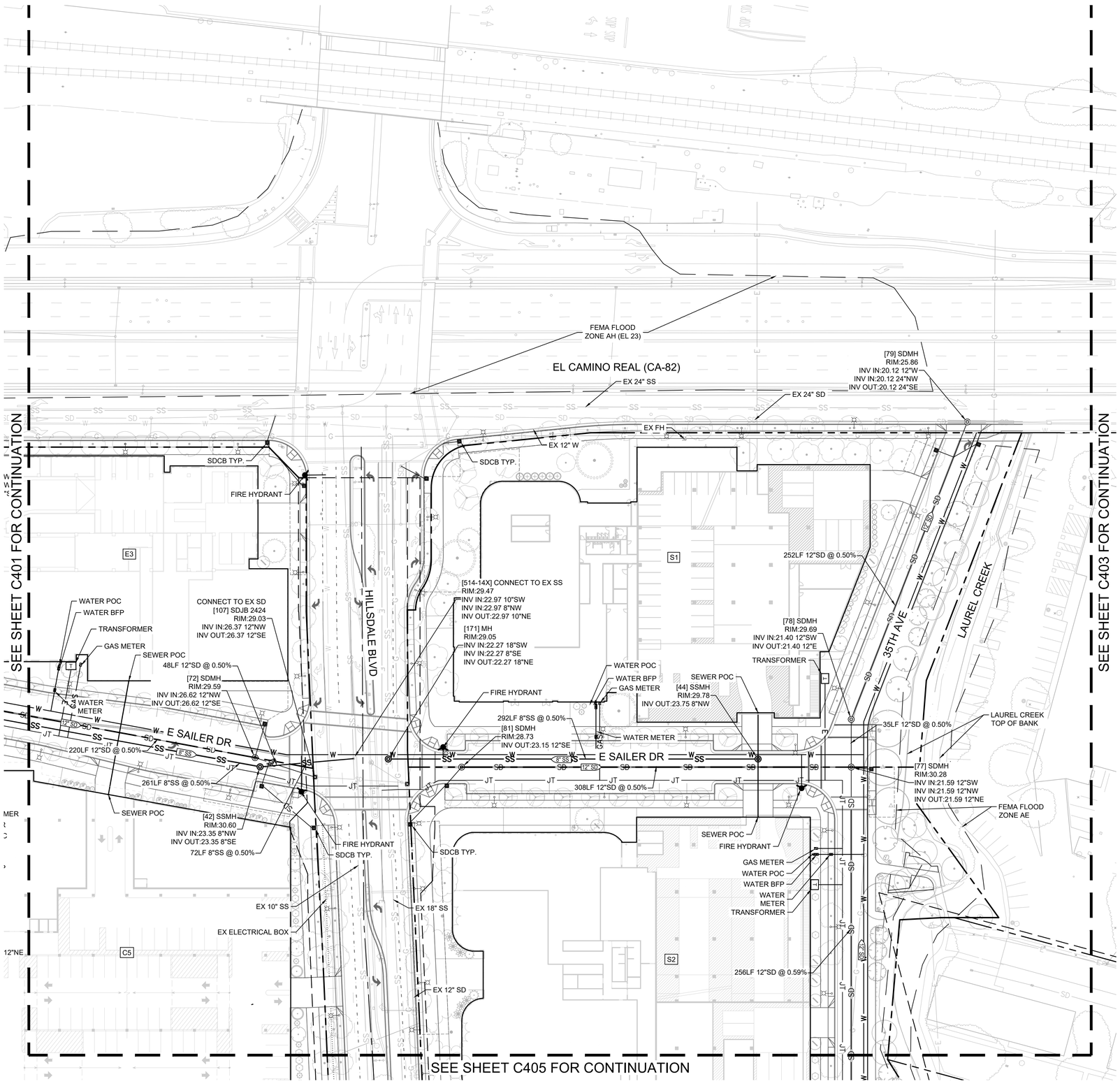
Sheet Title:

UTILITY PLAN

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

Sheet Number

C401



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- GAS — PROPOSED GAS LINE
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NORTH

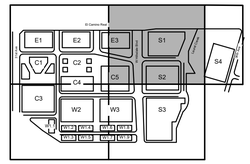
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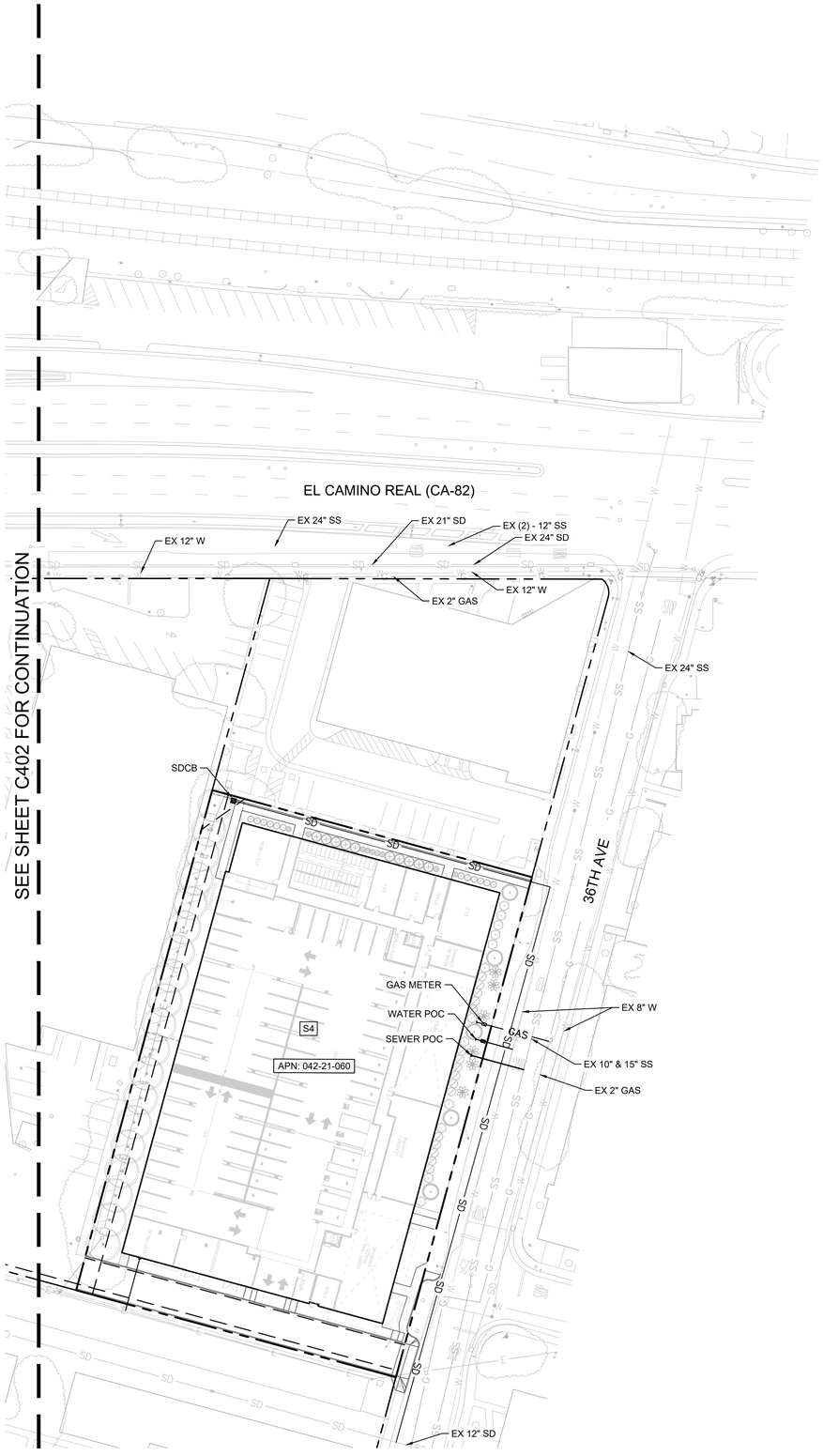
UTILITY PLAN

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

Sheet Number

C402

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2026-04-28



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5. ALL PROPOSED STORM DRAIN LINES ARE 12" IN SIZE.
6. ALL PROPOSED SEWER MAINS ARE 8" AND LATERALS ARE 6" IN SIZE.

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POTHOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



GRAPHIC SCALE IN FEET
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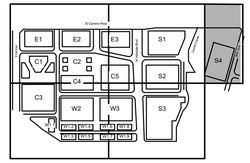
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Key Plan



TRUE NORTH
PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

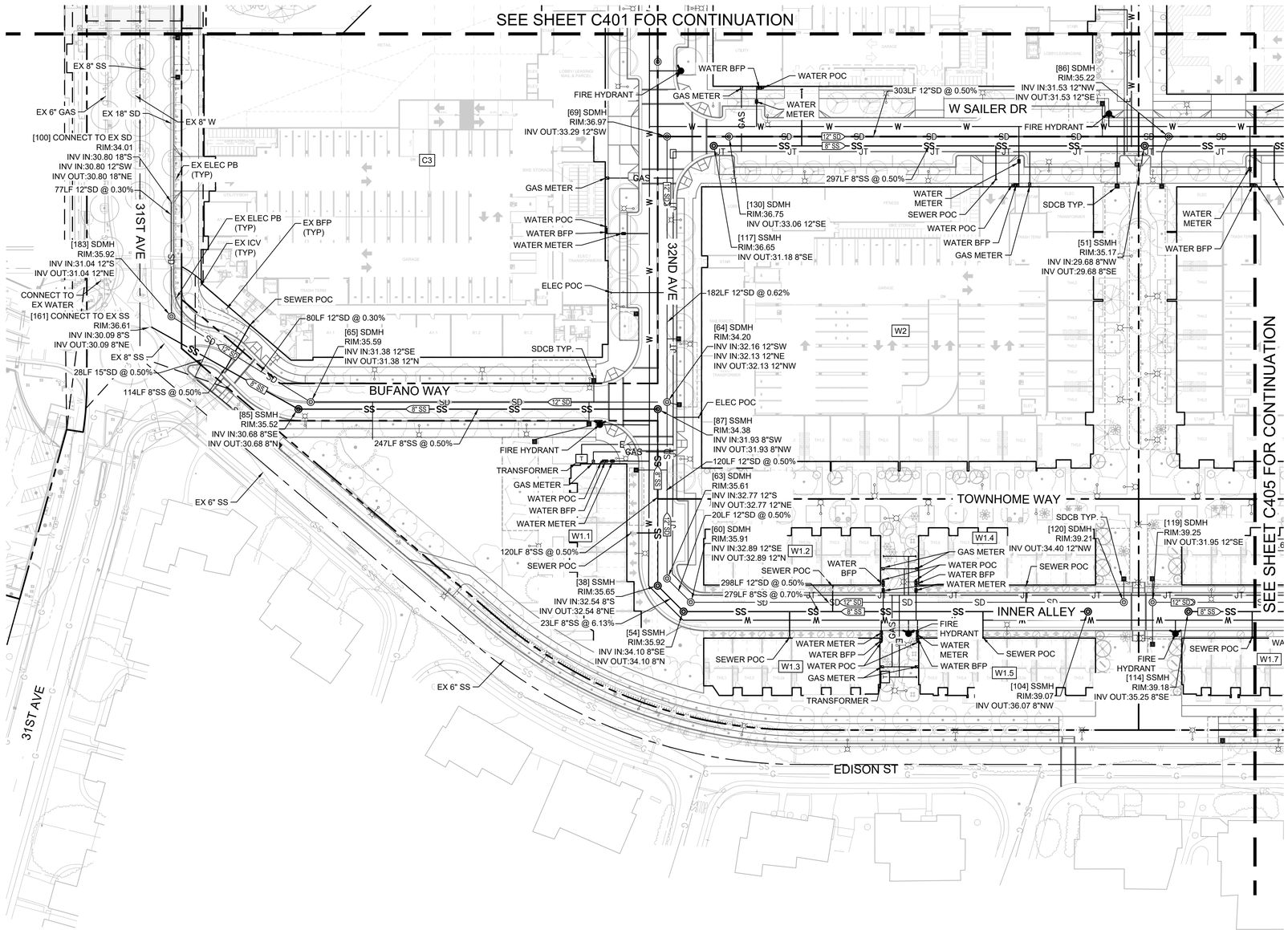
UTILITY PLAN

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

Sheet Number

C403

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- GAS — PROPOSED GAS LINE
- E — PROPOSED ELECTRIC LINE
- JT — PROPOSED JOINT TRENCH LINE
- SD — PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET, MANHOLE, CLEAN OUT
- SS — PROPOSED SANITARY SEWER PIPE
- SEWER MANHOLE, CLEAN OUT, AREA DRAIN
- W — PROPOSED WATER PIPE
- FW — PROPOSED FIRE WATER PIPE
- WATER PIPE BENDS AND TEES
- WATER METER AND BACKFLOW PREVENTER
- FIRE HYDRANT, POST INDICATOR VALVE, FDC
- T — GAS METER, ELECTRICAL TRANSFORMER
- SITE LIGHT. REFER TO LIGHTING PLANS FOR DETAILS.
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601
- C.3 STORMWATER TREATMENT (BELOW GRADE) [SILVA CELLS OR EQUIVALENT SYSTEM] REFER TO DETAIL 2, SHEET C601

UTILITY NOTES

1. ALL UTILITY PIPE LENGTHS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
2. ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
3. ALL PROPOSED WATER MAINS INTERNAL TO THE SITE ARE 12" AND PROPOSED LATERALS TO BUILDINGS ARE 4" IN SIZE.
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GRAPHIC SCALE IN FEET
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NORTH

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Project No: 197543001

Sheet Title:

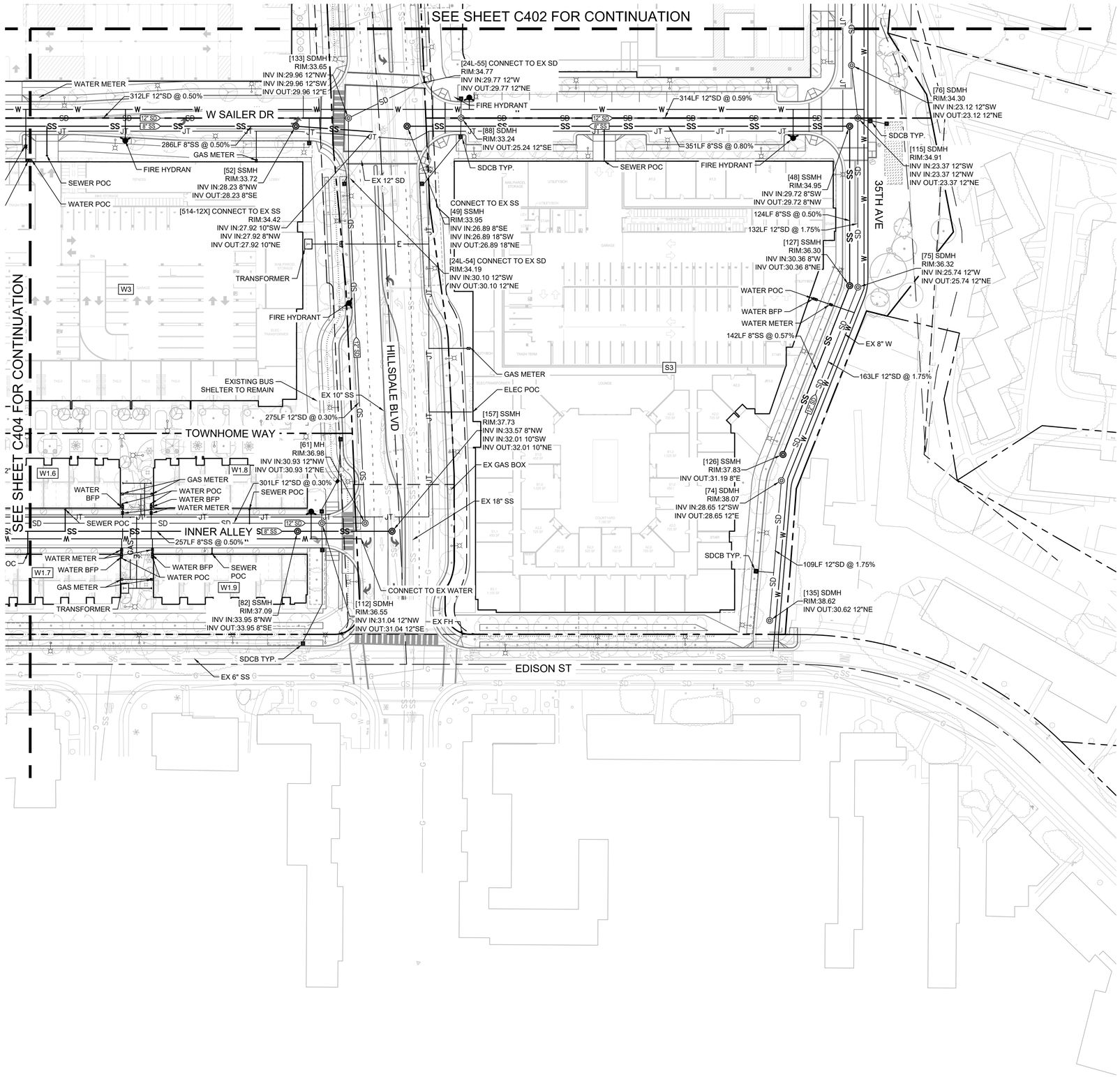
UTILITY PLAN

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2026-04-28



LEGEND

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- CENTER LINE
- EASEMENT LINE
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- GAS — PROPOSED GAS LINE
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- W — PROPOSED WATER PIPE
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- WATER PIPE BENDS AND TEES
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Project No: 197543001

Sheet Title:

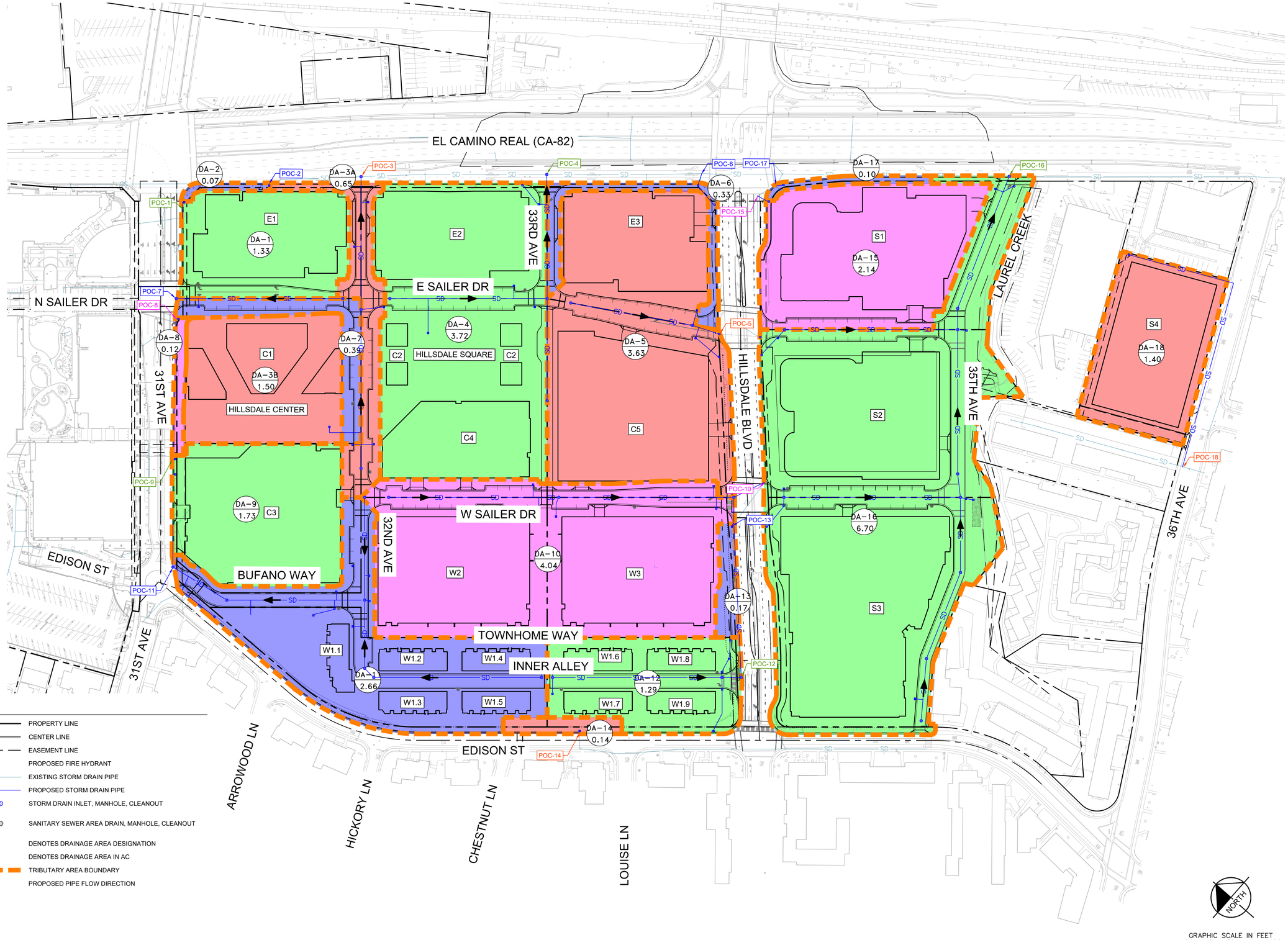
UTILITY PLAN

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED FIRE HYDRANT
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET, MANHOLE, CLEANOUT
- SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- DENOTES DRAINAGE AREA DESIGNATION
- DENOTES DRAINAGE AREA IN AC
- TRIBUTARY AREA BOUNDARY
- PROPOSED PIPE FLOW DIRECTION

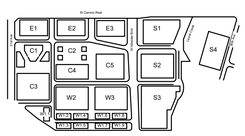
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Project No: 197543001

Sheet Title:

STORM TRIBUTARY AREAS

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

Sheet Number

C410

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED FIRE HYDRANT
- STORM DRAIN INLET, MANHOLE, CLEANOUT
- SANITARY SEWER PIPE
- SANITARY SEWER AREA DRAIN, MANHOLE, CLEANOUT
- DENOTES SEWER SHED DESIGNATION (SS–X / #)
- TRIBUTARY AREA BOUNDARY
- PROPOSED PIPE FLOW DIRECTION

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NORTH

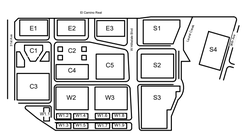
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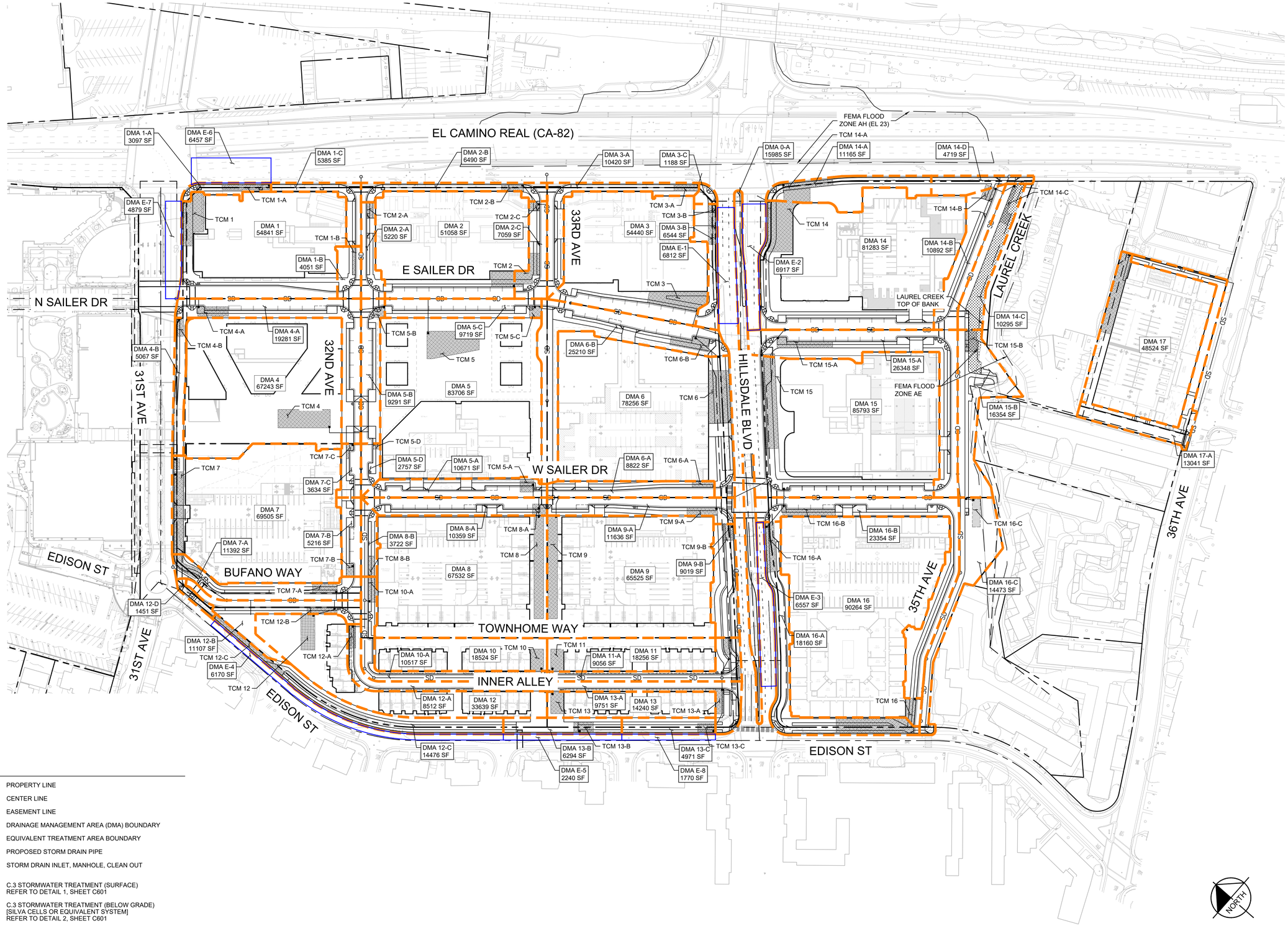
SEWER TRIBUTARY AREAS

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

Sheet Number

C411

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2026-04-28



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- EQUIVALENT TREATMENT AREA BOUNDARY
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET, MANHOLE, CLEAN OUT
- C.3 STORMWATER TREATMENT (SURFACE) REFER TO DETAIL 1, SHEET C601
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GRAPHIC SCALE IN FEET
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TRUE NORTH
PROJECT NORTH

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2026-04-28

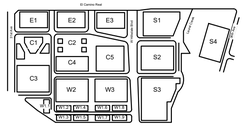
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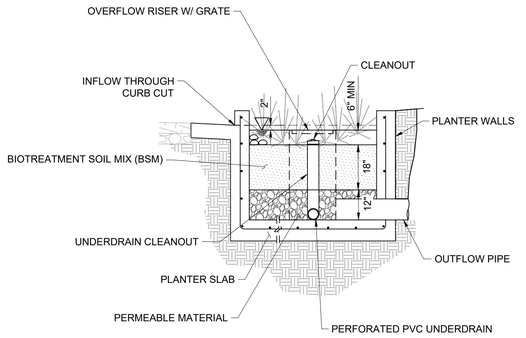
Sheet Title:

STORMWATER CONTROL PLAN

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

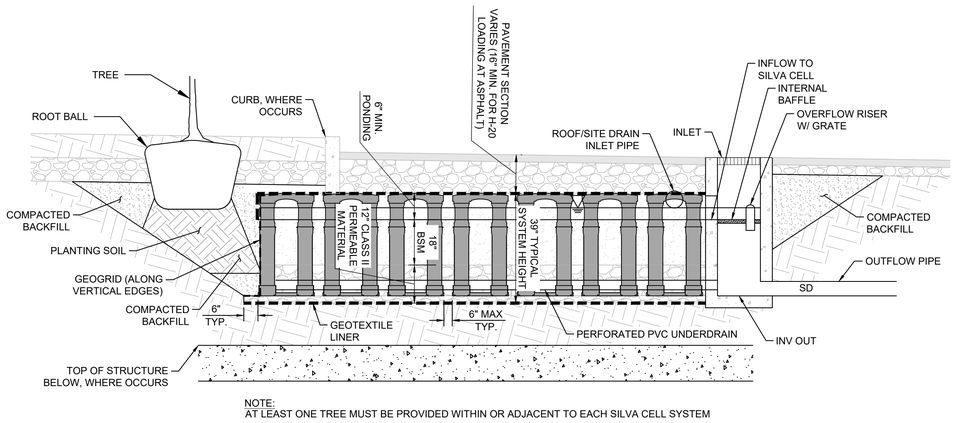
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SAMPLE C.3 STORMWATER TREATMENT SYSTEM (FLOW-THROUGH PLANTER) 1

N.T.S.



NOTE:
AT LEAST ONE TREE MUST BE PROVIDED WITHIN OR ADJACENT TO EACH SILVA CELL SYSTEM

SAMPLE C.3 STORMWATER TREATMENT SYSTEM (TREE WELL FILTER W/ SILVA CELL 2

N.T.S.

DMA SUMMARY TABLE

DMA	TCM	TREATMENT TYPE	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)**	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	EXCESS AREA USED FOR IN-LIEU TREATMENT (SF)	PONDING DEPTH (IN)
0-A*	In-Lieu	Untreated	15,985	15,985	0**	15,985	639	0	0	N/A
1	1	Silva Cell	54,814	54,814	0**	54,814	2,193	2,848	655	6
1-A	1-A	Silva Cell	3,097	3,097	0**	3,097	124	792	668	6
1-B	1-B	Silva Cell	4,052	4,052	0**	4,052	162	260	0	6
1-C*	In-Lieu	Untreated	5,385	5,385	0**	5,385	215	0	0	N/A
2	2	Silva Cell	51,058	51,058	0**	51,058	2,042	2,629	0	6
2-A	2-A	Silva Cell	5,220	5,220	0**	5,220	209	330	0	6
2-B	2-B	Silva Cell	6,490	6,490	0**	6,490	260	460	0	6
2-C	2-C	Silva Cell	7,059	7,059	0**	7,059	282	325	0	6
3	3	Silva Cell	54,440	54,440	0**	54,440	2,178	2,903	0	6
3-A	3-A	Silva Cell	10,420	10,420	0**	10,420	417	517	0	6
3-B	3-B	Silva Cell	6,544	6,544	0**	6,544	262	962	700	6
3-C*	In-Lieu	Untreated	1,188	1,188	0**	1,188	48	0	0	N/A
4	4	Silva Cell	67,243	67,243	0**	67,243	2,690	3,102	0	6
4-A	4-A	Silva Cell	19,281	19,281	0**	19,281	771	935	0	6
4-B	4-B	Silva Cell	5,067	5,067	0**	5,067	203	321	0	6
5	5	Silva Cell	83,706	83,706	0**	83,706	3,348	3,976	0	6
5-A	5-A	Silva Cell	10,671	10,671	0**	10,671	427	500	0	6
5-B	5-B	Silva Cell	9,291	9,291	0**	9,291	372	440	0	6
5-C	5-C	Silva Cell	9,719	9,719	0**	9,719	389	462	0	6
5-D	5-D	Silva Cell	2,757	2,757	0**	2,757	110	130	0	6
6	6	Silva Cell	78,256	78,256	0**	78,256	3,130	3,665	0	6
6-A	6-A	Silva Cell	8,822	8,822	0**	8,822	353	400	0	6
6-B	6-B	Silva Cell	25,210	25,210	0**	25,210	1,008	1,290	0	6
7	7	Silva Cell	69,505	69,505	0**	69,505	2,780	3,450	0	6
7-A	7-A	Silva Cell	11,392	11,392	0**	11,392	456	690	0	6
7-B	7-B	Silva Cell	5,216	5,216	0**	5,216	209	260	0	6
7-C	7-C	Silva Cell	3,634	3,634	0**	3,634	145	231	0	6
8	8	Silva Cell	67,532	67,532	0**	67,532	2,701	3,145	0	6
8-A	8-A	Silva Cell	10,359	10,359	0**	10,359	414	500	0	6
8-B	8-B	Silva Cell	3,722	3,722	0**	3,722	149	406	0	6
9	9	Silva Cell	65,525	65,525	0**	65,525	2,621	3,145	0	6
9-A	9-A	Silva Cell	11,636	11,636	0**	11,636	465	715	0	6
9-B	9-B	Silva Cell	9,019	9,019	0**	9,019	361	570	0	6
10	10	Silva Cell	18,524	18,524	0**	18,524	741	897	0	6
10-A	10-A	Silva Cell	10,517	10,517	0**	10,517	421	629	0	6
11	11	Silva Cell	18,256	18,256	0**	18,256	730	897	0	6
11-A	11-A	Silva Cell	9,056	9,056	0**	9,056	362	450	0	6
12	12	Silva Cell	33,639	33,639	0**	33,639	1,346	1,625	0	6
12-A	12-A	Silva Cell	8,512	8,512	0**	8,512	340	400	0	6
12-B	12-B	Silva Cell	11,107	11,107	0**	11,107	444	594	0	6
12-C	12-C	Silva Cell	14,476	14,476	0**	14,476	579	1,258	679	6
12-D*	In-Lieu	Untreated	1,451	1,451	0**	1,451	58	0	0	N/A
13	13	Silva Cell	14,240	14,240	0**	14,240	570	897	0	6
13-A	13-A	Silva Cell	9,751	9,751	0**	9,751	390	480	0	6
13-B	13-B	Silva Cell	6,294	6,294	0**	6,294	252	630	378	6
13-C	13-C	Silva Cell	4,971	4,971	0**	4,971	199	450	251	6
14	14	Silva Cell	81,283	81,283	0**	81,283	3,251	5,222	0	6
14-A	14-A	Silva Cell	11,165	11,165	0**	11,165	447	994	547	6
14-B	14-B	Silva Cell	10,892	10,892	0**	10,892	436	515	0	6
14-C	14-C	Silva Cell	10,295	10,295	0**	10,295	412	636	0	6
14-D*	In-Lieu	Untreated	4,719	4,719	0**	4,719	189	0	0	N/A
15	15	Silva Cell	85,793	85,793	0**	85,793	3,432	4,253	0	6
15-A	15-A	Silva Cell	26,348	26,348	0**	26,348	1,054	1,230	0	6
15-B	15-B	Silva Cell	16,354	16,354	0**	16,354	654	800	0	6
16	16	Silva Cell	90,264	90,264	0**	90,264	3,611	4,503	0	6
16-A	16-A	Silva Cell	18,160	18,160	0**	18,160	726	1,350	624	6
16-B	16-B	Silva Cell	23,354	23,354	0**	23,354	934	1,084	0	6
16-C	16-C	Bioretention	14,473	14,473	0**	14,473	579	700	0	6
17	17	Silva Cell	48,524	48,524	0**	48,524	1,941	3,000	0	6
17-A*	In-Lieu	Untreated	13,041	13,041	0**	13,041	522	0	0	N/A
TOTAL	--	--	**1,418,774**	**1,418,774**	**0****	**1,418,774**	**56,751**	**73,853**	**17,102**	--

IN-LIEU DMA SUMMARY TABLE

DMA	TCM	TREATMENT TYPE	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)**	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA*** (SF)	PONDING DEPTH (IN)
E-1	3-B	Silva Cell	6,883	6,883	0**	6,883	275	700	6
E-2	14-A	Silva Cell	6,926	6,926	0**	6,926	277	547	6
E-3	16-A	Silva Cell	6,525	6,525	0**	6,525	261	624	6
E-4	12-C	Silva Cell	6,170	6,170	0**	6,170	247	679	6
E-5	13-B	Silva Cell	2,240	2,240	0**	2,240	90	378	6
E-6	1-A	Silva Cell	6,457	6,457	0**	6,457	258	668	6
E-7	1	Silva Cell	4,879	4,879	0**	4,879	195	655	6
E-8	13-C	Silva Cell	1,770	1,770	0**	1,770	71	251	6
TOTAL	--	--	**41,850**	**41,850**	**0****	**41,850**	**1674**	**4,503**	--

* UNTREATED AREA. EQUIVALENT AREAS DENOTED AS "E-X" WILL BE CAPTURED AND TREATED TO SERVE AS IN-LIEU TREATMENT.
** PERVIOUS PROJECT AREA WAS NOT INCLUDED IN TREATMENT CALCULATIONS TO ENSURE TREATMENT MEASURES ARE ADEQUATELY SIZED
*** EACH IN-LIEU DMA SHARES A TCM WITH A PROJECT "BASE" DMA (E.G. DMA 3-B AND DMA E-1 BOTH FLOW TO TCM 3-B). THE PROVIDED TREATMENT AREAS LISTED IN THIS TABLE ARE THE EXCESS REMAINING TREATMENT AREAS AVAILABLE AFTER THE REQUIRED TREATMENT FOR THE "BASE" DMA IS ACCOUNTED FOR.

TOTAL UNTREATED EFFECTIVE IMPERVIOUS AREA (SF)	41,769
TOTAL TREATED IN-LIEU EFFECTIVE IMPERVIOUS AREA (SF)	41,850

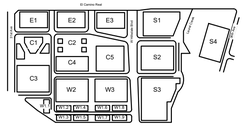
HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan



TRUE NORTH
PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

STORMWATER CONTROL DETAILS

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

Sheet Number

C601

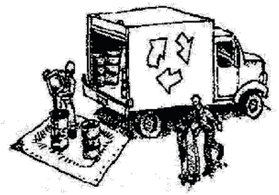
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2026-04-28

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



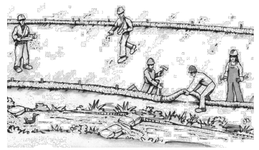
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

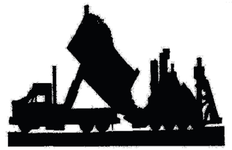


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

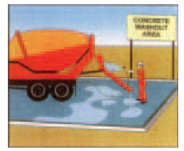


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

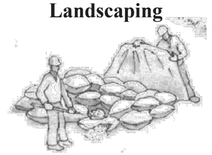
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



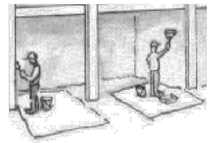
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

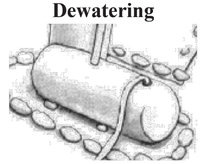
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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Project No: 197543001

Sheet Title:

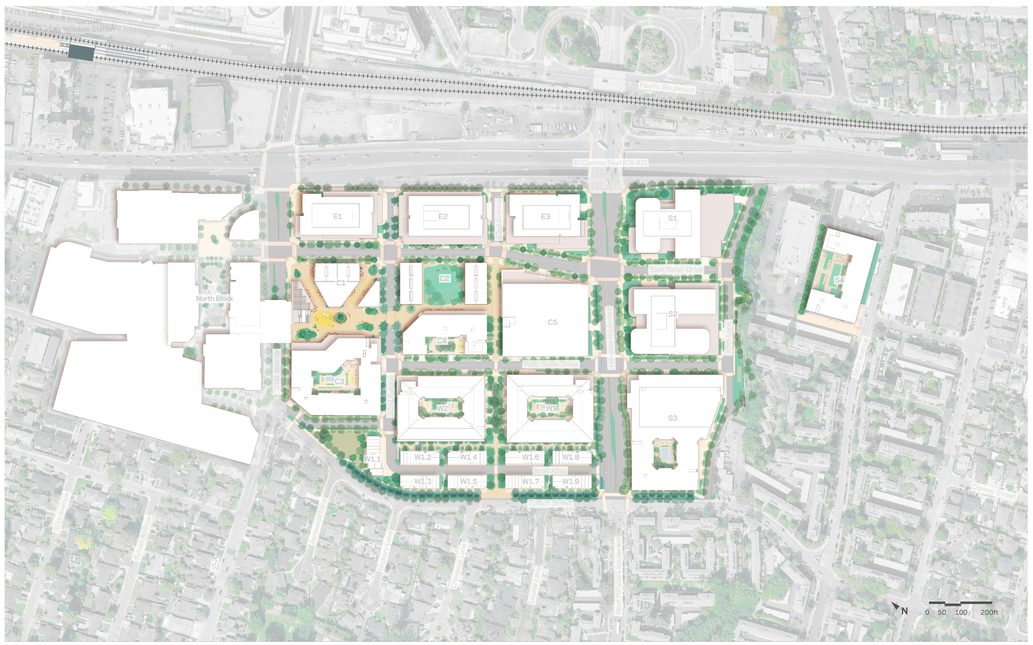
STORMWATER CONTROL DETAILS

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Sheet Number

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OVERALL SITE PLAN RENDERING

ABBREVIATIONS

CODE	DESCRIPTION
PL	PROPERTY LINE
CL	CENTERLINE
TYP	TYPICAL
SQ.FT.	SQUARE FEET
L.F.	LINEAR FEET
O.C.	ON CENTER
P.C.C	PORTLAND CEMENT CONCRETE
CMU	CONCRETE MASONRY UNIT
AGG	AGGREGATE
L	LENGTH
W	WIDTH
H	HEIGHT
D	DEPTH
DIA	DIAMETER
RAD	RADIUS
CP	CENTER FOCAL POINT
RECP	ROLLED EROSION CONTROL PRODUCTS
TW	TOP OF WALL
FG	FINISH GRADE

Sheet List Table

Sheet Number	Sheet Title
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
L307A	PLANTING SCHEDULES (COURTYARD)
L307	PLANTING PLAN (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
L506A	SITE LIGHITNG SCHEDULES (COURTYARD)
L506	SITE LIGHTING PLAN (COURTYARDS)
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

GENERAL LANDSCAPE NOTES

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
3. RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
4. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
5. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
6. AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
7. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
8. ALL TREES SHALL BE PLANTED A MINIMUM OF 5 FEET, ALL SHRUBS AND ACCENTS A MINIMUM OF 24", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
9. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
10. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
12. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
13. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
14. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
15. FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
16. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
17. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. TREES TO HAVE A 4' DIAMETER RING AROUND TRUNK FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
18. PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
19. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
20. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
21. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING
22. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
20. PROVIDE LANDSCAPING AS REQUIRED TO MEET MINIMUM AHJ STANDARDS.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

_____

NICOLE KELLY, LLA 6011

LANDSCAPE ARCHITECT NOTES

1. THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
2. THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
4. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
6. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
9. THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
12. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
13. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

SITE PREPARATION NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER OR OWNER'S REPRESENTATIVE AND IDENTIFY TREES WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NOT PROCEED WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
2. TREES TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIPLINE OF THE TREE CANOPY OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND/OR BRANCHES.
3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT BECOMES NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHOULD BE CUT NEATLY, COVERED WITH BURLAP AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED.
4. TREE REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOTBALLS AND SATISFACTORY OFF-SITE DISPOSAL OF TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE PROPERTY LINE DUE TO HIS OR HER CONTRACT OPERATIONS.
6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
7. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.

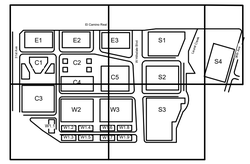
HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan



TRUE NORTH

PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

LANDSCAPE RENDERING, INDEX, & NOTES

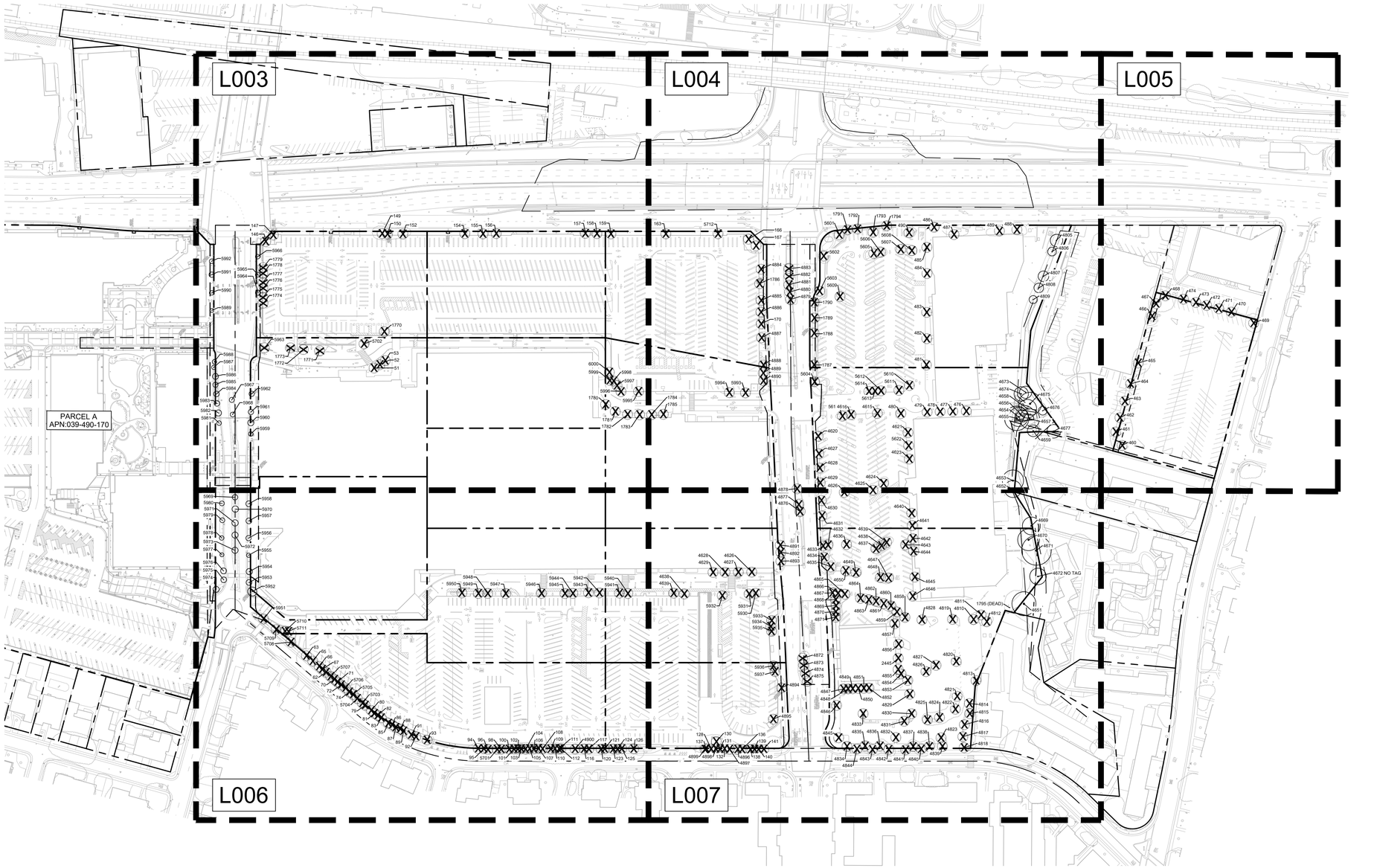
Sheet Number

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2026-04-28

Tree Tag	Scientific Name	Common Name	DBH	Fate	Heritage Status	LU	Block
51	*Phoenix canariensis*	Canary island date palm	19	Remove	Heritage	16.3	C1
52	*Phoenix canariensis*	Canary island date palm	18	Remove	Heritage	15.4	C1
53	*Phoenix canariensis*	Canary island date palm	17	Remove	Heritage	14.6	C1
62	*Eucalyptus camaldulensis*	Red river gum	13	Remove	Not Heritage	1.7	N/A
63	*Eucalyptus camaldulensis*	Red river gum	33	Remove	Heritage	5.4	N/A
65	*Eucalyptus camaldulensis*	Red river gum	18	Remove	Heritage	3.1	N/A
66	*Eucalyptus camaldulensis*	Red river gum	17.5	Remove	Heritage	3.8	N/A
67	*Eucalyptus camaldulensis*	Red river gum	27.5	Remove	Heritage	4.5	N/A
70	*Eucalyptus sideroxylon*	Red iron bark	22	Remove	Heritage	3.9	N/A
71	*Eucalyptus camaldulensis*	Red river gum	12	Remove	Not Heritage	1.4	N/A
72	*Eucalyptus camaldulensis*	Red river gum	22.5	Remove	Heritage	3.4	N/A
74	*Eucalyptus camaldulensis*	Red river gum	24	Remove	Heritage	4.8	N/A
79	*Eucalyptus camaldulensis*	Red river gum	18	Remove	Heritage	3.4	N/A
80	*Eucalyptus camaldulensis*	Red river gum	18.5	Remove	Heritage	3.0	N/A
81	*Eucalyptus polyanthemos*	Silver dollar gum	21.5	Remove	Heritage	20.2	N/A
82	*Eucalyptus camaldulensis*	Red river gum	13	Remove	Not Heritage	1.7	N/A
83	*Eucalyptus polyanthemos*	Silver dollar gum	17.5	Remove	Heritage	18.0	N/A
85	*Eucalyptus camaldulensis*	Red river gum	30.5	Remove	Heritage	6.5	N/A
86	*Eucalyptus camaldulensis*	Red river gum	14.5	Remove	Not Heritage	2.2	N/A
87	*Eucalyptus polyanthemos*	Silver dollar gum	31.5	Remove	Heritage	35.4	N/A
88	*Eucalyptus camaldulensis*	Red river gum	13	Remove	Not Heritage	1.7	W1.1-5
89	*Eucalyptus polyanthemos*	Silver dollar gum	26	Remove	Heritage	34.1	N/A
91	*Eucalyptus polyanthemos*	Silver dollar gum	36	Remove	Heritage	47.3	N/A
92	*Eucalyptus polyanthemos*	Silver dollar gum	9	Remove	Not Heritage	9.5	N/A
93	*Eucalyptus polyanthemos*	Silver dollar gum	17	Remove	Heritage	17.9	W1.1-5
94	*Eucalyptus camaldulensis*	Red river gum	25.5	Remove	Heritage	3.8	N/A
95	*Eucalyptus camaldulensis*	Red river gum	25	Remove	Heritage	4.4	N/A
96	*Eucalyptus camaldulensis*	Red river gum	16.5	Remove	Heritage	2.9	N/A
98	*Eucalyptus camaldulensis*	Red river gum	11	Remove	Not Heritage	1.8	N/A
100	*Eucalyptus polyanthemos*	Silver dollar gum	27.5	Remove	Heritage	33.7	N/A
101	*Eucalyptus camaldulensis*	Red river gum	25	Remove	Heritage	4.4	N/A
102	*Eucalyptus camaldulensis*	Red river gum	16.5	Remove	Heritage	2.9	N/A
103	*Eucalyptus camaldulensis*	Red river gum	21	Remove	Heritage	3.2	N/A
104	*Eucalyptus polyanthemos*	Silver dollar gum	16	Remove	Heritage	19.6	N/A
105	*Eucalyptus camaldulensis*	Red river gum	13.5	Remove	Not Heritage	1.9	N/A
106	*Eucalyptus polyanthemos*	Silver dollar gum	19	Remove	Heritage	20.0	N/A
107	*Eucalyptus camaldulensis*	Red river gum	18.5	Remove	Heritage	2.8	W1.1-5
108	*Eucalyptus camaldulensis*	Red river gum	21.5	Remove	Heritage	4.0	N/A
109	*Eucalyptus polyanthemos*	Silver dollar gum	30.5	Remove	Heritage	37.4	N/A
110	*Eucalyptus camaldulensis*	Red river gum	20	Remove	Heritage	3.5	N/A
111	*Eucalyptus polyanthemos*	Silver dollar gum	18.5	Remove	Heritage	16.2	N/A
112	*Eucalyptus camaldulensis*	Red river gum	9.5	Remove	Not Heritage	1.1	N/A
116	*Eucalyptus polyanthemos*	Silver dollar gum	18	Remove	Heritage	17.3	N/A
117	*Eucalyptus camaldulensis*	Red river gum	31.5, 11	Remove	Heritage	4.7	N/A
120	*Eucalyptus camaldulensis*	Red river gum	20	Remove	Heritage	2.5	N/A
121	*Eucalyptus camaldulensis*	Red river gum	18	Remove	Heritage	3.2	N/A
123	*Eucalyptus camaldulensis*	Red river gum	18	Remove	Heritage	2.7	N/A
124	*Eucalyptus camaldulensis*	Red river gum	26	Remove	Heritage	4.9	N/A
125	*Eucalyptus camaldulensis*	Red river gum	25	Remove	Heritage	4.4	N/A
126	*Eucalyptus polyanthemos*	Silver dollar gum	29	Remove	Heritage	27.0	N/A
128	*Eucalyptus sideroxylon*	Red iron bark	43	Remove	Heritage	7.5	N/A
130	*Eucalyptus camaldulensis*	Red river gum	28	Remove	Heritage	5.6	W1.6-9
131	*Eucalyptus sideroxylon*	Red iron bark	16	Remove	Heritage	1.8	N/A
132	*Eucalyptus polyanthemos*	Silver dollar gum	25.5	Remove	Heritage	38.3	N/A
136	*Eucalyptus camaldulensis*	Red river gum	17	Remove	Heritage	3.2	N/A
137	*Eucalyptus camaldulensis*	Red river gum	28	Remove	Heritage	5.6	N/A
138	*Eucalyptus camaldulensis*	Red river gum	19	Remove	Heritage	3.8	N/A
139	*Eucalyptus polyanthemos*	Silver dollar gum	24	Remove	Heritage	22.5	N/A
140	*Eucalyptus polyanthemos*	Silver dollar gum	20.5	Remove	Heritage	28.8	N/A
141	*Eucalyptus polyanthemos*	Silver dollar gum	29.5	Remove	Heritage	33.2	N/A
146	*Phoenix canariensis*	Canary island date palm	21.5	Remove	Heritage	32.0	E1
147	*Phoenix canariensis*	Canary island date palm	23	Remove	Heritage	39.1	E1
149	*Pyrus calleryana*	Callery pear	18.5	Remove	Heritage	11.9	E1
150	*Pyrus calleryana*	Callery pear	14.5	Remove	Not Heritage	5.2	E1
152	*Pyrus calleryana*	Callery pear	15	Remove	Heritage	7.9	E1
154	*Liquidambar styraciflua*	Sweetgum	13.5	Remove	Not Heritage	8.6	E2
155	*Liquidambar styraciflua*	Sweetgum	11	Remove	Not Heritage	7.0	E2
156	*Liquidambar styraciflua*	Sweetgum	13	Remove	Not Heritage	7.3	E2
157	*Liquidambar styraciflua*	Sweetgum	14	Remove	Not Heritage	11.2	E2
158	*Liquidambar styraciflua*	Sweetgum	12	Remove	Not Heritage	9.6	E2
159	*Liquidambar styraciflua*	Sweetgum	11	Remove	Not Heritage	8.8	E3
163	*Pyrus calleryana*	Callery pear	13.8	Remove	Not Heritage	8.8	E3
166	*Phoenix canariensis*	Canary island date palm	24.5	Remove	Heritage	30.9	E3
167	*Phoenix canariensis*	Canary island date palm	25	Remove	Heritage	29.5	E3
170	*Liquidambar styraciflua*	Sweetgum	18	Remove	Heritage	21.9	E3
460	*Quercus agrifolia*	Coast live oak	24.5	Remove	Heritage	16.5	S4
461	*Quercus agrifolia*	Coast live oak	27	Remove	Heritage	36.9	S4
462	*Eucalyptus camaldulensis*	Red river gum	11.5	Remove	Not Heritage	1.2	S4
463	*Eucalyptus camaldulensis*	Red river gum	29.5	Remove	Heritage	3.2	S4
464	*Eucalyptus camaldulensis*	Red river gum	29.5	Remove	Heritage	3.2	S4
465	*Eucalyptus camaldulensis*	Red river gum	36	Remove	Heritage	2.6	S4
466	*Eucalyptus camaldulensis*	Red river gum	30.5	Remove	Heritage	2.2	S4
467	*Eucalyptus camaldulensis*	Red river gum	19	Remove	Heritage	1.2	S4
468	*Quercus agrifolia*	Coast live oak	29	Remove	Heritage	67.3	S4
469	*Alnus rhombifolia*	White alder	24.5	Remove	Heritage	4.0	S4
470	*Pyrus calleryana*	Callery pear	8	Remove	Not Heritage	3.9	S4
471	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	3.3	S4
472	*Pyrus calleryana*	Callery pear	8.5	Remove	Not Heritage	0.0	S4
473	*Pyrus calleryana*	Callery pear	10.5	Remove	Not Heritage	5.5	S4
474	*Pyrus calleryana*	Callery pear	9.5	Remove	Not Heritage	4.2	S4
476	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	3.5	S2
477	*Pyrus calleryana*	Callery pear	8	Remove	Not Heritage	2.7	S2
478	*Pyrus calleryana*	Callery pear	8	Remove	Not Heritage	3.1	S2
479	*Pyrus calleryana*	Callery pear	9.5	Remove	Not Heritage	3.7	S2
480	*Pyrus calleryana*	Callery pear	6.5	Remove	Not Heritage	2.5	S2
481	*Magnolia grandiflora*	Southern magnolia	8	Remove	Not Heritage	8.6	S1
482	*Magnolia grandiflora*	Southern magnolia	9	Remove	Not Heritage	7.9	S1
483	*Magnolia grandiflora*	Southern magnolia	7.5	Remove	Not Heritage	7.1	S1
484	*Magnolia grandiflora*	Southern magnolia	7.5	Remove	Not Heritage	6.6	S1
485	*Magnolia grandiflora*	Southern magnolia	8	Remove	Not Heritage	7.1	S1
486	*Magnolia grandiflora*	Southern magnolia	9.5	Remove	Not Heritage	8.4	S1
487	*Magnolia grandiflora*	Southern magnolia	9.5	Remove	Not Heritage	9.0	S1
488	*Celtis australis*	European hackberry	6	Remove	Not Heritage	1.5	S1
489	*Celtis australis*	European hackberry	7	Remove	Not Heritage	3.8	S1
490	*Lagerstroemia indica*	Crape myrtle	7.5	Remove	Not Heritage	4.2	S1
1770	*Cornus florida*	Flowering dogwood	3.0	Remove	Not Heritage	1.6	E1
1771	*Ginkgo biloba*	Ginkgo	4.5	Remove	Not Heritage	5.6	C1
1772	*Cornus florida*	Flowering dogwood	3.0	Remove	Not Heritage	1.7	C1
1773	*Ginkgo biloba*	Ginkgo	6.0	Remove	Not Heritage	9.9	C1
1774	*Lagerstroemia indica*	Crape myrtle	2.0	Remove	Not Heritage	1.6	E1
1775	*Lagerstroemia indica*	Crape myrtle	2.0	Remove	Not Heritage	1.6	E1
1776	*Lagerstroemia indica*	Crape myrtle	2.0	Remove	Not Heritage	1.4	E1
1777	*Lagerstroemia indica*	Crape myrtle	2.0	Remove	Not Heritage	1.6	E1
1778	*Lagerstroemia indica*	Crape myrtle	2.0	Remove	Not Heritage	1.2	E1
1779	*Lagerstroemia indica*	Crape myrtle	2.0	Remove	Not Heritage	1.2	E1
1780	*Lagerstroemia indica*	Crape myrtle	5.0	Remove	Not Heritage	4.6	C5
1781	*Lagerstroemia indica*	Crape myrtle	2.0	Remove	Not Heritage	1.3	C5
1782	*Lagerstroemia indica*	Crape myrtle	3.5	Remove	Not Heritage	2.0	C5
1783	*Lagerstroemia indica*	Crape myrtle	3.0	Remove	Not Heritage	1.9	C5
1784	*Lagerstroemia indica*	Crape myrtle	3.0	Remove	Not Heritage	1.9	C5
1785	*Lagerstroemia indica*	Crape myrtle	3.5	Remove	Not Heritage	2.0	C5
1786	*Ginkgo biloba*	Ginkgo	6.0	Remove	Not Heritage	9.9	E3
1787	*Liquidambar styraciflua*	Sweetgum	5.5	Remove	Not Heritage	3.1	S1
1788	*Liquidambar styraciflua*	Sweetgum	4.5	Remove	Not Heritage	2.1	S1
1789	*Liquidambar styraciflua*	Sweetgum	5.0	Remove	Not Heritage	3.4	S1
1790	*Lagerstroemia indica*	Crape myrtle	5.0	Remove	Not Heritage	4.0	S1
1791	*Lagerstroemia indica*	Crape myrtle	4.0	Remove	Not Heritage	3.4	S1
1792	*Lagerstroemia indica*	Crape myrtle	5.0	Remove	Not Heritage	4.3	S1
1793	*Lagerstroemia indica*	Crape myrtle	5.0	Remove	Not Heritage	4.3	S1
1794	*Lagerstroemia indica*	Crape myrtle	5.0	Remove	Not Heritage	4.3	S1
1795 (Dead)	*Lagerstroemia indica*	Crape myrtle	3.5	Preserve	Not Heritage	3.6	S3
2445	*Magnolia grandiflora*	Southern magnolia	6.5	Remove	Not Heritage	3.5	S3
4620	*Liquidambar styraciflua*	Sweetgum	10	Remove	Not Heritage	5.0	S2
4621	*Magnolia grandiflora*	Southern magnolia	8	Remove	Not Heritage	5.6	S2
4623	*Magnolia grandiflora*	Southern magnolia	7	Remove	Not Heritage	4.9	S2
4624	*Lagerstroemia indica*	Crape myrtle	6.5	Remove	Not Heritage	2.3	S2
4625	*Lagerstroemia indica*	Crape myrtle	7.5	Remove	Not Heritage	3.0	S2
4626	*Lagerstroemia indica*	Crape myrtle	6.5	Remove	Not Heritage	2.6	S2
4627	*Liquidambar styraciflua*	Sweetgum	7	Remove	Not Heritage	4.2	S2
4628	*Liquidambar styraciflua*	Sweetgum	7	Remove	Not Heritage	4.5	S2
4629	*Liquidambar styraciflua*	Sweetgum	8.5	Remove	Not Heritage	4.4	S2
4630	*Liquidambar styraciflua*	Sweetgum	8.5	Remove	Not Heritage	4.3	S2
4631	*Liquidambar styraciflua*	Sweetgum	7	Remove	Not Heritage	3.9	S2
4632	*Liquidambar styraciflua*	Sweetgum	7	Remove	Not Heritage	5.3	S3
4633	*Lagerstroemia indica*	Crape myrtle	6	Remove	Not Heritage	4.1	S3
4634	*Liquidambar styraciflua*	Sweetgum	11.5	Remove	Not Heritage	6.9	S3
4635	*Magnolia grandiflora*	Southern magnolia	14.5	Remove	Not Heritage	12.5	S3
4636	*Lagerstroemia indica*	Crape myrtle	6	Remove	Not Heritage	3.6	S3
4637	*Lagerstroemia indica*	Crape myrtle	6.5	Remove	Not Heritage	3.1	S3
4638	*Lagerstroemia indica*	Crape myrtle	6	Remove	Not Heritage	3.1	S3
4639	*Lagerstroemia indica*	Crape myrtle	7	Remove	Not Heritage	3.6	S3
4640	*Magnolia grandiflora*	Southern magnolia	6.5	Remove	Not Heritage	5.7	S2
4641	*Magnolia grandiflora*	Southern magnolia	6	Remove	Not Heritage	0.6	S2
4642	*Magnolia grandiflora*	Southern magnolia	6.5	Remove	Not Heritage	8.2	S3
4643	*Lagerstroemia indica*	Crape myrtle	6	Remove	Not Heritage	3.1	S3
4644	*Magnolia grandiflora*	Southern magnolia	7.5	Remove	Not Heritage	6.6	S3
4645	*Magnolia grandiflora*	Southern magnolia	6.5	Remove	Not Heritage	4.9	S3
4646	*Magnolia grandiflora*	Southern magnolia	13	Remove	Not Heritage	9.1	S3
4647	*Magnolia grandiflora*	Southern magnolia	9	Remove	Not Heritage	6.1	S3
4648	*Magnolia grandiflora*	Southern magnolia	6	Remove	Not Heritage	4.1	S3
4649	*Magnolia grandiflora*	Southern magnolia	9	Remove	Not Heritage	5.3	S3
4650	*Magnolia grandiflora*	Southern magnolia	10	Remove	Not Heritage	4.3	S3
4651	*Quercus agrifolia*	Coast live oak	28.5	Preserve	Heritage	28.5	N/A
4652	*Pyrus calleryana*	Callery pear	10.5	Preserve	Not Heritage	3.6	S2
4653	*Pyrus calleryana*	Callery pear	8	Preserve	Not Heritage	2.7	S2
4654	*Quercus agrifolia*	Coast live oak	20.5	Preserve	Heritage	26.4	S2
4655	*Quercus agrifolia*	Coast live oak	13.5	Preserve	Heritage	18.8	S2
4656	*Quercus agrifolia*	Coast live oak	24	Preserve	Heritage	25.7	S2
4657	*Quercus agrifolia*	Coast live oak	25	Preserve	Heritage	23.2	S2
4658	*Quercus agrifolia*	Coast live oak	22	Preserve	Heritage	28.3	S2
4659	*Umbellularia californica*	Bay laurel	21, 10	Preserve	Heritage	22.1	S2
4669	*Umbellularia californica*	Bay laurel	10	Preserve	Not Heritage	11.2	S2
4670	*Acacia melanoxylon*	Blackwood acacia	28	Preserve	Heritage	13.7	S3
4671	*Umbellularia californica*	Bay laurel	7.5, 4	Preserve	Not Heritage	3.8	S3
4672 no tag	*Umbellularia californica*	Bay laurel	14, 12	Preserve	Not Heritage	7.6	S3
4673	*Prunus ilicifolia*	Holly leaf Cherry	7, 6.5, 6.5, 5.5	Preserve	Not Heritage	4.9	S3
4674	*Quercus agrifolia*	Coast live oak	18.5	Preserve	Heritage	34.7	S3
4675	*Quercus agrifolia*	Coast live oak	19.5, 12	Preserve	Heritage	23.3	S3
4676	*Acacia melanoxylon*	Blackwood acacia	12	Preserve	Not Heritage	6.5	S3
4677	*Arbutus unedo*	Strawberry tree	9	Preserve	Not Heritage	13.0	S3
4805	*Arbutus unedo*	Strawberry tree	14	Preserve	Not Heritage	7.0	S1
4806	*Arbutus unedo*	Strawberry tree	10	Preserve	Not Heritage	5.5	S1
4807	*Arbutus unedo*	Strawberry tree	7.5	Preserve	Not Heritage	6.8	S1
4808	*Arbutus unedo*	Strawberry tree	10	Preserve	Not Heritage	9.8	S1
4809	*Arbutus unedo*	Strawberry tree	7.5	Preserve	Not Heritage	7.4	S1
4810	*Magnolia grandiflora*	Southern magnolia	8.5	Remove	Not Heritage	7.5	S3
4811	*Magnolia grandiflora*	Southern magnolia	8.5	Remove	Not Heritage	8.0	S3
4812	*Liquidambar styraciflua*	Sweetgum	10.5	Remove	Not Heritage	5.4	S3
4813	*Lagerstroemia indica*	Crape myrtle	7.5	Remove	Not Heritage	6.0	S3
4814	*Prunus cerasifera*	Cherry plum	8	Remove	Not Heritage	3.6	S3
4815	*Juniperus chinensis*	Chinese juniper	10.5	Remove	Not Heritage	6.3	S3
4816	*Prunus cerasifera*	Cherry plum	10	Remove	Heritage	4.1	S3
4817	*Acacia melanoxylon*	Blackwood acacia	22	Remove	Heritage	13.2	S3
4818	*Eucalyptus camaldulensis*	Red river gum	28	Remove	Not Heritage	5.3	S3
4819	*Magnolia grandiflora*	Southern magnolia	9	Remove	Not Heritage	10.2	S3
4820	*Lagerstroemia indica*	Crape myrtle	8	Remove	Not Heritage	3.6	S3
4821	*Lagerstroemia indica*	Crape myrtle	9	Remove	Not Heritage	5.0	S3
4822	*Lagerstroemia indica*	Crape myrtle	9	Remove	Not Heritage	4.7	S3
4823	*Lagerstroemia indica*	Crape myrtle	6.5	Remove	Not Heritage	3.9	S3
4824	*Lagerstroemia indica*	Crape myrtle	7.5	Remove	Not Heritage	4.5	S3
4825	*Lagerstroemia indica*	Crape myrtle	7.5	Remove	Not Heritage	4.2	S3
4826	*Lagerstroemia indica*	Crape myrtle	7	Remove	Not Heritage	3.6	S3
4827	*Lagerstroemia indica*	Crape myrtle	6.5	Remove	Not Heritage	3.0	S3
4828	*Magnolia grandiflora*	Southern magnolia	8.5	Remove	Not Heritage	9.8	S3
4829	*Lagerstroemia indica*	Crape myrtle	6.5	Remove	Not Heritage	3.2	S3
4830	*Lagerstroemia indica*	Crape myrtle	7	Remove	Not Heritage	3.9	S3
4831	*Prunus cerasifera*	Cherry plum	6	Remove	Not Heritage	1.2	S3
4832	*Lagerstroemia indica*	Crape myrtle	8	Remove	Not Heritage	4.2	S3
4833	*Lagerstroemia indica*	Crape myrtle	6.8	Remove	Not Heritage	3.1	S3
4834	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	4.9	S3
4835	*Prunus cerasifera*	Cherry plum	7	Remove	Not Heritage	3.4	S3
4836	*Prunus cerasifera*	Cherry plum	6	Remove	Not Heritage	2.3	S3
4837	*Prunus cerasifera*	Cherry plum	8.5	Remove	Not Heritage	3.5	S3
4838	*Prunus cerasifera*	Cherry plum	7.5	Remove	Not Heritage	3.1	S3
4839	*Prunus cerasifera*	Cherry plum	8.5	Remove	Heritage	3.1	S3
4840	*Pyrus calleryana*	Callery pear	15	Remove	Not Heritage	8.6	N/A
4841	*Pyrus calleryana*	Callery pear	7.5	Remove	Not Heritage	4.1	N/A
4842	*Pyrus calleryana*	Callery pear	11	Remove	Not Heritage	5.7	N/A
4843	*Pyrus calleryana*	Callery pear	11.5	Remove	Not Heritage	5.9	N/A
4844	*Pyrus calleryana*	Callery pear	11.5	Remove	Not Heritage	5.9	N/A
4845	*Pyrus calleryana*	Callery pear	7.5	Remove	Not Heritage	3.4	S3
4846	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	4.3	S3
4847	*Magnolia grandiflora*	Southern magnolia	8.5	Remove	Not Heritage	8.0	S3
4848	*Magnolia grandiflora*	Southern magnolia	6.5	Remove	Not Heritage	5.3	S3
4849	*Magnolia grandiflora*	Southern magnolia	7	Remove	Not Heritage	4.9	S3
4850	*Magnolia grandiflora*	Southern magnolia	6.5	Remove	Not Heritage	4.6	S3
4851	*Magnolia grandiflora*	Southern magnolia	6	Remove	Not Heritage	4.9	S3
4852	*Magnolia grandiflora*	Southern magnolia	7	Remove	Not Heritage	5.7	S3
4853	*Magnolia grandiflora*	Southern magnolia	6	Remove	Not Heritage	5.2	S3
4854	*Magnolia grandiflora*	Southern magnolia	10.5	Remove	Not Heritage	7.3	S3
4855	*Magnolia grandiflora*	Southern magnolia	6	Remove	Not Heritage	4.3	S3
4856	*Magnolia grandiflora*	Southern magnolia	6.5	Remove	Not Heritage	4.1	S3
4857	*Magnolia grandiflora*	Southern magnolia	7	Remove	Not Heritage	3.2	S3
4858	*Magnolia grandiflora*	Southern magnolia	6	Remove	Not Heritage	5.3	S3
4859	*Magnolia grandiflora*	Southern magnolia	6	Remove	Not Heritage	4.5	S3
4860	*Magnolia grandiflora*	Southern magnolia	6	Remove	Not Heritage	4.5	S3
4861	*Magnolia grandiflora*	Southern magnolia	8.5	Remove	Not Heritage	7.3	S3
4862	*Magnolia grandiflora*	Southern magnolia	6.5	Remove	Not Heritage	3.7	S3
4863	*Magnolia grandiflora*	Southern magnolia	7	Remove	Not Heritage	4.7	S3
4864	*Magnolia grandiflora*	Southern magnolia	6.5	Remove	Not Heritage	5.3	S3
4865	*Magnolia grandiflora*	Southern magnolia	10	Remove	Not Heritage	9.5	S3
4866	*Magnolia grandiflora*	Southern magnolia	8	Remove	Not Heritage	6.0	S3
4867	*Magnolia grandiflora*	Southern magnolia	9	Remove	Not Heritage	6.3	S3
4868	*Liquidambar styraciflua*	Sweetgum	12.5	Remove	Not Heritage	4.9	S3
4869	*Liquidambar styraciflua*	Sweetgum	7.5	Remove	Not Heritage	3.4	S3
4870	*Liquidambar styraciflua*	Sweetgum	9.5	Remove	Not Heritage	4.7	S3
4871	*Liquidambar styraciflua*	Sweetgum	9	Remove	Not Heritage	3.8	S3
4872	*Pyrus calleryana*	Callery pear	11.5	Remove	Not Heritage	5.1	N/A
4873	*Pyrus calleryana*	Callery pear	6.5	Remove	Not Heritage	2.7	N/A
4874	*Pyrus calleryana*	Callery pear	11	Remove	Not Heritage	6.2	N/A
4875	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	5.0	N/A
4876	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	4.3	N/A
4877	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	4.3	N/A
4878	*Pyrus calleryana*	Callery pear	7	Remove	Not Heritage	2.1	N/A
4879	*Pyrus calleryana*	Callery pear	7	Remove	Not Heritage	2.9	N/A
4880	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	4.7	N/A
4881	*Pyrus calleryana*	Callery pear	8.5	Remove	Not Heritage	4.7	N/A
4882	*Pyrus calleryana*	Callery pear	10	Remove	Not Heritage	4.8	N/A
4883	*Pyrus calleryana*	Callery pear	10	Remove	Not Heritage	5.6	N/A
4884	*Ginkgo biloba*	Ginkgo	7.5	Remove	Heritage	13.4	E3
4885	*Liquidambar styraciflua*	Sweetgum	15	Remove	Heritage	12.8	E3
4886	*Liquidambar styraciflua*	Sweetgum	15	Remove	Heritage	12.8	E3
4887	*Liquidambar styraciflua*	Sweetgum	17	Remove	Not Heritage	19.4	E3
4888	*Ginkgo biloba*	Ginkgo	7.5	Remove	Not Heritage	13.4	E3
4889	*Ginkgo biloba*	Ginkgo	8.5	Remove	Not Heritage	13.9	C5
4890	*Ginkgo biloba*	Ginkgo	8	Remove	Not Heritage	12.2	C5
4891	*Ginkgo biloba*	Ginkgo	7	Remove	Not Heritage	10.8	N/A
4892	*Ginkgo biloba*	Ginkgo	6.5	Remove	Not Heritage	10.7	N/A
4893	*Ginkgo biloba*	Ginkgo	6	Remove	Not Heritage	9.9	N/A
4894	*Liquidambar styraciflua*	Sweetgum	6.5	Remove	Heritage	5.2	W1.6-9
4895	*Ceratonia siliqua*	Carob Tree	17	Remove	Heritage	12.6	W1.6-9
4896	*Eucalyptus camaldulensis*	Red river gum	21.5	Remove	Heritage	4.0	W1.6-9
4897	*Eucalyptus camaldulensis*	Red river gum	51.5	Remove	Heritage	9.7	N/A
4898	*Eucalyptus camaldulensis*	Red river gum	17	Remove	Not Heritage	3.4	N/A
4899	*Quercus agrifolia*	Coast live oak	8	Remove	Heritage	7.2	N/A
4900	*Eucalyptus camaldulensis*	Red river gum	44	Remove	Heritage	7.7	N/A
5601	*Phoenix canariensis*	Canary island date palm	28.5	Remove	Heritage	35.9	S1
5602	*Phoenix canariensis*	Canary island date palm	22.5	Remove	Not Heritage	29.3	S1
5603	*Liquidambar styraciflua*	Sweetgum	7	Remove	Not Heritage	5.6	S1
5604	*Liquidambar styraciflua*	Sweetgum	12	Remove	Not Heritage	5.1	S2
5605	*Lagerstroemia indica*	Crape myrtle	6	Remove	Not Heritage	4.3	S1
5606	*Lagerstroemia indica*	Crape myrtle	6.5	Remove	Not Heritage	3.6	S1
5607	*Lagerstroemia indica*	Crape myrtle	6.5	Remove	Not Heritage	2.7	S1
5608	*Lagerstroemia indica*	Crape myrtle	6.5	Remove	Not Heritage	3.0	S1
5609	*Lagerstroemia indica*	Crape myrtle	6	Remove	Not Heritage	2.5	S1
5610	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	3.5	S2
5611	*Pyrus calleryana*	Callery pear	8	Remove	Not Heritage	2.3	S2
5612	*Pyrus calleryana*	Callery pear	7	Remove	Not Heritage	2.0	S2
5613	*Pyrus calleryana*	Callery pear	6.5	Remove	Not Heritage	2.0	S2
5614	*Pyrus calleryana*	Callery pear	6.5	Remove	Not Heritage	2.0	S2
5615	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	4.0	S2
5617	*Pyrus calleryana*	Callery pear	9	Remove	Not Heritage	3.3	S2
5622	*Magnolia grandiflora*	Southern magnolia	7	Remove	Not Heritage	5.3	S2
5701	*Eucalyptus camaldulensis*	Red river gum	11	Remove	Not Heritage	1.5	N/A
5702	*Ginkgo biloba*	Ginkgo	7	Remove	Heritage	9.5	C1
5703	*Eucalyptus camaldulensis*	Red river gum	23	Remove	Heritage	4.3	N/A
5704	*Eucalyptus camaldulensis*	Red river gum	30	Remove	Heritage	5.6	N/A
5705	*Eucalyptus camaldulensis*	Red river gum	21	Remove	Heritage	4.5	W1.1-5
5706	*Eucalyptus camaldulensis*	Red river gum	21	Remove	Heritage	3.2	W1.1-5
5707	*Eucalyptus sideroxylon*	Red iron bark	29	Remove	Not Heritage	4.7	N/A
5708	*Sequoia sempervirens*	Coast redwood	13.5	Remove	Heritage	20.8	N/A
5709	*Sequoia semperv

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	303	EXISTING TREE TO BE REMOVED	N/A
	63	EXISTING TREE TO REMAIN	-



GRAPHIC SCALE IN FEET
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NORTH

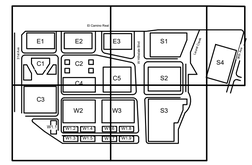
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Key Plan



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PROJECT NORTH

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

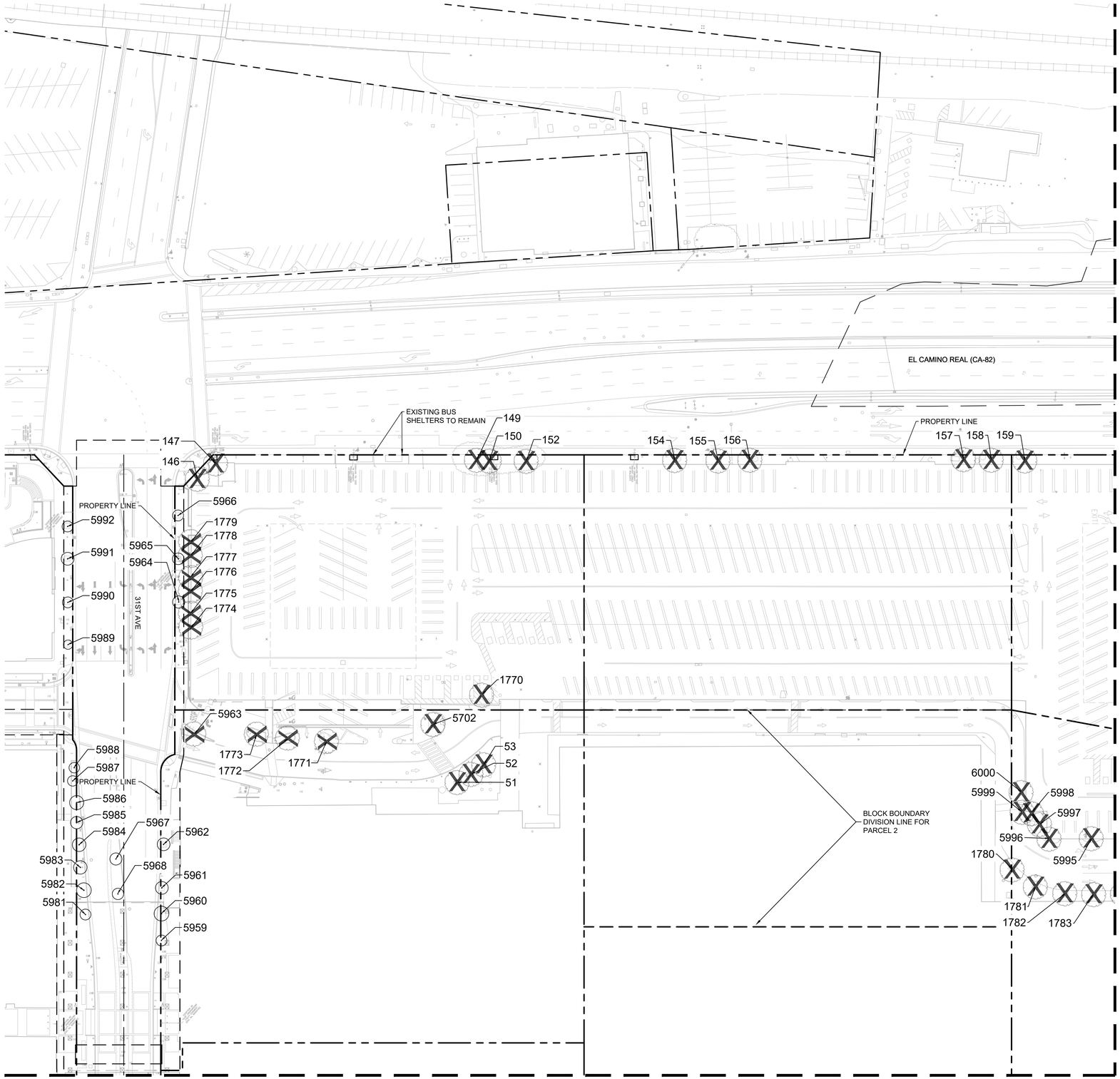
TREE DISPOSITION PLAN - OVERALL

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

Sheet Number

L002

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2026-04-28



SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	303	EXISTING TREE TO BE REMOVED	N/A
	63	EXISTING TREE TO REMAIN	-

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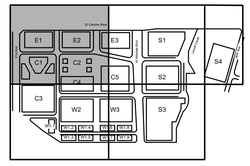
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	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

TREE DISPOSITION PLAN

Sheet Number

L003

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2026-04-28

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	303	EXISTING TREE TO BE REMOVED	N/A
	63	EXISTING TREE TO REMAIN	-

EL CAMINO REAL (CA-82)

SEE SHEET L0004 FOR CONTINUATION

SEE SHEET L006 FOR CONTINUATION

SEE SHEET L008 FOR CONTINUATION

PROPERTY LINE

EXISTING TREE TO REMAIN, PROTECTION IN PLACE (TYP.)

EXISTING CHAINLINK FENCE TO REMAIN

CENTERLINE OF CREEK

LAUREL CREEK TOP OF BANK

35TH AVE

LAUREL CREEK

GRAPHIC SCALE IN FEET
0 20 40 80

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	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

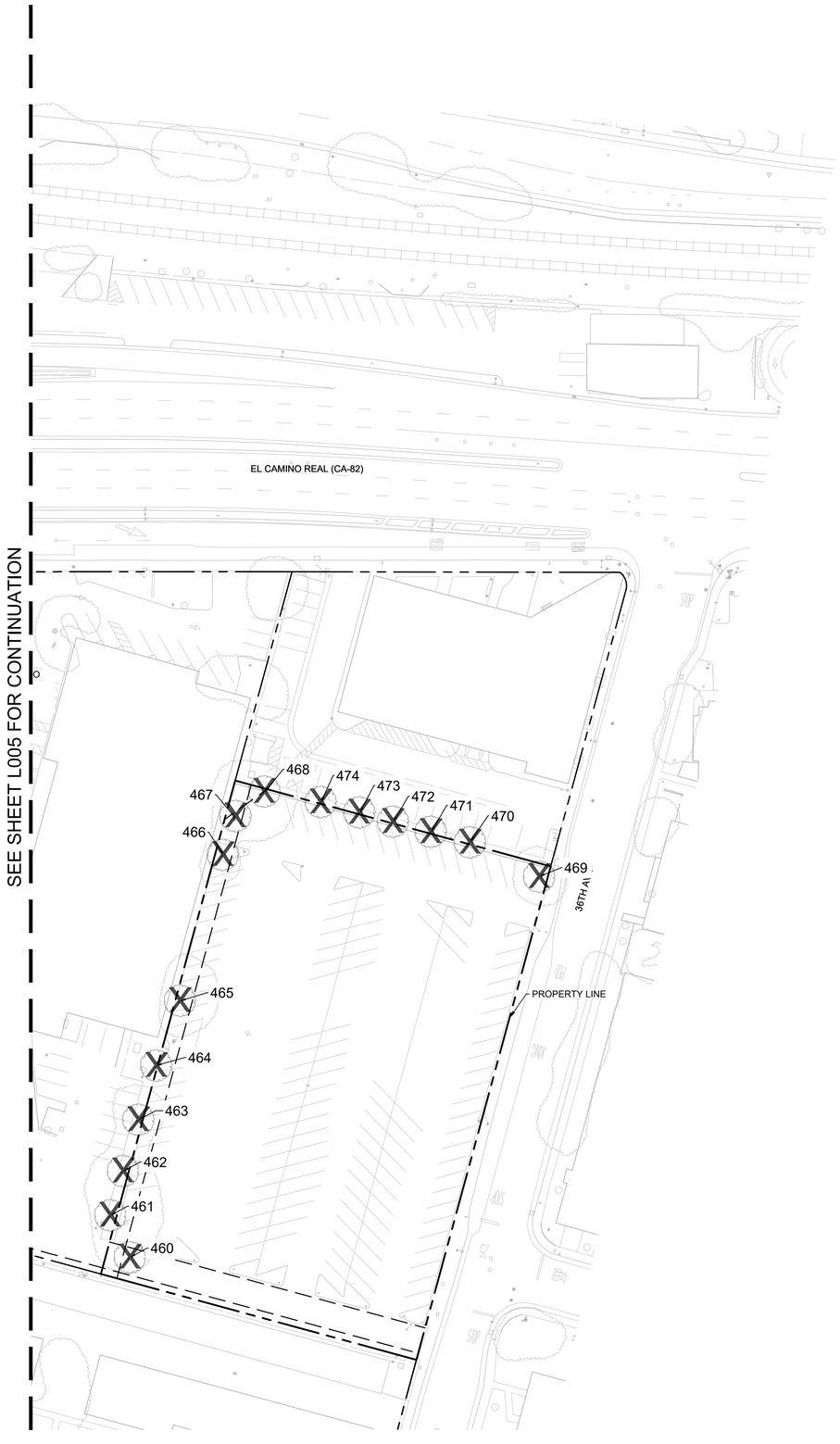
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TREE DISPOSITION PLAN

Sheet Number

L004

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2026-04-28



SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	303	EXISTING TREE TO BE REMOVED	N/A
•	63	EXISTING TREE TO REMAIN	-

GRAPHIC SCALE IN FEET
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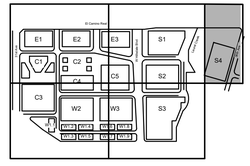
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

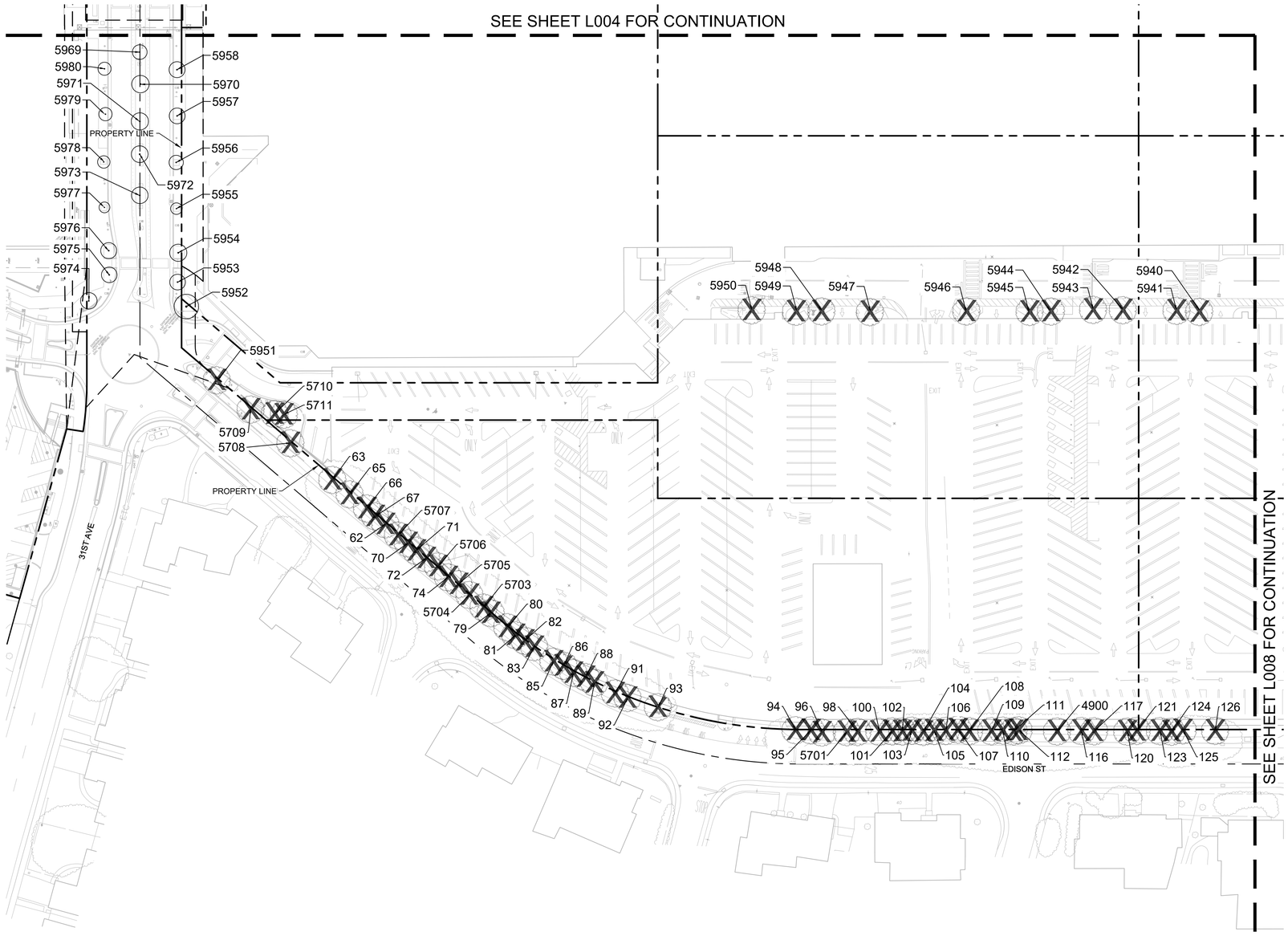
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TREE DISPOSITION PLAN

Sheet Number

L005

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2026-04-28



SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	303	EXISTING TREE TO BE REMOVED	N/A
	63	EXISTING TREE TO REMAIN	-

GRAPHIC SCALE IN FEET
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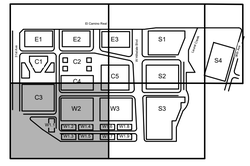
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

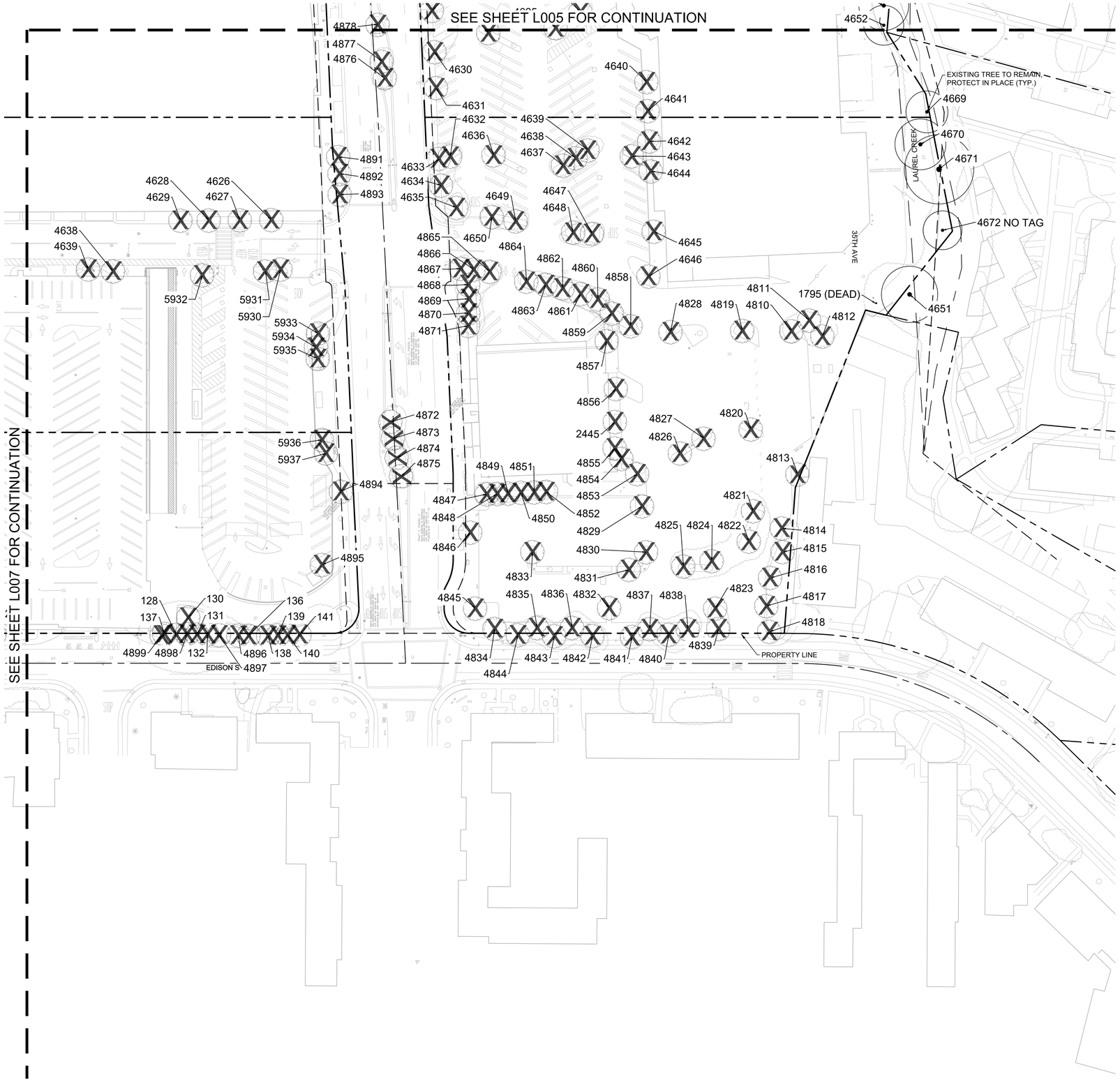
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TREE DISPOSITION PLAN

Sheet Number

L006

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2026-04-28



SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	303	EXISTING TREE TO BE REMOVED	N/A
	63	EXISTING TREE TO REMAIN	-

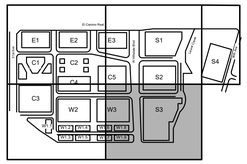
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

TREE DISPOSITION PLAN

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Sheet Number

L007

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2026-04-28

Tree Tag	Scientific Name	Common Name	DBH	Fate	Heritage Status	Canopy	LU	Notes
1795	*Lagerstroemia indica*	Crape myrtle	3.5	Preserve	Not Heritage	17'	3.6	
4651	*Quercus agrifolia*	Coast live oak	28.5	Preserve	Heritage	45'	28.5	
4652	*Pyrus calleryana*	Callery pear	10.5	Preserve	Not Heritage	32'	3.6	
4653	*Pyrus calleryana*	Callery pear	8	Preserve	Not Heritage	40'	2.7	
4654	*Quercus agrifolia*	Coast live oak	20.5	Preserve	Heritage	36'	26.4	
4655	*Quercus agrifolia*	Coast live oak	13.5	Preserve	Heritage	46'	18.8	
4656	*Quercus agrifolia*	Coast live oak	24	Preserve	Heritage	22.7'	25.7	
4657	*Quercus agrifolia*	Coast live oak	25	Preserve	Heritage	37.7'	23.2	
4658	*Quercus agrifolia*	Coast live oak	22	Preserve	Heritage	35'	28.3	See general notes on sheet L013
4659	*Umbellularia californica*	Bay laurel	21, 10	Preserve	Heritage	21.8'	22.1	
4669	*Umbellularia californica*	Bay laurel	10	Preserve	Not Heritage	33.5'	11.2	
4670	*Acacia melanoxylon*	Blackwood acacia	28	Preserve	Heritage	40.5'	13.7	
4671	*Umbellularia californica*	Bay laurel	7.5, 4	Preserve	Not Heritage	55.6'	3.8	
4672 no tag	*Umbellularia californica*	Bay laurel	14, 12	Preserve	Not Heritage	31'	7.6	
4673	*Prunus ilicifolia*	Holly leaf Cherry	7, 6.5, 6.5, 5.5	Preserve	Not Heritage	23'	4.9	
4674	*Quercus agrifolia*	Coast live oak	18.5	Preserve	Heritage	27'	34.7	
4675	*Quercus agrifolia*	Coast live oak	15.5, 12	Preserve	Heritage	43'	23.3	
4676	*Acacia melanoxylon*	Blackwood acacia	12	Preserve	Not Heritage	16'	6.5	
4677	*Arbutus unedo*	Strawberry tree	9	Preserve	Not Heritage	25.5'	13.0	
4805	*Arbutus unedo*	Strawberry tree	14	Preserve	Not Heritage	23.5	7.0	
4806	*Arbutus unedo*	Strawberry tree	10	Preserve	Not Heritage	16.11	5.5	
4807	*Arbutus unedo*	Strawberry tree	7.5	Preserve	Not Heritage	19.5	6.8	
4808	*Arbutus unedo*	Strawberry tree	10	Preserve	Not Heritage	18'	9.8	
4809	*Arbutus unedo*	Strawberry tree	7.5	Preserve	Not Heritage	15	7.4	
5952	*Magnolia grandiflora*	Southern magnolia	5.0	Preserve	Not Heritage	16.82	9.3	
5953	*Rhaphiolepis indica*	Indian Hawthorn	3.5	Preserve	Not Heritage	10.88	2.4	
5954	*Ginkgo biloba*	Ginkgo	5.5	Preserve	Not Heritage	12.06	8.4	
5955	*Ginkgo biloba*	Ginkgo	3.5	Preserve	Not Heritage	7.64	5.0	
5956	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	9.72	5.8	
5957	*Ginkgo biloba*	Ginkgo	3.5	Preserve	Not Heritage	10.85	6.1	
5958	*Ginkgo biloba*	Ginkgo	4.5	Preserve	Not Heritage	10.85	6.9	
5959	*Rhaphiolepis indica*	Indian Hawthorn	2.0	Preserve	Not Heritage	9.66	1.7	
5960	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	11.1	5.4	
5961	*Ginkgo biloba*	Ginkgo	3.0	Preserve	Not Heritage	9.66	4.1	
5962	*Ginkgo biloba*	Ginkgo	3.5	Preserve	Not Heritage	9.66	4.7	
5964	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	9.19	6.2	
5965	*Ginkgo biloba*	Ginkgo	2.5	Preserve	Not Heritage	8.96	3.4	
5966	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	8.39	5.4	
5967	*Rhaphiolepis indica*	Indian Hawthorn	2.5	Preserve	Not Heritage	9.2	2.1	
5968	*Rhaphiolepis indica*	Indian Hawthorn	2.0	Preserve	Not Heritage	8.63	1.4	
5969	*Rhaphiolepis indica*	Indian Hawthorn	4.0	Preserve	Not Heritage	10.25	3.9	
5970	*Rhaphiolepis indica*	Indian Hawthorn	3.5	Preserve	Not Heritage	11.76	3.0	
5971	*Rhaphiolepis indica*	Indian Hawthorn	4.0	Preserve	Not Heritage	11.76	3.4	
5972	*Rhaphiolepis indica*	Indian Hawthorn	3.5	Preserve	Not Heritage	11.23	3.0	
5973	*Rhaphiolepis indica*	Indian Hawthorn	4.0	Preserve	Not Heritage	11.23	3.4	
5974	*Magnolia grandiflora*	Southern magnolia	4.5	Preserve	Not Heritage	11.64	7.9	
5975	*Rhaphiolepis indica*	Indian Hawthorn	3.0	Preserve	Not Heritage	10.92	5.6	
5976	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	11.23	6.1	
5977	*Ginkgo biloba*	Ginkgo	3.0	Preserve	Not Heritage	7.32	4.6	
5978	*Ginkgo biloba*	Ginkgo	3.5	Preserve	Not Heritage	8.34	5.4	
5979	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	8.9	7.0	
5980	*Rhaphiolepis indica*	Indian Hawthorn	2.5	Preserve	Not Heritage	8.9	2.1	
5981	*Rhaphiolepis indica*	Indian Hawthorn	2.5	Preserve	Not Heritage	7.72	2.0	
5982	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	11.1	5.2	
5983	*Ginkgo biloba*	Ginkgo	3.0	Preserve	Not Heritage	10.4	0.2	
5984	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	10.4	6.1	
5985	*Rhaphiolepis indica*	Indian Hawthorn	3.0	Preserve	Not Heritage	9.44	2.9	
5986	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	10.81	5.8	
5987	*Rhaphiolepis indica*	Indian Hawthorn	2.5	Preserve	Not Heritage	7.72	2.3	
5988	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	7.72	5.8	
5989	*Rhaphiolepis indica*	Indian Hawthorn	2.0	Preserve	Not Heritage	6.68	1.5	
5990	*Ginkgo biloba*	Ginkgo	4.0	Preserve	Not Heritage	8.29	6.2	
5991	*Ginkgo biloba*	Ginkgo	4.5	Preserve	Not Heritage	10	6.9	
5992	*Ginkgo biloba*	Ginkgo	3.5	Preserve	Not Heritage	8.41	4.7	

CITY OF SAN MATEO SECTION 13.40

A. WITH REGARD TO ANY TREE REQUIRED TO BE IDENTIFIED UNDER SECTION (A) ABOVE, ANY CONSTRUCTION ACTIVITY PERFORMED WITHIN A RADIUS MEASURED FROM THE TRUNK EQUAL TO TEN TIMES THE DIAMETER OF THE TREE TRUNK MEASURED AT 54" ABOVE GRADE SHALL REQUIRE THE PREPARATION AND SUBMITTAL OF A TREE PROTECTION PLAN FOR REVIEW AND APPROVAL BY THE CITY ARBORIST PRIOR TO THE ISSUANCE OF ANY PERMIT AUTHORIZING CONSTRUCTION ACTIVITY. THE TREE PROTECTION PLAN SHALL BE PREPARED BY A CERTIFIED ARBORIST AND INCLUDE THE FOLLOWING:

1. THE TREE LOCATION AND DESCRIPTION (INCLUDING SPECIES, SIZE, CONDITION, AND REPLACEMENT VALUE IF APPLICABLE) SHOWN ON THE LAND SURVEY OR SITE PLANS.
2. LIMITS OF CONSTRUCTION ACTIVITY, INCLUDING BUT NOT LIMITED TO DEMOLITION, GRADING AND DRAINAGE, SITE AND UTILITY CONSTRUCTION, AND LANDSCAPE PLAN.
3. ANY PROJECT-SPECIFIC TREE PROTECTION SPECIFICATIONS, BASED ON BEST MANAGEMENT PRACTICES, IN ADDITION TO THE SPECIFICATIONS REQUIRED BY THE ORDINANCE.
4. THE PROJECT ARBORIST'S TREE PROTECTION PLAN SHALL BE REPRODUCED ON ONE OR MORE FULL-SIZE SHEETS OF THE PLAN SET. THE PLAN SET SHALL ALSO CONTAIN A FULL-SIZE SCALED SITE PLAN SHOWING THE PROPOSED WORK IN RELATION TO ALL PROTECTED TREES, NUMBERED AS PER THE TREE PROTECTION PLAN, WITH ACCURATE DRIPLINES, AND THE LOCATION OF TREE PROTECTION MEASURES SPECIFIED IN THE PROJECT ARBORIST'S TREE PROTECTION PLAN, INCLUDING BUT NOT LIMITED TO FENCING, TRUNK WRAP, SOIL PROTECTION, AREAS OF EXCAVATION BY HAND, AIR OR WATER. THE SITE PLAN SHALL REFERENCE THE SHEET NUMBER(S) WHERE THE TREE PROTECTION PLAN CAN BE FOUND.
5. PROHIBIT THE FOLLOWING ACTIVITIES WITHIN THE TREE PROTECTION ZONE (TPZ):
   - A. EXCAVATION, GRADING, SOIL DEPOSIT, DRAINAGE AND LEVELING UNLESS APPROVED BY THE CITY ARBORIST.
   - B. DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS, PAINTS, SOLVENTS OR OTHER MATERIALS WITHIN THE TPZ OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE.
   - C. SOIL COMPACTION FROM HEAVY MACHINERY AND VEHICLES, STORAGE OF MATERIALS, STRUCTURES, PAVING, ETC.
   - D. TRENCHING OR EXCAVATION TO PROVIDE IRRIGATION, UTILITY LINES, SERVICES, PIPE, DRAINAGE OR OTHER IMPROVEMENTS BELOW GRADE.
   - E. STORAGE OF ANY MATERIALS OR EQUIPMENT OF ANY KIND.
   - F. PARKING OR DRIVING VEHICLES OR SELF-PROPELLED EQUIPMENT.
   - G. ALTERATION OF THE DRIPLINE SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.
6. INCLUDE PROVISION FOR THE RETENTION OF THE SERVICES OF A PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF PROTECTED TREES. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH WILL POSE A POTENTIAL THREAT TO THE HEALTH OF THE PROTECTED TREES OR WHENEVER ANY WORK NEEDS TO BE DONE WITHIN THE DRIPLINE OF SUCH TREE.
7. INCLUDE OTHER PROVISIONS AS DEEMED NECESSARY BY THE CITY ARBORIST TO PRESERVE THE PROTECTED TREES AND ENSURE COMPLIANCE WITH THOSE PROVISIONS.
8. INCLUDE ALL REQUIREMENTS FOR CONSTRUCTION ACTIVITY SET FORTH IN (F) BELOW.

C. TREE PROTECTION PLAN REVIEW. THE TREE PROTECTION PLAN SHALL BE REVIEWED BY THE CITY ARBORIST. IF THE PLAN IS SUFFICIENT TO PREVENT HARM TO PROTECTED TREES FROM REASONABLY FORESEEABLE CONSTRUCTION ACTIVITIES, IT SHALL BE APPROVED AND RELATED BUILDING PERMITS OTHERWISE COMPLETE SHALL ISSUE.

D. NO PLANTING OR IRRIGATION SHALL BE INSTALLED WITHIN 6 FEET OF TRUNKS OF TREES TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS AND APPROVED BY PROJECT ARBORIST.

E. CONTRACTOR TO MAINTAIN IRRIGATION OR IRRIGATE CONSISTENT WITH THE EXISTING IRRIGATION TREATMENT TO WHICH THE TREE IS ADAPTED. WHERE ROOT CUTTING OCCURS, PROJECT ARBORIST MAY DETERMINE THAT ADDITIONAL IRRIGATION IS REQUIRED.

F. CONSTRUCTION ACTIVITIES MUST ADHERE TO THE FOLLOWING REQUIREMENTS :

6. UTILITY SERVICE AND IRRIGATION LINES MUST BE LOCATED OUTSIDE OF THE DRIPLINE OR APPROVED TPZ WHEN FEASIBLE AND, IF NOT FEASIBLE, PROVISIONS MUST BE MADE IN THE TREE PROTECTION PLAN BY THE PROJECT ARBORIST TO PROTECT THE SOIL WITHIN THE DRIPLINE FROM COMPACTION AND TO PROTECT THE TRUNK AND BRANCHES FROM INJURY.
7. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, ALL TREE PROTECTION MEASURES SHALL BE PROPERLY INSTALLED, INCLUDING BUT NOT LIMITED TO, TREE PROTECTION FENCING, TRUNK WRAP, AND ROOT BUFFER. A SIX-FOOT TALL CHAIN LINK FENCE SHALL BE REQUIRED. IF THE FENCING CANNOT BE PLACED AT THE DRIPLINE OR IF NECESSARY CONSTRUCTION ACTIVITY MUST TAKE PLACE WITHIN THE DRIPLINE, PROVISIONS MUST BE MADE IN THE TREE PROTECTION PLAN BY THE PROJECT ARBORIST TO PROTECT THE SOIL WITHIN THE DRIPLINE FROM COMPACTION AND TO PROTECT THE TRUNK AND BRANCHES FROM INJURY. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.
8. THE CITY BUILDING OFFICIAL AND PROJECT ARBORIST MUST BE NOTIFIED WHENEVER ANY DAMAGE OR INJURY OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED.
9. WHERE CITY REQUIREMENTS CONFLICT WITH THE CONSTRUCTION DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
10. DO NOT DIRECT VEHICLE OR EQUIPMENT EXHAUST TOWARD TREE PROTECTION ZONES OR FOLIAGE.

TREE PROTECTION NOTES

A. TREE PROTECTION PLANS ARE PREPARED BY MEGAN RICHARDS, ISA-CERTIFIED ARBORIST WE-10882A FROM HT HARVEY AND ASSOCIATES.

B. REFER TO ARBORIST REPORT PREPARED BY HT HARVEY AND ASSOCIATES ON JANUARY 23, 2026.

C. THE TREE PROTECTION ZONE (TPZ) IS DEFINED AS THE LARGER OF THE DRIP LINE OF THE TREE OR THE DISTANCE FROM THE TRUNK EQUAL TO ONE (1) FOOT FOR EACH INCH OF TRUNK DIAMETER MEASURED AT FOUR AND A HALF (4.5) FEET ABOVE EXISTING GRADE (AKA DBH; DIAMETER AT BREAST HEIGHT).

D. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, ALL TREE PROTECTION MEASURES SHALL BE PROPERLY INSTALLED, INCLUDING BUT NOT LIMITED TO, TREE PROTECTION FENCING, TRUNK WRAP, AND ROOT BUFFER. A SIX-FOOT TALL CHAIN LINK FENCE SHALL BE REQUIRED. IF THE FENCING CANNOT BE PLACED AT THE DRIPLINE OR IF NECESSARY CONSTRUCTION ACTIVITY MUST TAKE PLACE WITHIN THE DRIPLINE, PROVISIONS MUST BE MADE IN THE TREE PROTECTION PLAN BY THE PROJECT ARBORIST TO PROTECT THE SOIL WITHIN THE DRIPLINE FROM COMPACTION AND TO PROTECT THE TRUNK AND BRANCHES FROM INJURY. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

E. ALL REVIEWS DURING CONSTRUCTION SHOULD BE BY PROJECT ARBORIST; PROJECT ARBORIST MEANS AN ISA CERTIFIED ARBORIST DESIGNATED TO EVALUATE THE POTENTIAL IMPACTS OF CONSTRUCTION ACTIVITY ON PROTECTED TREES, WRITE SPECIFICATIONS FOR TREE PRESERVATION, OVERSEE CONSTRUCTION ACTIVITY WITHIN THE DRIPLINE OF PROTECTED TREES AND OTHER NECESSARY ACTIVITIES AS DETERMINED BY THE CITY ARBORIST.

F. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR MOVED WITHOUT THE WRITTEN PERMISSION OF THE PROJECT ARBORIST.TREE PROTECTION FENCE SHALL BE IN ACCORDANCE TO THE CITY OF SAN MATEO APPROVED PROTECTIVE MEASURES. TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO START OF ANY DEMOLITION OR CONSTRUCTION.

G. PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION, CONTRACTOR SHALL MEET ON-SITE WITH PROJECT ARBORIST TO REVIEW LAYOUT AND INSTALLATION OF TREE PROTECTION MEASURES, ALL LOCATIONS WHERE DEMOLITION OR CONSTRUCTION ARE PROPOSED TO ENCROACH ON TREE PROTECTION ZONES, ACCESS ROUTES, AND PROCEDURES FOR REQUESTING REQUIRED PROJECT ARBORIST REVIEWS AND APPROVALS.

H. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, CONSULT PROJECT ARBORIST. WITH APPROVAL OF PROJECT ARBORIST, PLACE 6" OF MULCH AND COVER MULCH WITH PLYWOOD ALONG THE PATH OF TRAVEL. REPLENISH MULCH AS NECESSARY TO MAINTAIN A 6" DEPTH.

I. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.

J. ALL WORK WITHIN TREE PROTECTION ZONES SHALL BE PERFORMED BY HAND OR PNEUMATIC AIR SPACDE. ANY GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS, MUST BE MONITORED BY THE LANDSCAPE ARCHITECT AND PROJECT ARBORIST.

K. NO ROOTS LARGER THAN ONE INCH (1") DIAMETER SHALL BE CUT UNLESS REVIEWED AND APPROVED BY PROJECT ARBORIST. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS (NO TRENCHES OR BACKHOES). CUTS SHALL BE MADE PERPENDICULAR TO THE DIRECTION OF GROWTH AND FLUSH WITH THE SIDE OF THE EXCAVATION LEAVING NO RIPS OR TEARS.

L. MINOR ROOT DAMAGE DURING GRADING OR CONSTRUCTION SHALL BE PRUNED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CONTRACTOR SHALL CONTACT ARBORIST IMMEDIATELY IN THE EVENT OF EXTENSIVE ROOT DAMAGE. TREE CANOPIES SHALL NOT BE PRUNED UNLESS APPROVED BY PROJECT ARBORIST.

M. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.

N. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.

O. SPOIL FROM TRENCHES OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.

P. WITHIN 8 HOURS, BACKFILL OR COVER CUT EXPOSED ROOTS WITH SOIL OR MULCH. MULTIPLE LAYERS OF WET BURLAP MAY BE USED IN PLACE OF SOIL OR MULCH FOR NO MORE THAN 48 HOURS.

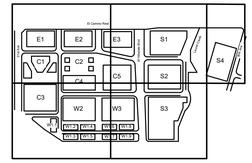
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Key Plan



TRUE NORTH

PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

TREE PROTECTION NOTES, SCHEDULE, AND DETAILS

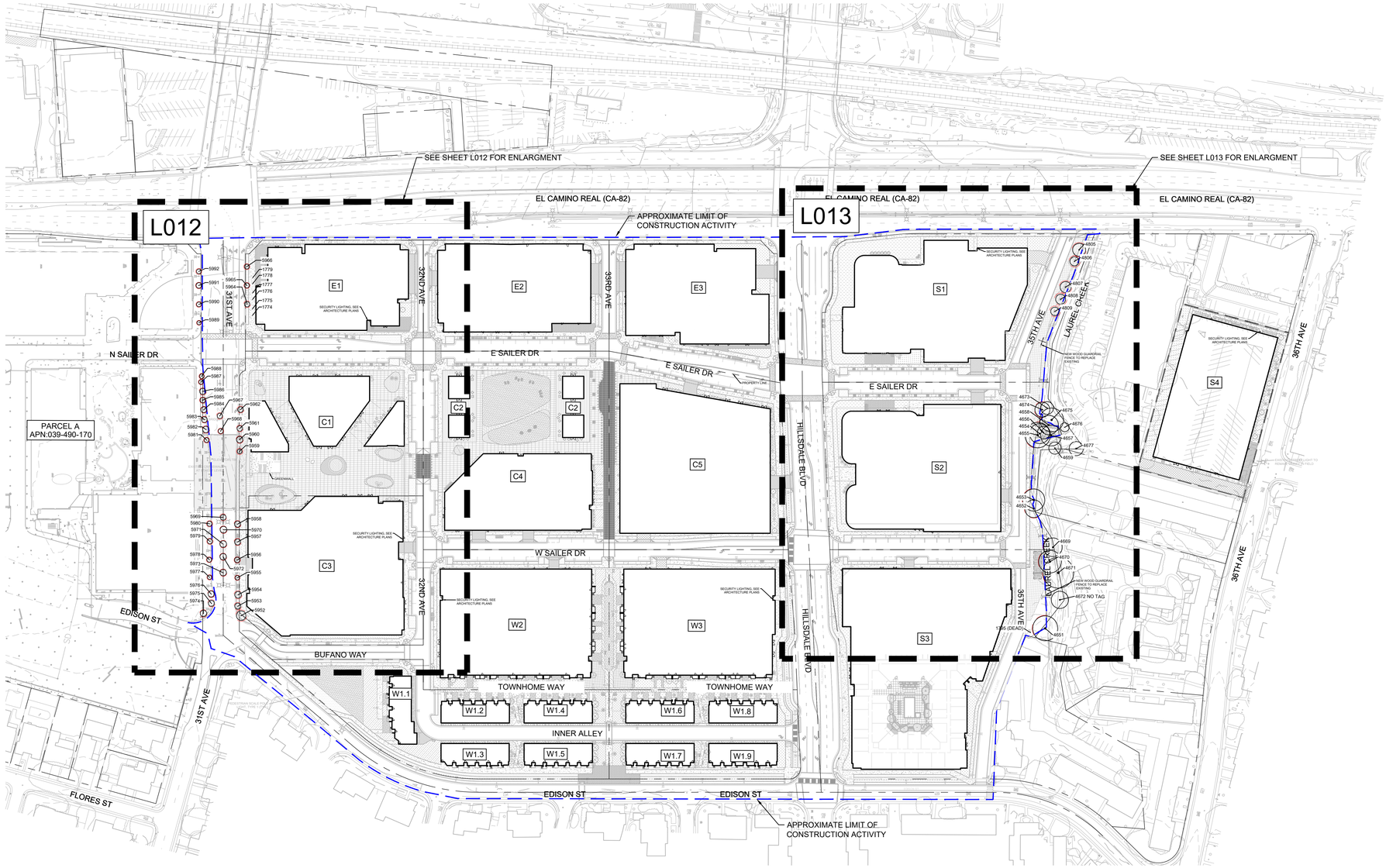
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L010

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2026-04-28

TREE PROTECTION LEGEND

SYMBOL	QTY	DESCRIPTION
•	64	EXISTING TREE TO REMAIN
		APPROXIMATE LIMIT OF CONSTRUCTION ACTIVITY
		TREE PROTECTION FENCING: 6' TALL CHAIN LINK



GRAPHIC SCALE IN FEET
0 50 100 200

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Project No: 197543001

Sheet Title:

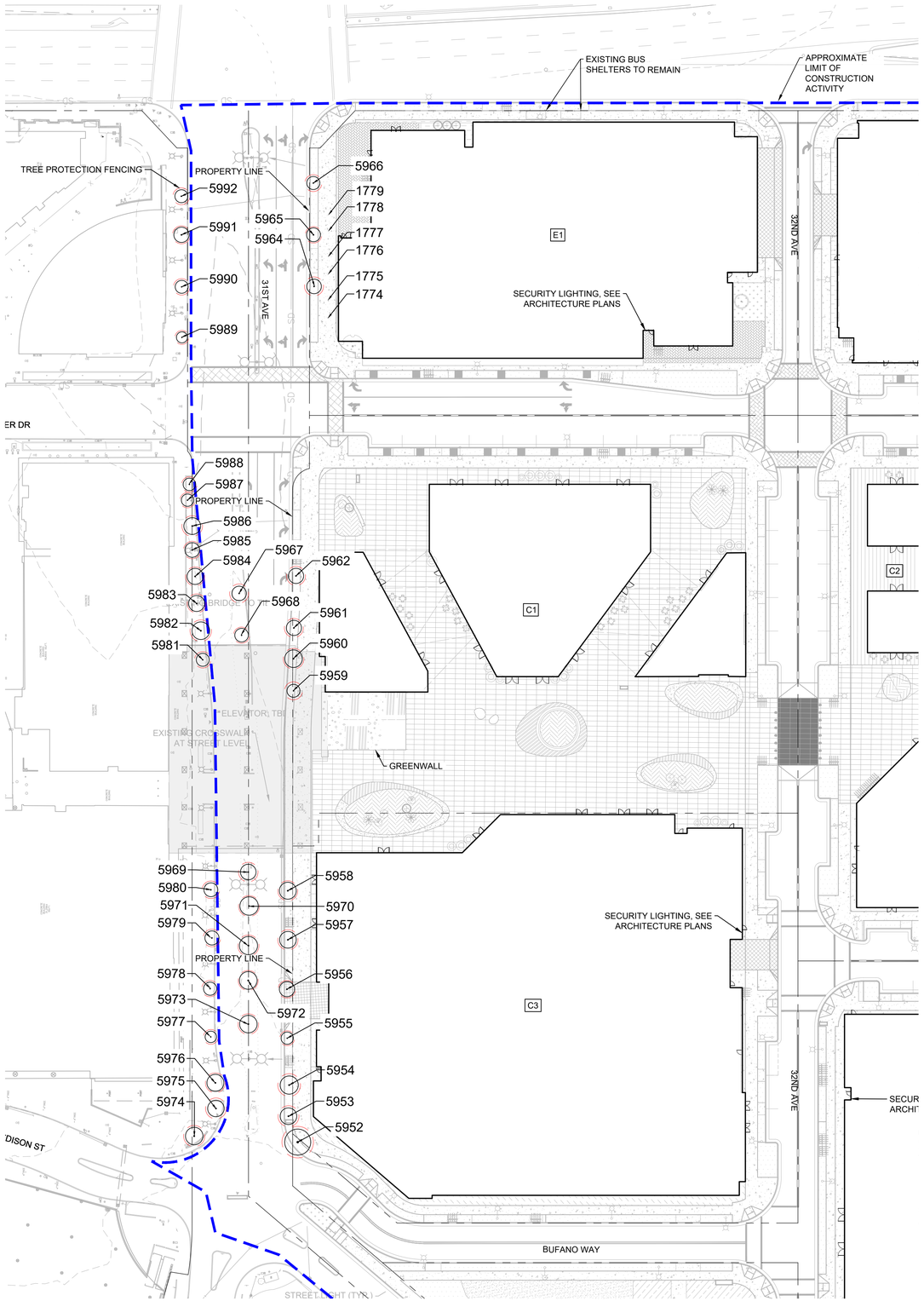
TREE PROTECTION PLAN - OVERALL

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Sheet Number

L011

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2026-04-28



TREE PROTECTION LEGEND

SYMBOL	QTY	DESCRIPTION
●	64	EXISTING TREE TO REMAIN
		APPROXIMATE LIMIT OF CONSTRUCTION ACTIVITY
		TREE PROTECTION FENCING: 6' TALL CHAIN LINK

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

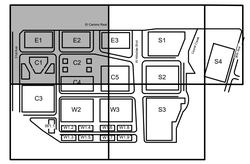
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Project No: 197543001

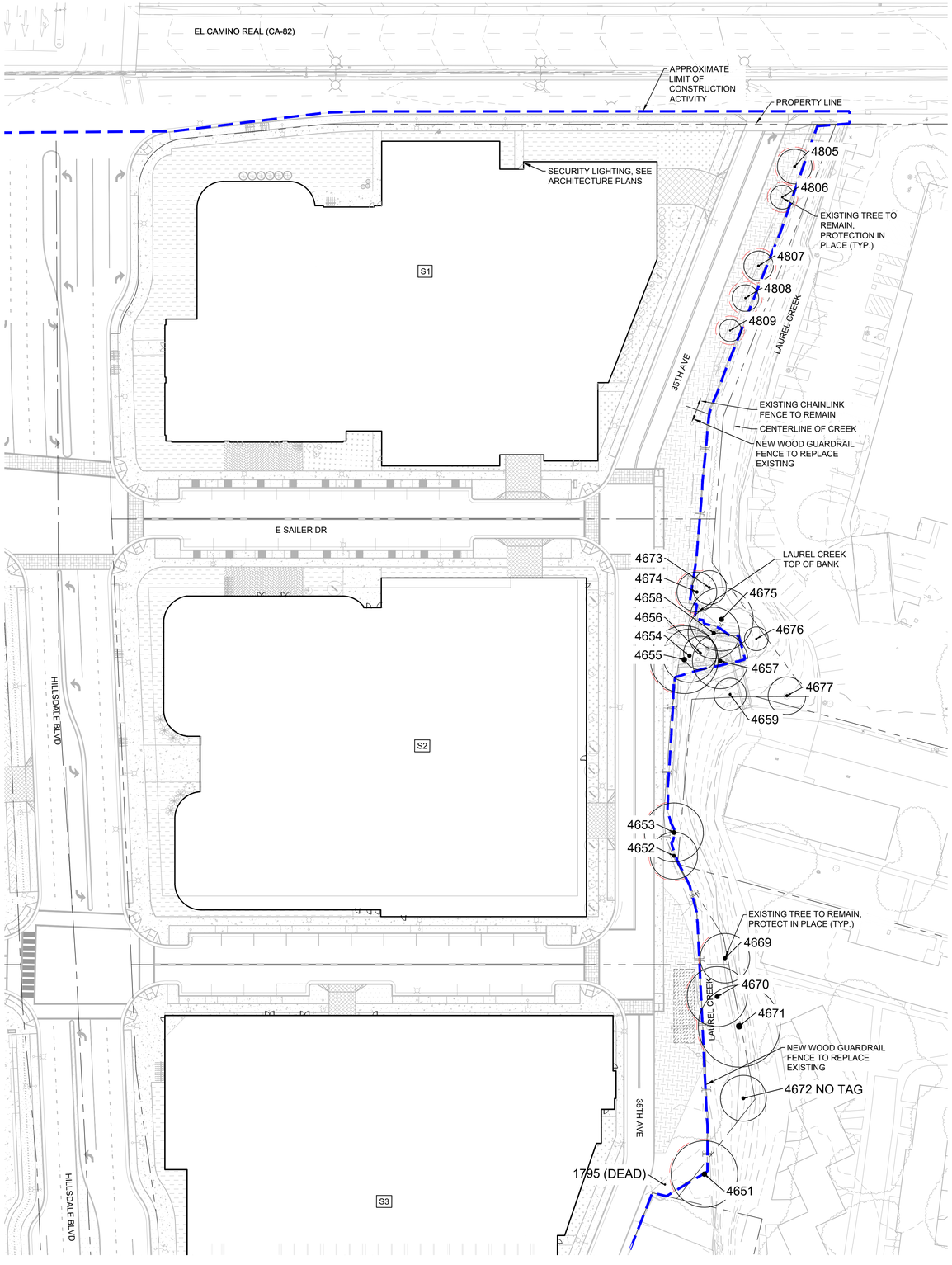
Sheet Title:

TREE PROTECTION ENLARGEMENT - 31ST AVE

Sheet Number

L012

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2026-04-28



TREE PROTECTION LEGEND

SYMBOL	QTY	DESCRIPTION
●	64	EXISTING TREE TO REMAIN
		APPROXIMATE LIMIT OF CONSTRUCTION ACTIVITY
		TREE PROTECTION FENCING: 6' TALL CHAIN LINK

CONCRETE REMOVAL AT HERITAGE TREES

1. DEMOLITION WITHIN THE TPZ SHALL BE PERFORMED USING HAND TOOLS ONLY — SUCH AS:
   - 1.1. ELECTRIC HANDHELD JACKHAMMERS (<30 LBS)
   - 1.2. PRY BARS, SLEDGEHAMMERS, AND HAND SAWS
   - 1.3. NO SKID STEERS, BACKHOES, OR PNEUMATIC BREAKERS PERMITTED WITHIN TPZ.
2. EXCAVATION DEPTH LIMIT:
   - 2.1. REQUEST REVIEW BY PROJECCT ARBORIST FOLLOWING REMOVAL OF SLAB. IF DIRECTED BY PROJECT ARBORIST, EXCAVATE TO A MAXIMUM DEPTH OF 4" TO 6" BELOW SLAB BOTTOM. .
3. ROOT PROTECTION:
   - 3.1. EXPOSED ROOTS SHALL BE KEPT MOIST AND SHADED DURING DEMOLITION.
   - 3.2. REFER TO TREE PROTECTION NOTES
4. INSPECTION:
   - 4.1. PROJECT ARBORIST TO OBSERVE REMOVAL OF THE FIRST PANEL AND INSPECT FOR ROOT CONFLICTS PRIOR TO PROCEEDING WITH ADDITIONAL DEMOLITION.
5. FOR COMPLETE LIST OF TREES TO BE REMOVED, SEE TREE DISPOSITION PLANS.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

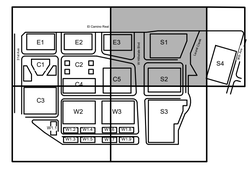
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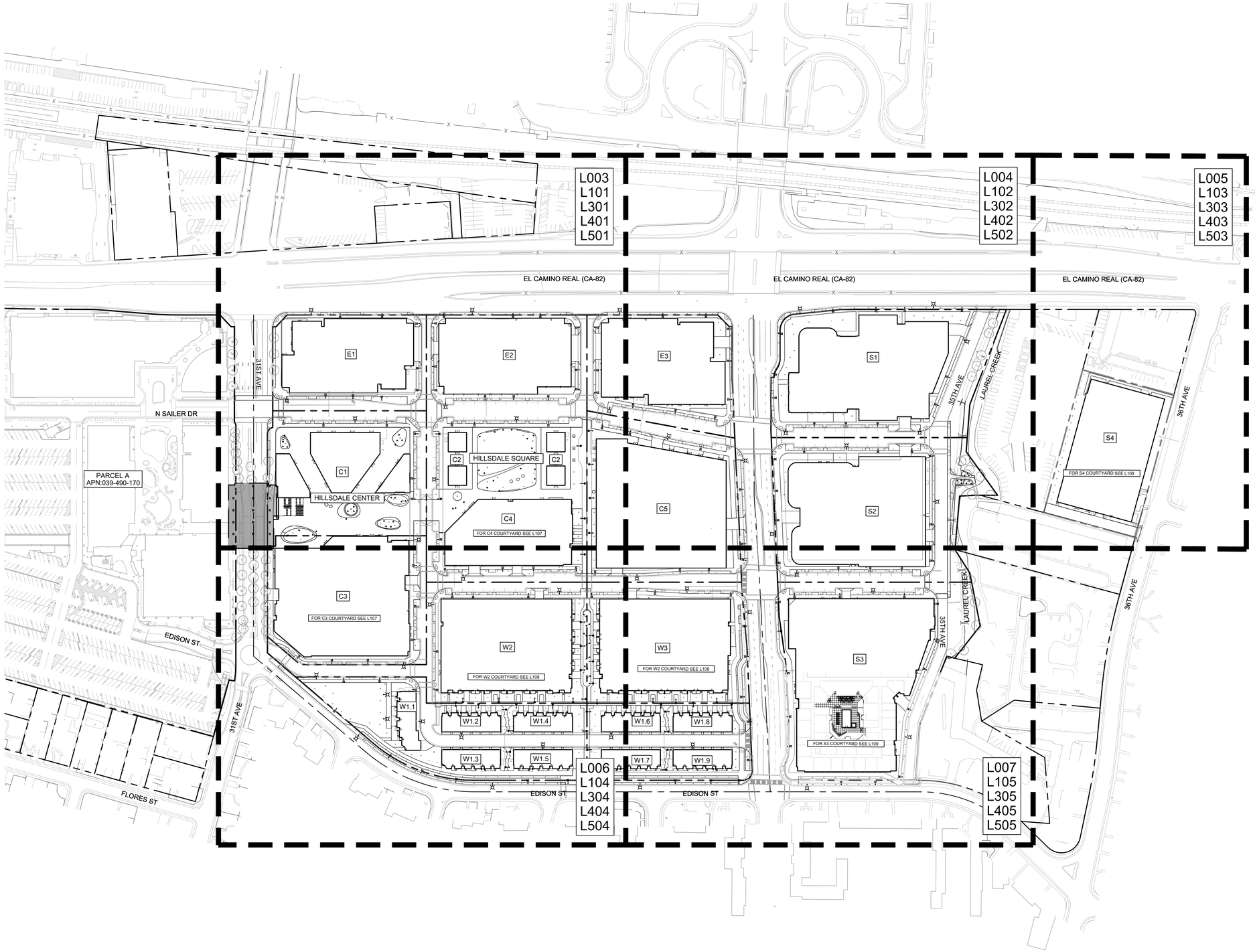
Sheet Title:

TREE PROTECTION ENLARGEMENT - LAUREL CREEK

Sheet Number

L013

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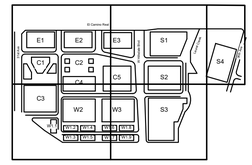
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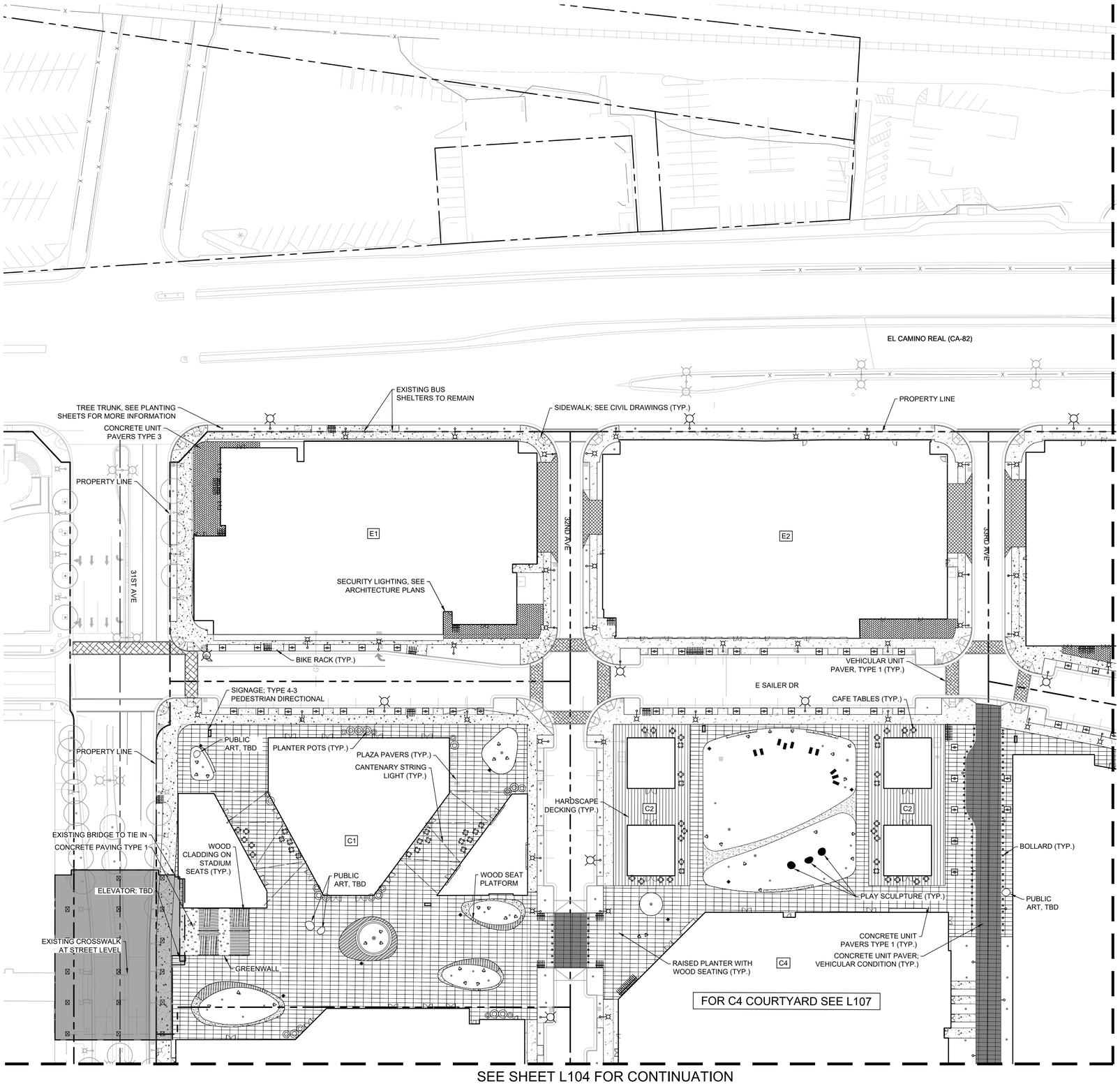
LANDSCAPE KEY PLAN

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2026-04-28



SITE MATERIALS LEGEND

SYMBOL	DESCRIPTION
	CHAIRS LAFX-FURN-PV-211-007
01 GENERAL	
	STAINLESS STEEL HANDRAIL
FENCING	
	WOOD GUARDRAIL FENCE
LIGHTING	
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1, 16' HT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2, 16' HT
	STREET LIGHTS, 25' HT
	EXISTING PEDESTRIAN SCALE POLE LIGHTS, 12' HT
	EXISTING STREET LIGHTS, 30' HT
	MULTI-DIRECTIONAL PLAZA LIGHT, 23' HT
	CANTENARY STRING LIGHT
	STEP/WALL LIGHT, 10.24"L X 2.75" W, 3' O.C.
	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
PAVING	
	SIDEWALK; SEE CIVIL DRAWINGS
	CONCRETE PAVING TYPE 1; INTEGRAL COLOR.
	CONCRETE UNIT PAVERS TYPE 1
	CONCRETE UNIT PAVERS TYPE 2
	CONCRETE UNIT PAVERS TYPE 3
	HARDSCAPE DECKING
	CONCRETE UNIT PAVER TYPE 1; VEHICULAR CONDITION
	CONCRETE UNIT PAVER TYPE 2; VEHICULAR CONDITION
	VEHICULAR PAVING; SEE CIVIL DRAWINGS
	BIKE LANE PAVING
	DECOMPOSED GRANITE
	WOOD CHIP MULCH
SITE AMENITIES	
	SIGNAGE; TYPE 3-1 RESIDENTIAL ID
	SIGNAGE; TYPE 4-2 PROJECT ID
	BENCH
	MOVEABLE LOUNGE CHAIR
	CAFE TABLE
	BOLLARD
	PRECAST CONCRETE SEATING / PLANTER
	TREE GRATE
	WOOD CLADDING / BENCH
	BIKE RACK
	PLANTER POT

	MANUFACTURER	PRODUCT	SIZE	COLOR
LIGHT FIXTURES				
LOUVERED TREE UPLIGHT	B-K LIGHTING	MICRO NITE FLOODLIGHT	N/A	BLACK
PEDESTRIAN SCALE POLE LIGHT, TYPE 1	BEGA	POLE TOP LUMINAIRE	SEE LT601-607	BLACK
PEDESTRIAN SCALE POLE LIGHT, TYPE 2	LANDSCAPE FORMS	TUMBLER LIGHT (SINGLE COLUMN)	SEE LT601-607	BLACK
STREET LIGHT	BEGA	POLE TOP LUMINAIRE	SEE LT601-607	BLACK
MULTI-DIRECTIONAL PLAZA LIGHT	HESS	ARINI POLE MOUNTED ILLUMINATING HEAD	SEE LT601-607	BLACK
CANTENARY STRING LIGHT	LANDSCAPE FORMS	TUMBLER LIGHT (CANTENARY)	SEE LT601-607	BLACK
STEP LIGHT	BEGA	24880	SEE LT601-607	BLACK
EMBEDDED LINEAR LED LIGHT	Q-TRAN	FLEX-MINI LED LIGHT STRIP	.71" X .35"	STATIC WHITE
SITE FURNISHINGS				
BIKE RACK	BIKEPARKING.COM	WELLE CIRCULAR BIKE RACK	MODEL #WCRO2	PER CITY STANDARD
WOOD PLANTER POT	YANOU	FENNE' WOOD PLANTER	2'-4" DIAM. BY 2'-4" TALL	NATURAL FINISH
CONCRETE PLANTER POT	YANOU	CONCLAY PLANTER	2'-4" DIAM. BY 2'-4" TALL	CHARCOAL
BENCH	LANDSCAPE FORMS	GENERATION 50' BENCH	6' LONG	NATURAL WOOD FINISH WITH BLACK POWDERCOATED LEGS
LOUNGE FURNITURE	CUSTOM	CUSTOM	4' LONG BY 2' WIDE	TBD
CAFÉ SEATING	VICTOR STANLEY	MILAN COLLECTION	N/A	COLOR TBD
BOLLARD	LANDSCAPE FORMS	PROFILE BOLLARD	36" HEIGHT	BLACK
TREE GRATE	URBAN ACCESSORIES	JAMISON TREE GRATE	5'X5' SQUARE	NATURAL RAW IRON

GRAPHIC SCALE IN FEET
0 20 40 80

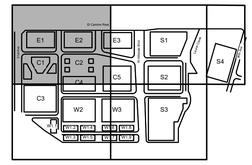
HSC Property Owner LLC

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Key Plan



TRUE NORTH
PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

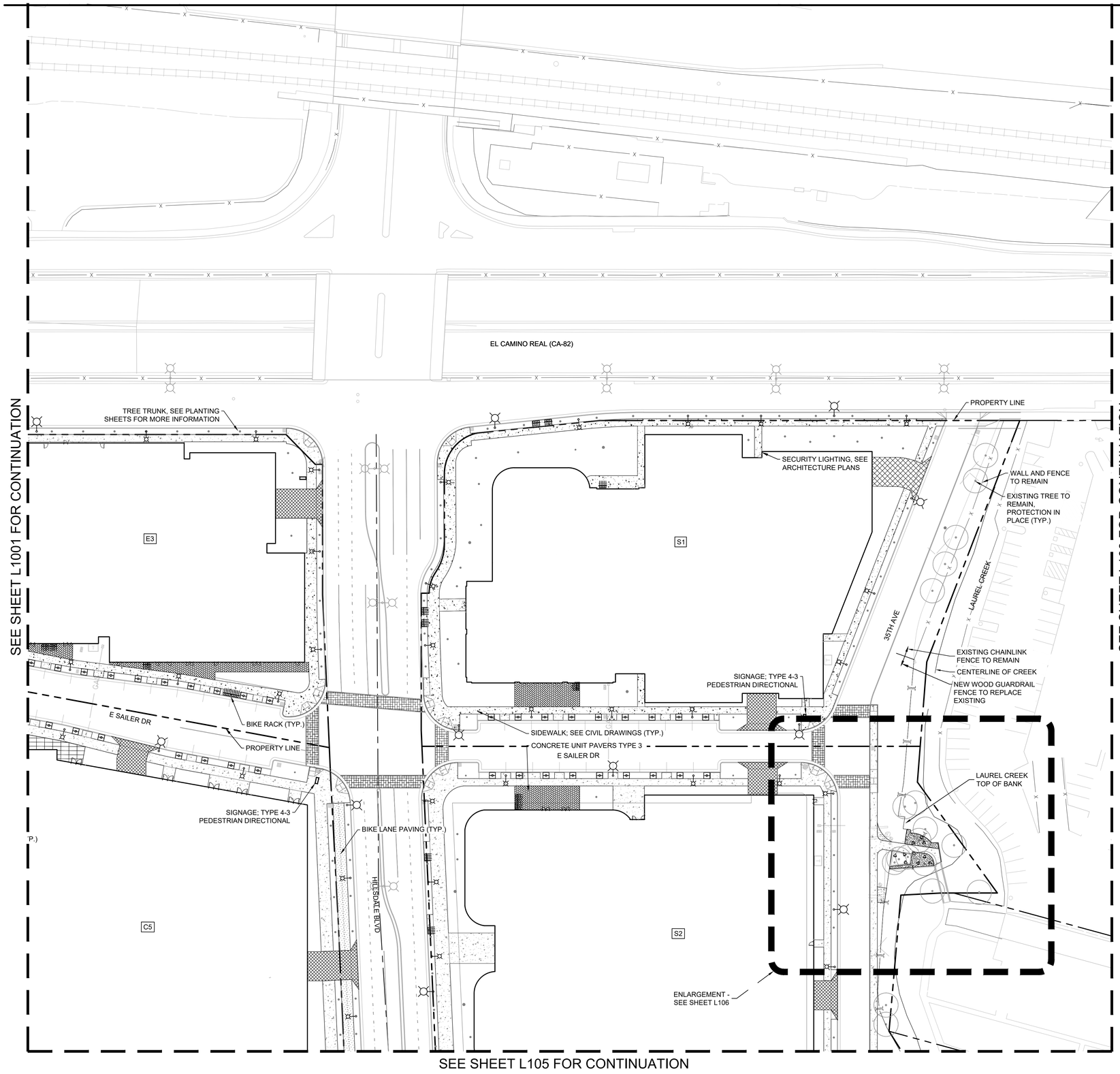
Sheet Title:

SITE MATERIALS PLAN

Sheet Number

L101

K:\BAY_LDEV\197543001 - Hillsdale Redevelopment - MCM\03 CADD\PlanSheets\Master Development Plans\L-LandscapeMaterials.dwg
2026-04-28



SITE MATERIALS LEGEND

SYMBOL	DESCRIPTION
	CHAIRS LAFX-FURN-PV-211-007
01 GENERAL	
	STAINLESS STEEL HANDRAIL
FENCING	
	WOOD GUARDRAIL FENCE
LIGHTING	
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1, 16' HT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2, 16' HT
	STREET LIGHTS, 25' HT
	EXISTING PEDESTRIAN SCALE POLE LIGHTS, 12' HT
	EXISTING STREET LIGHTS, 30' HT
	MULTI-DIRECTIONAL PLAZA LIGHT, 23' HT
	CANTENARY STRING LIGHT
	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
PAVING	
	SIDEWALK; SEE CIVIL DRAWINGS
	CONCRETE PAVING TYPE 1; INTEGRAL COLOR.
	CONCRETE UNIT PAVERS TYPE 1
	CONCRETE UNIT PAVERS TYPE 2
	CONCRETE UNIT PAVERS TYPE 3
	HARDSCAPE DECKING
	CONCRETE UNIT PAVER TYPE 1; VEHICULAR CONDITION
	CONCRETE UNIT PAVER TYPE 2; VEHICULAR CONDITION
	VEHICULAR PAVING; SEE CIVIL DRAWINGS
	BIKE LANE PAVING
	DECOMPOSED GRANITE
	WOOD CHIP MULCH
SITE AMENITIES	
	SIGNAGE; TYPE 3-1 RESIDENTIAL ID
	SIGNAGE; TYPE 4-2 PROJECT ID
	BENCH
	MOVEABLE LOUNGE CHAIR
	CAFE TABLE
	BOLLARD
	PRECAST CONCRETE SEATING / PLANTER
	TREE GRATE
	WOOD CLADDING / BENCH
	BIKE RACK
	PLANTER POT

	MANUFACTURER	PRODUCT	SIZE	COLOR
LIGHT FIXTURES				
LOUVERED TREE UPLIGHT	B-K LIGHTING	MICRO NITE FLOODLIGHT	N/A	BLACK
PEDESTRIAN SCALE POLE LIGHT, TYPE 1	BEGA	POLE TOP LUMINAIRE	SEE LT601-607	BLACK
PEDESTRIAN SCALE POLE LIGHT, TYPE 2	LANDSCAPE FORMS	TUMBLER LIGHT (SINGLE COLUMN)	SEE LT601-607	BLACK
STREET LIGHT	BEGA	POLE TOP LUMINAIRE	SEE LT601-607	BLACK
MULTI-DIRECTIONAL PLAZA LIGHT	HESS	ARINI POLE MOUNTED ILLUMINATING HEAD	SEE LT601-607	BLACK
CANTENARY STRING LIGHT	LANDSCAPE FORMS	TUMBLER LIGHT (CANTENARY)	SEE LT601-607	BLACK
STEP LIGHT	BEGA	24880	SEE LT601-607	BLACK
EMBEDDED LINEAR LED LIGHT	Q-TRAN	FLEX-MINI LED LIGHT STRIP	.71" X .35"	STATIC WHITE
SITE FURNISHINGS				
BIKE RACK	BIKEPARKING.COM	WELLE CIRCULAR BIKE RACK	MODEL #WCRO2	PER CITY STANDARD
WOOD PLANTER POT	YANOU	FENNE' WOOD PLANTER	2'-4" DIAM. BY 2'-4" TALL	NATURAL FINISH
CONCRETE PLANTER POT	YANOU	CONCLAY PLANTER	2'-4" DIAM. BY 2'-4" TALL	CHARCOAL
BENCH	LANDSCAPE FORMS	GENERATION 50' BENCH	6' LONG	NATURAL WOOD FINISH WITH BLACK POWDERCOATED LEGS
LOUNGE FURNITURE	CUSTOM	CUSTOM	4' LONG BY 2' WIDE	TBD
CAFÉ SEATING	VICTOR STANLEY	MILAN COLLECTION	N/A	COLOR TBD
BOLLARD	LANDSCAPE FORMS	PROFILE BOLLARD	36" HEIGHT	BLACK
TREE GRATE	URBAN ACCESSORIES	JAMISON TREE GRATE	5'X5' SQUARE	NATURAL RAW IRON

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

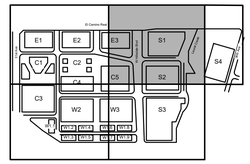
HSC Property Owner LLC

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Project No: 197543001

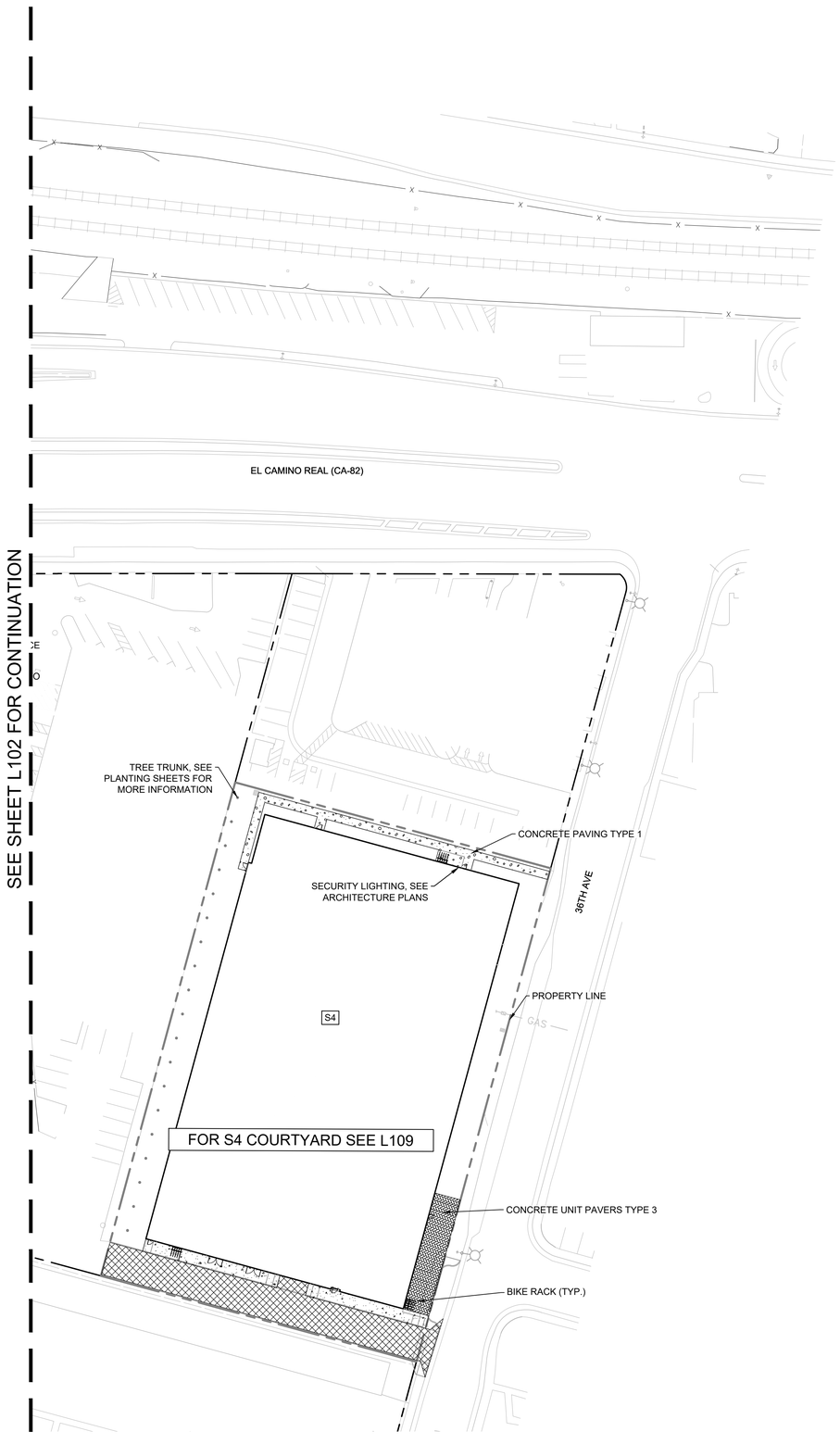
Sheet Title:

SITE MATERIALS PLAN

Sheet Number

L102

K:\BAY_LDEV\197543001 - Hillsdale Redevelopment - MCM\03 CAD\PlanSheets\Master Development Plan\L-LandscapeMaterials.dwg
2026-04-28



SITE MATERIALS LEGEND

SYMBOL	DESCRIPTION
	CHAIRS LAFX-FURN-PV-211-007
01 GENERAL	
	STAINLESS STEEL HANDRAIL
FENCING	
	WOOD GUARDRAIL FENCE
LIGHTING	
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1, 16' HT
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	MULTI-DIRECTIONAL PLAZA LIGHT, 23' HT
	CANTENARY STRING LIGHT
	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
PAVING	
	SIDEWALK; SEE CIVIL DRAWINGS
	CONCRETE PAVING TYPE 1; INTEGRAL COLOR.
	CONCRETE UNIT PAVERS TYPE 1
	CONCRETE UNIT PAVERS TYPE 2
	CONCRETE UNIT PAVERS TYPE 3
	HARDSCAPE DECKING
	CONCRETE UNIT PAVER TYPE 1; VEHICULAR CONDITION
	CONCRETE UNIT PAVER TYPE 2; VEHICULAR CONDITION
	VEHICULAR PAVING; SEE CIVIL DRAWINGS
	BIKE LANE PAVING
	DECOMPOSED GRANITE
	WOOD CHIP MULCH
SITE AMENITIES	
	SIGNAGE; TYPE 3-1 RESIDENTIAL ID
	SIGNAGE; TYPE 4-2 PROJECT ID
	BENCH
	MOVEABLE LOUNGE CHAIR
	CAFE TABLE
	BOLLARD
	PRECAST CONCRETE SEATING / PLANTER
	TREE GRATE
	WOOD CLADDING / BENCH
	BIKE RACK
	PLANTER POT

	MANUFACTURER	PRODUCT	SIZE	COLOR
LIGHT FIXTURES				
LOUVERED TREE UPLIGHT	B-K LIGHTING	MICRO NITE FLOODLIGHT	N/A	BLACK
PEDESTRIAN SCALE POLE LIGHT, TYPE 1	BEGA	POLE TOP LUMINAIRE	SEE LT601-607	BLACK
PEDESTRIAN SCALE POLE LIGHT, TYPE 2	LANDSCAPE FORMS	TUMBLER LIGHT (SINGLE COLUMN)	SEE LT601-607	BLACK
STREET LIGHT	BEGA	POLE TOP LUMINAIRE	SEE LT601-607	BLACK
MULTI-DIRECTIONAL PLAZA LIGHT	HESS	ARINI POLE MOUNTED ILLUMINATING HEAD	SEE LT601-607	BLACK
CANTENARY STRING LIGHT	LANDSCAPE FORMS	TUMBLER LIGHT (CANTENARY)	SEE LT601-607	BLACK
STEP LIGHT	BEGA	24880	SEE LT601-607	BLACK
EMBEDDED LINEAR LED LIGHT	Q-TRAN	FLEX-MINI LED LIGHT STRIP	.71" X .35"	STATIC WHITE
SITE FURNISHINGS				
BIKE RACK	BIKEPARKING.COM	WELLE CIRCULAR BIKE RACK	MODEL #WCRO2	PER CITY STANDARD
WOOD PLANTER POT	YANOU	FENNE' WOOD PLANTER	2'-4" DIAM. BY 2'-4" TALL	NATURAL FINISH
CONCRETE PLANTER POT	YANOU	CONCLAY PLANTER	2'-4" DIAM. BY 2'-4" TALL	CHARCOAL
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LOUNGE FURNITURE	CUSTOM	CUSTOM	4' LONG BY 2' WIDE	TBD
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BOLLARD	LANDSCAPE FORMS	PROFILE BOLLARD	36" HEIGHT	BLACK
TREE GRATE	URBAN ACCESSORIES	JAMISON TREE GRATE	5'X5' SQUARE	NATURAL RAW IRON

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

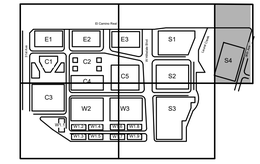
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Key Plan



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Project No: 197543001

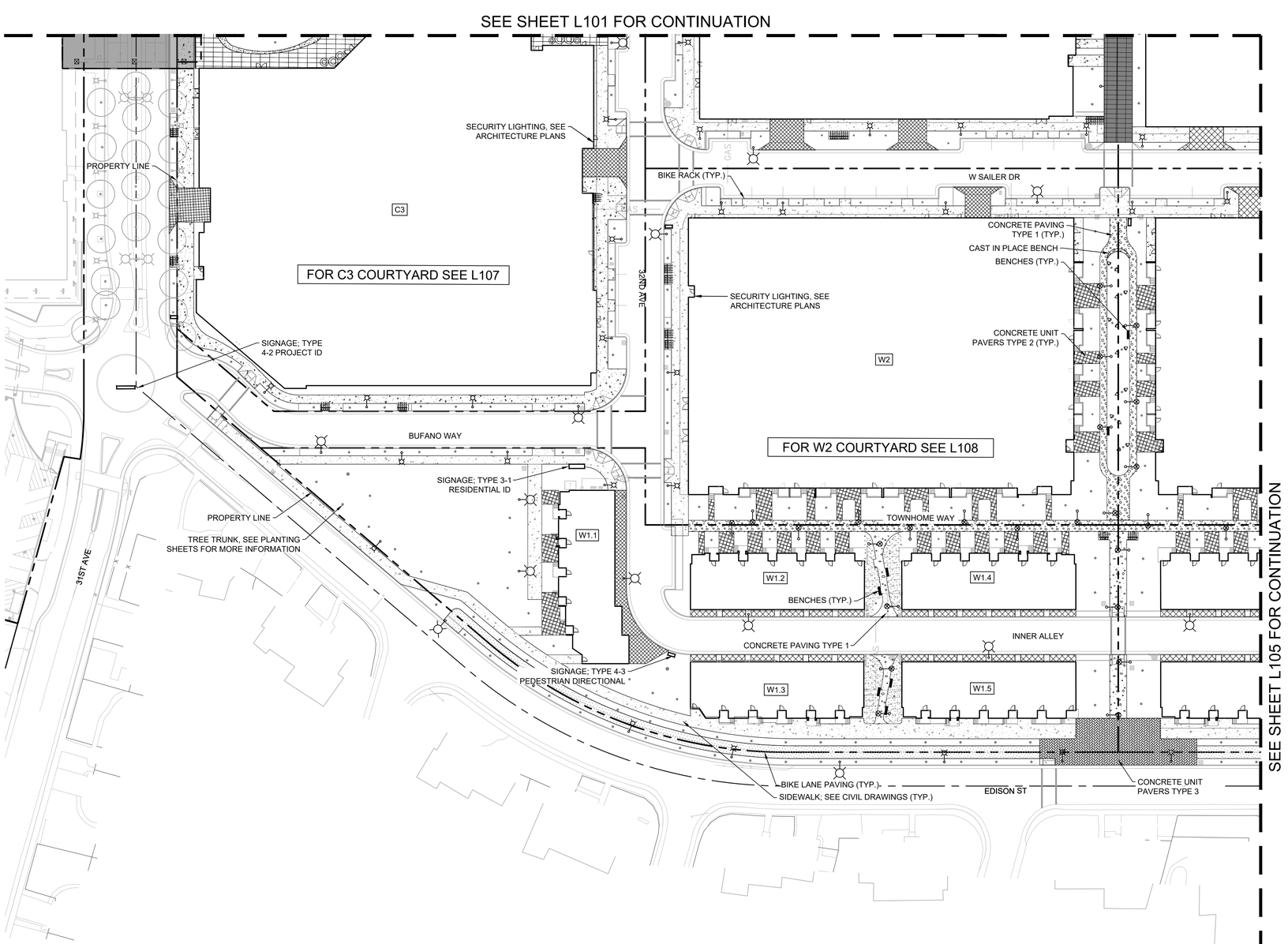
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SITE MATERIALS PLAN

Sheet Number

L103

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2026-04-28



SITE MATERIALS LEGEND

SYMBOL	DESCRIPTION
	CHAIRS LAFX-FURN-PV-211-007
01 GENERAL	
	STAINLESS STEEL HANDRAIL
FENCING	
	WOOD GUARDRAIL FENCE
LIGHTING	
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1, 16' HT
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	STREET LIGHTS, 25' HT
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	EXISTING STREET LIGHTS, 30' HT
	MULTI-DIRECTIONAL PLAZA LIGHT, 23' HT
	CANTENARY STRING LIGHT
	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
PAVING	
	SIDEWALK; SEE CIVIL DRAWINGS
	CONCRETE PAVING TYPE 1; INTEGRAL COLOR.
	CONCRETE UNIT PAVERS TYPE 1
	CONCRETE UNIT PAVERS TYPE 2
	CONCRETE UNIT PAVERS TYPE 3
	HARDSCAPE DECKING
	CONCRETE UNIT PAVER TYPE 1; VEHICULAR CONDITION
	CONCRETE UNIT PAVER TYPE 2; VEHICULAR CONDITION
	VEHICULAR PAVING; SEE CIVIL DRAWINGS
	BIKE LANE PAVING
	DECOMPOSED GRANITE
	WOOD CHIP MULCH
SITE AMENITIES	
	SIGNAGE; TYPE 3-1 RESIDENTIAL ID
	SIGNAGE; TYPE 4-2 PROJECT ID
	BENCH
	MOVEABLE LOUNGE CHAIR
	CAFE TABLE
	BOLLARD
	PRECAST CONCRETE SEATING / PLANTER
	TREE GRATE
	WOOD CLADDING / BENCH
	BIKE RACK
	PLANTER POT

	MANUFACTURER	PRODUCT	SIZE	COLOR
LIGHT FIXTURES				
LOUVERED TREE UPLIGHT	B-K LIGHTING	MICRO NITE FLOODLIGHT	N/A	BLACK
PEDESTRIAN SCALE POLE LIGHT, TYPE 1	BEGA	POLE TOP LUMINAIRE	SEE LT601-607	BLACK
PEDESTRIAN SCALE POLE LIGHT, TYPE 2	LANDSCAPE FORMS	TUMBLER LIGHT (SINGLE COLUMN)	SEE LT601-607	BLACK
STREET LIGHT	BEGA	POLE TOP LUMINAIRE	SEE LT601-607	BLACK
MULTI-DIRECTIONAL PLAZA LIGHT	HESS	ARINI POLE MOUNTED ILLUMINATING HEAD	SEE LT601-607	BLACK
CANTENARY STRING LIGHT	LANDSCAPE FORMS	TUMBLER LIGHT (CANTENARY)	SEE LT601-607	BLACK
STEP LIGHT	BEGA	24880	SEE LT601-607	BLACK
EMBEDDED LINEAR LED LIGHT	Q-TRAN	FLEX-MINI LED LIGHT STRIP	.71" X .35"	STATIC WHITE
SITE FURNISHINGS				
BIKE RACK	BIKEPARKING.COM	WELLE CIRCULAR BIKE RACK	MODEL #WCRO2	PER CITY STANDARD
WOOD PLANTER POT	YANOU	FENNE' WOOD PLANTER	2'-4' DIAM. BY 2'-4' TALL	NATURAL FINISH
CONCRETE PLANTER POT	YANOU	CONCLAY PLANTER	2'-4' DIAM. BY 2'-4' TALL	CHARCOAL
BENCH	LANDSCAPE FORMS	GENERATION 50' BENCH	6' LONG	NATURAL WOOD FINISH WITH BLACK POWDERCOATED LEGS
LOUNGE FURNITURE	CUSTOM	CUSTOM	4' LONG BY 2' WIDE	TBD
CAFÉ SEATING	VICTOR STANLEY	MILAN COLLECTION	N/A	COLOR TBD
BOLLARD	LANDSCAPE FORMS	PROFILE BOLLARD	36" HEIGHT	BLACK
TREE GRATE	URBAN ACCESSORIES	JAMISON TREE GRATE	5'X5' SQUARE	NATURAL RAW IRON

GRAPHIC SCALE IN FEET
0 20 40 80

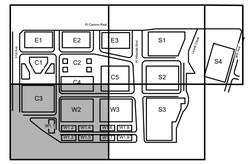
HSC Property Owner LLC

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Key Plan



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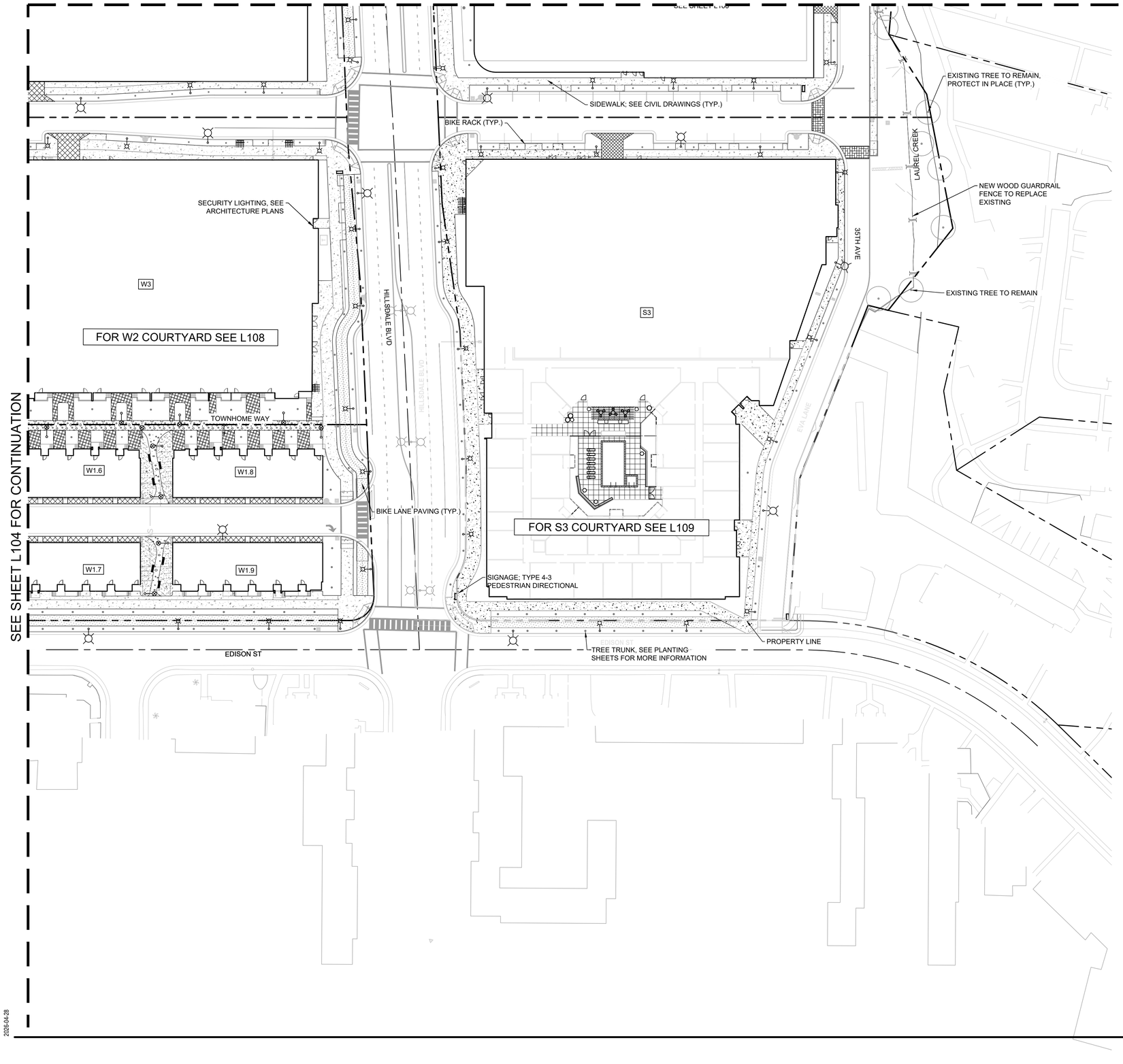
Project No: 197543001

Sheet Title:

SITE MATERIALS PLAN

Sheet Number

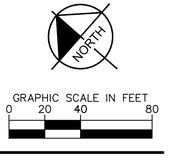
L104



SITE MATERIALS LEGEND

SYMBOL	DESCRIPTION
	CHAIRS LAFX-FURN-PV-211-007
01 GENERAL	
	STAINLESS STEEL HANDRAIL
FENCING	
	WOOD GUARDRAIL FENCE
LIGHTING	
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1, 16' HT
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	CANTENARY STRING LIGHT
	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
PAVING	
	SIDEWALK; SEE CIVIL DRAWINGS
	CONCRETE PAVING TYPE 1; INTEGRAL COLOR.
	CONCRETE UNIT PAVERS TYPE 1
	CONCRETE UNIT PAVERS TYPE 2
	CONCRETE UNIT PAVERS TYPE 3
	HARDSCAPE DECKING
	CONCRETE UNIT PAVER TYPE 1; VEHICULAR CONDITION
	CONCRETE UNIT PAVER TYPE 2; VEHICULAR CONDITION
	VEHICULAR PAVING; SEE CIVIL DRAWINGS
	BIKE LANE PAVING
	DECOMPOSED GRANITE
	WOOD CHIP MULCH
SITE AMENITIES	
	SIGNAGE; TYPE 3-1 RESIDENTIAL ID
	SIGNAGE; TYPE 4-2 PROJECT ID
	BENCH
	MOVEABLE LOUNGE CHAIR
	CAFE TABLE
	BOLLARD
	PRECAST CONCRETE SEATING / PLANTER
	TREE GRATE
	WOOD CLADDING / BENCH
	BIKE RACK
	PLANTER POT

	MANUFACTURER	PRODUCT	SIZE	COLOR
LIGHT FIXTURES				
LOUVERED TREE UPLIGHT	B-K LIGHTING	MICRO NITE FLOODLIGHT	N/A	BLACK
PEDESTRIAN SCALE POLE LIGHT, TYPE 1	BEGA	POLE TOP LUMINAIRE	SEE LT601-607	BLACK
PEDESTRIAN SCALE POLE LIGHT, TYPE 2	LANDSCAPE FORMS	TUMBLER LIGHT (SINGLE COLUMN)	SEE LT601-607	BLACK
STREET LIGHT	BEGA	POLE TOP LUMINAIRE	SEE LT601-607	BLACK
MULTI-DIRECTIONAL PLAZA LIGHT	HESS	ARINI POLE MOUNTED ILLUMINATING HEAD	SEE LT601-607	BLACK
CANTENARY STRING LIGHT	LANDSCAPE FORMS	TUMBLER LIGHT (CANTENARY)	SEE LT601-607	BLACK
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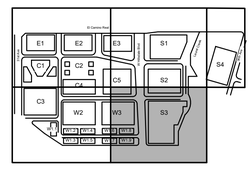
HSC Property Owner LLC

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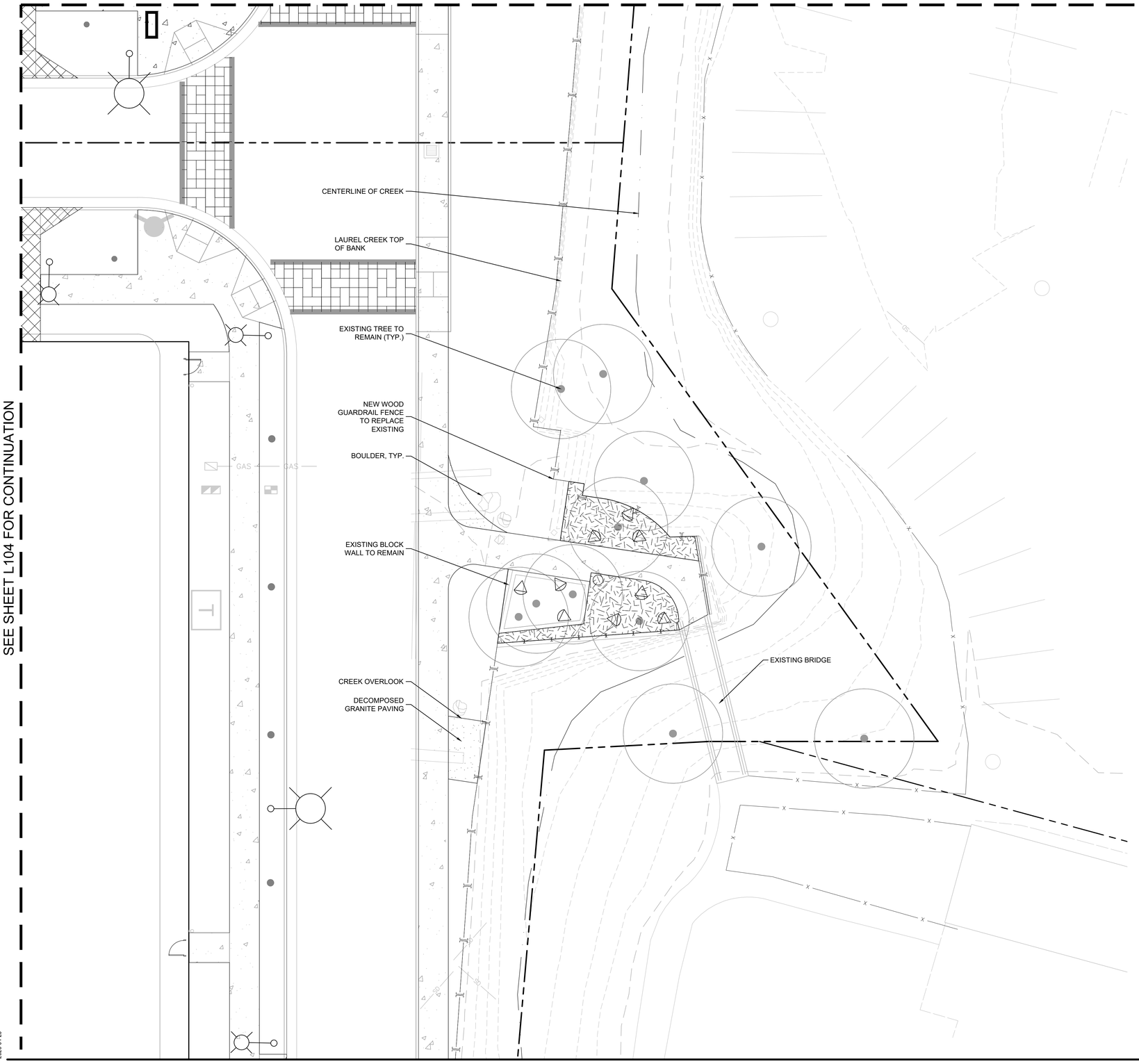
SITE MATERIALS PLAN

Sheet Number

L105

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2026-04-28

SEE SHEET L102 FOR CONTINUATION



SEE SHEET L104 FOR CONTINUATION

SITE MATERIALS LEGEND

SYMBOL	DESCRIPTION
	CHAIRS LAFX-FURN-PV-211-007
01 GENERAL	
	STAINLESS STEEL HANDRAIL
FENCING	
	WOOD GUARDRAIL FENCE
LIGHTING	
	LOUVERED TREE UPLIGHT
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	SIDEWALK; SEE CIVIL DRAWINGS
	CONCRETE PAVING TYPE 1; INTEGRAL COLOR.
	CONCRETE UNIT PAVERS TYPE 1
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	CONCRETE UNIT PAVERS TYPE 3
	HARDSCAPE DECKING
	CONCRETE UNIT PAVER TYPE 1; VEHICULAR CONDITION
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	VEHICULAR PAVING; SEE CIVIL DRAWINGS
	BIKE LANE PAVING
	DECOMPOSED GRANITE
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SITE AMENITIES	
	SIGNAGE; TYPE 3-1 RESIDENTIAL ID
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	PRECAST CONCRETE SEATING / PLANTER
	TREE GRATE
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	BIKE RACK
	PLANTER POT

	MANUFACTURER	PRODUCT	SIZE	COLOR
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CANTENARY STRING LIGHT	LANDSCAPE FORMS	TUMBLER LIGHT (CANTENARY)	SEE LT601-607	BLACK
STEP LIGHT	BEGA	24880	SEE LT601-607	BLACK
EMBEDDED LINEAR LED LIGHT	Q-TRAN	FLEX-MINI LED LIGHT STRIP	.71" X .35"	STATIC WHITE
SITE FURNISHINGS				
BIKE RACK	BIKEPARKING.COM	WELLE CIRCULAR BIKE RACK	MODEL #WCRO2	PER CITY STANDARD
WOOD PLANTER POT	YANOU	FENNE" WOOD PLANTER	2'-4" DIAM. BY 2'-4' TALL	NATURAL FINISH
CONCRETE PLANTER POT	YANOU	CONCLAY PLANTER	2'-4" DIAM. BY 2'-4' TALL	CHARCOAL
BENCH	LANDSCAPE FORMS	GENERATION 50' BENCH	6' LONG	NATURAL WOOD FINISH WITH BLACK POWDERCOATED LEGS
LOUNGE FURNITURE	CUSTOM	CUSTOM	4' LONG BY 2' WIDE	TBD
CAFÉ SEATING	VICTOR STANLEY	MILAN COLLECTION	N/A	COLOR TBD
BOLLARD	LANDSCAPE FORMS	PROFILE BOLLARD	36" HEIGHT	BLACK
TREE GRATE	URBAN ACCESSORIES	JAMISON TREE GRATE	5'X5' SQUARE	NATURAL RAW IRON

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

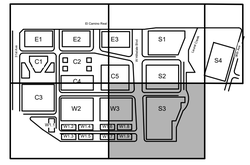
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

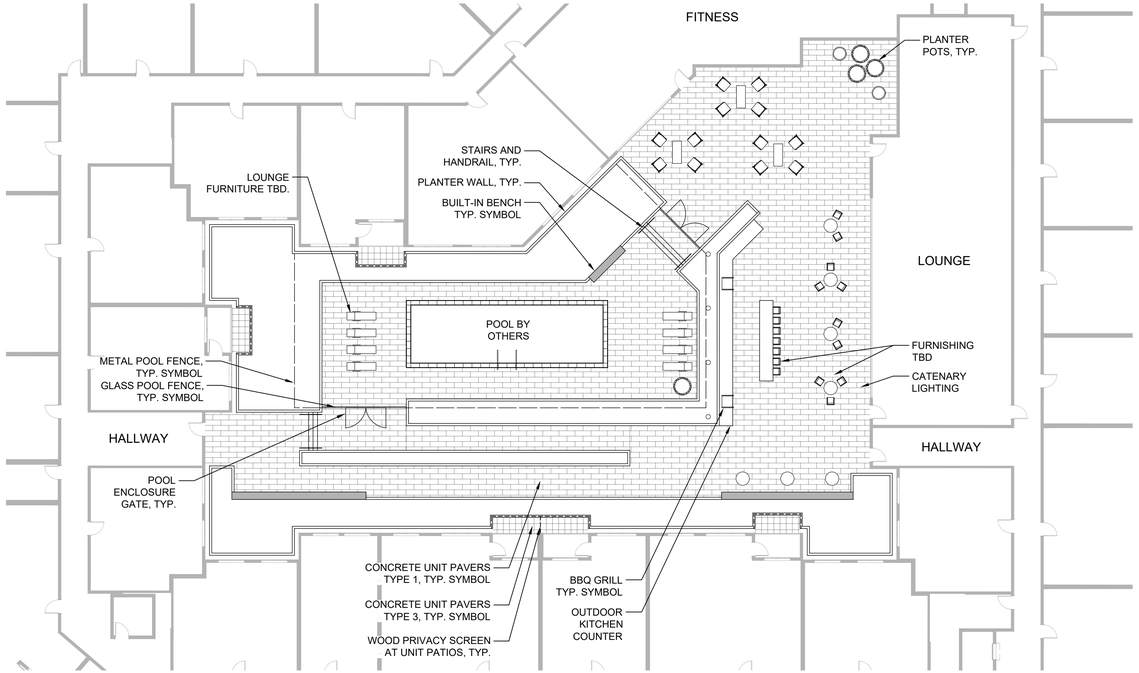
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SITE MATERIALS PLAN - LAUREL CREEK ENLARGEMENT

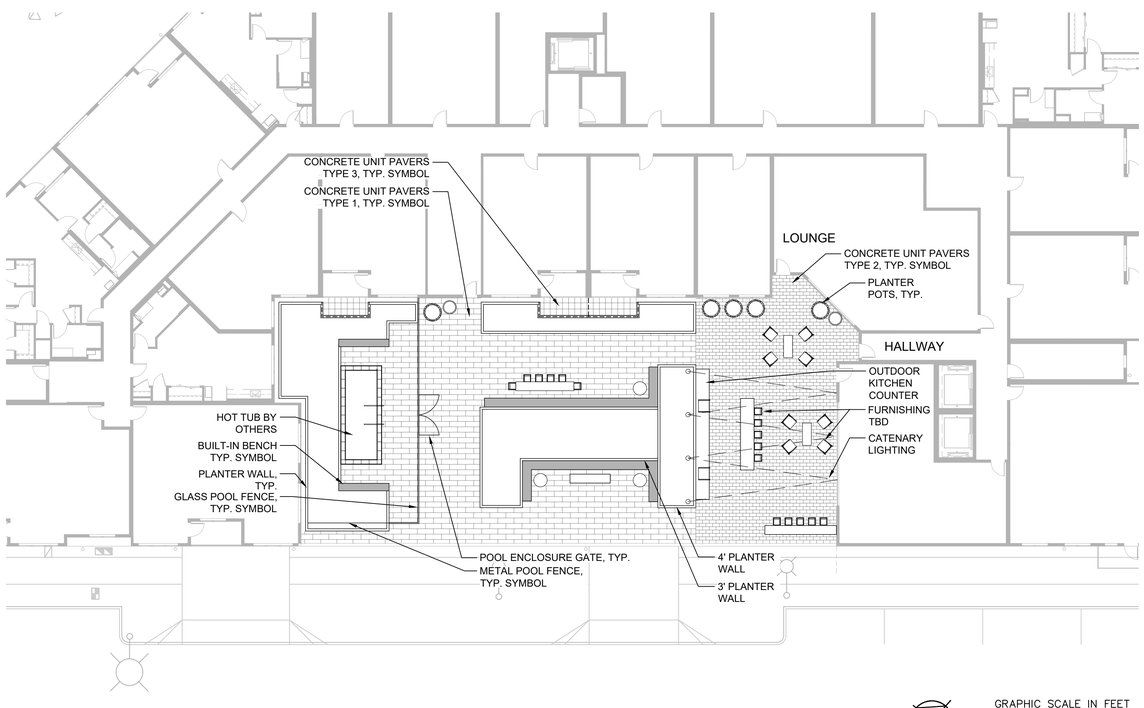
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2026-04-28



COURTYARD 'C3' - LEVEL 4



COURTYARD 'C4' - LEVEL 2

GRAPHIC SCALE IN FEET
0 8 16 32

COURTYARD MATERIALS LEGEND

SYMBOL	DESCRIPTION
PAVING	
	CONCRETE UNIT PAVERS TYPE 1
	CONCRETE UNIT PAVERS TYPE 2
	CONCRETE UNIT PAVERS TYPE 3
	INTEGRAL COLOR CONCRETE
	LAWN
SITE AMENITIES	
	BENCH
	POTTERY
	FURNITURE
	POOL RAIL
	POOL COPING
	CANTENARY STRING LIGHTS
	TRELLIS
FENCING	
	METAL PICKET POOL FENCE
	POOL FENCE
	WOOD FENCE
GATES	
	POOL GATE

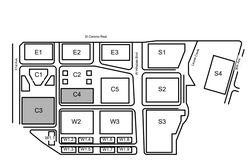
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Project No: 197543001

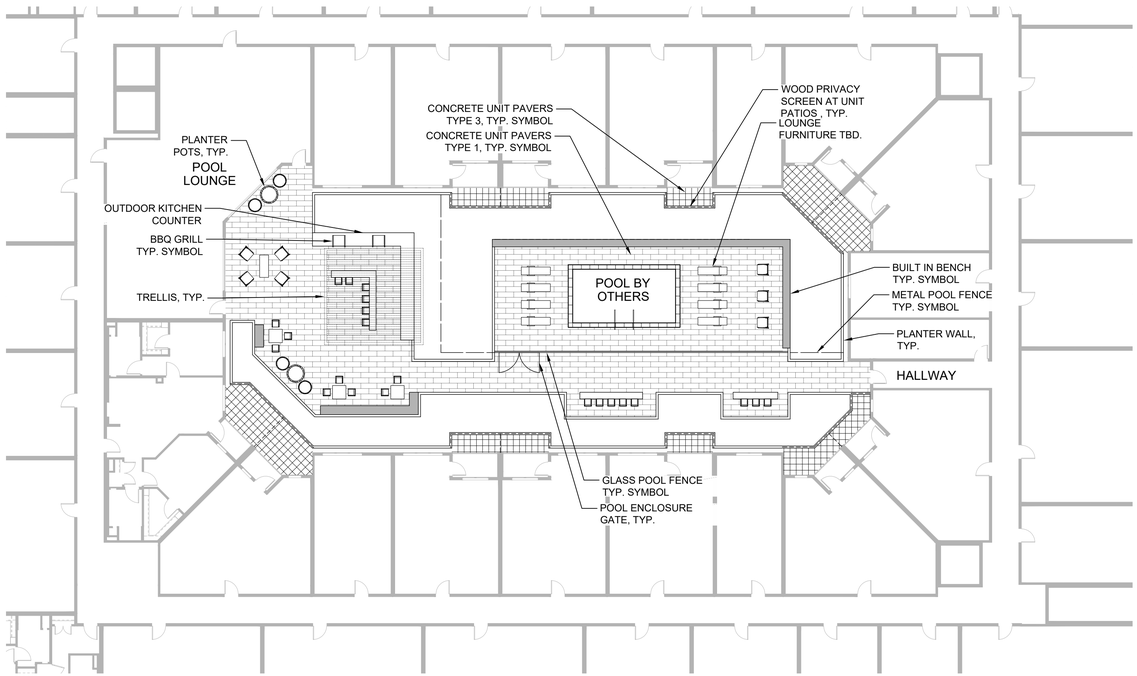
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SITE MATERIALS PLAN (COURTYARD)

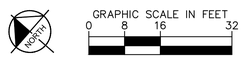
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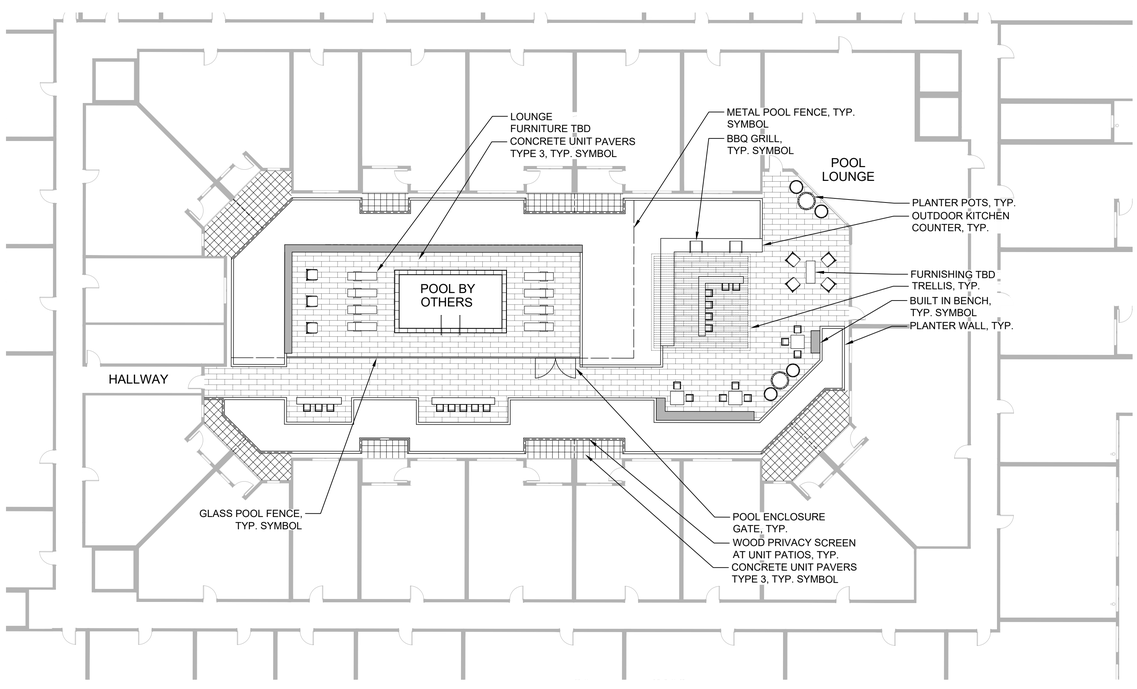
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2026-04-28



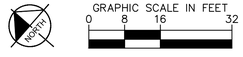
COURTYARD 'W2' - LEVEL 3



GRAPHIC SCALE IN FEET
0 8 16 32



COURTYARD 'W3' - LEVEL 3



GRAPHIC SCALE IN FEET
0 8 16 32

COURTYARD MATERIALS LEGEND

SYMBOL	DESCRIPTION
PAVING	
	CONCRETE UNIT PAVERS TYPE 1
	CONCRETE UNIT PAVERS TYPE 2
	CONCRETE UNIT PAVERS TYPE 3
	INTEGRAL COLOR CONCRETE
	LAWN
SITE AMENITIES	
	BENCH
	POTTERY
	FURNITURE
	POOL RAIL
	POOL COPING
	CANTENARY STRING LIGHTS
	TRELLIS
FENCING	
	METAL PICKET POOL FENCE
	POOL FENCE
	WOOD FENCE
GATES	
	POOL GATE

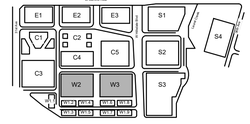
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Project No: 197543001

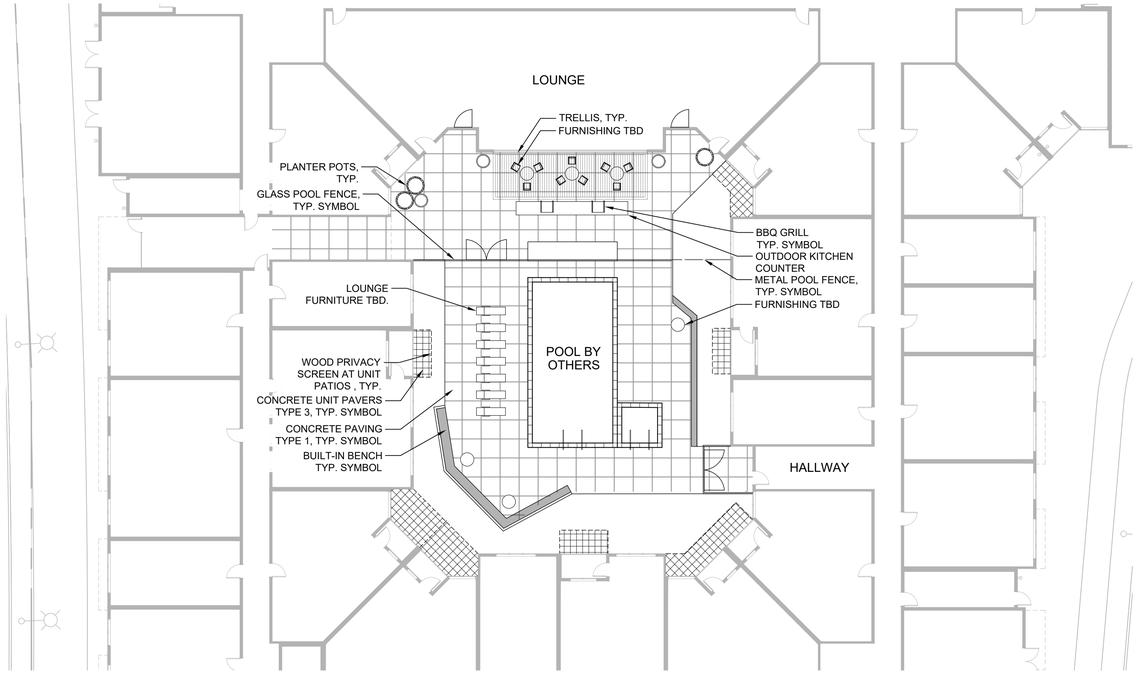
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SITE MATERIALS PLAN (COURTYARD)

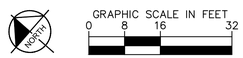
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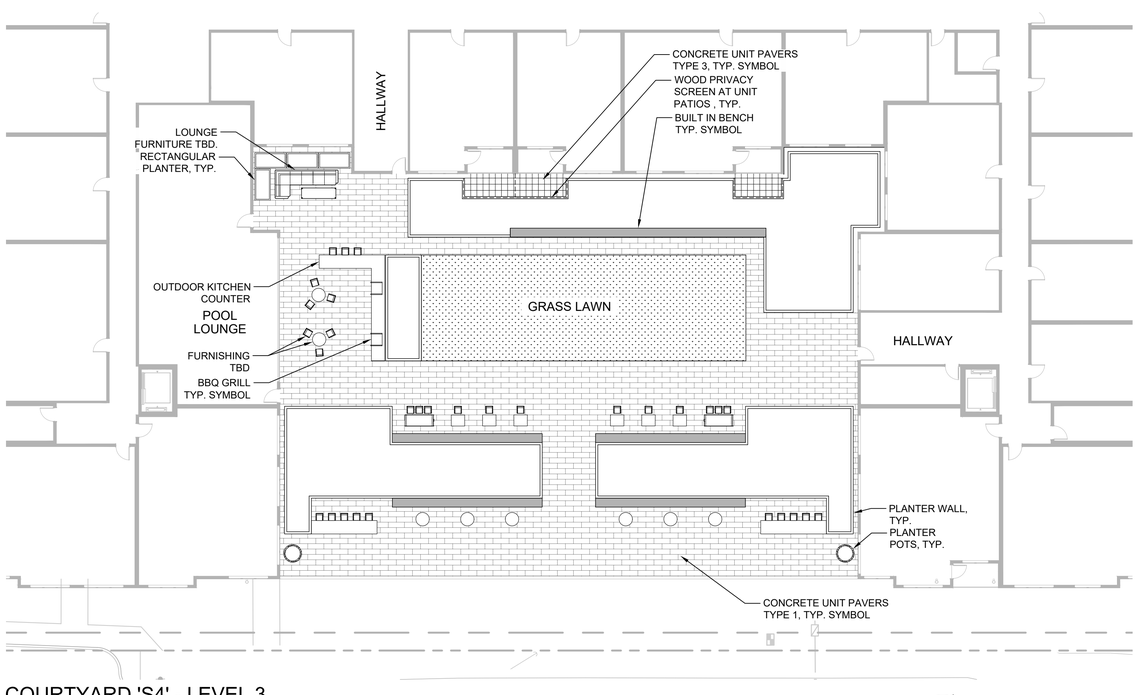
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2026-04-28



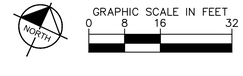
COURTYARD 'S3' (AT GRADE) - LEVEL 1



GRAPHIC SCALE IN FEET
0 8 16 32



COURTYARD 'S4' - LEVEL 3



GRAPHIC SCALE IN FEET
0 8 16 32

COURTYARD MATERIALS LEGEND

SYMBOL	DESCRIPTION
PAVING	
	CONCRETE UNIT PAVERS TYPE 1
	CONCRETE UNIT PAVERS TYPE 2
	CONCRETE UNIT PAVERS TYPE 3
	INTEGRAL COLOR CONCRETE
	LAWN
SITE AMENITIES	
	BENCH
	POTTERY
	FURNITURE
	POOL RAIL
	POOL COPING
	CANTENARY STRING LIGHTS
	TRELLIS
FENCING	
	METAL PICKET POOL FENCE
	POOL FENCE
	WOOD FENCE
GATES	
	POOL GATE

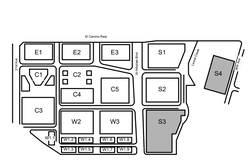
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Project No: 197543001

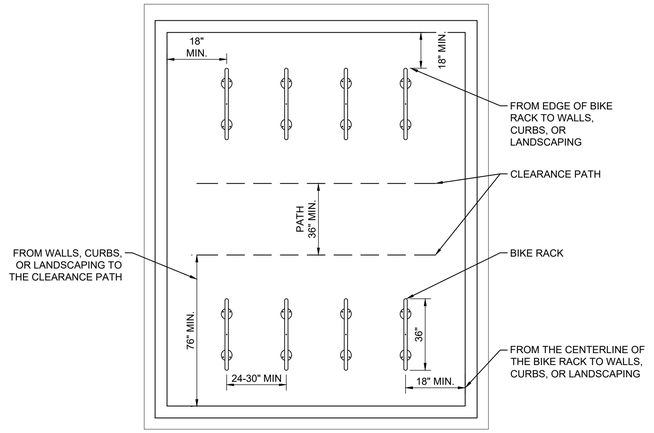
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SITE MATERIALS PLAN (COURTYARD)

Sheet Number

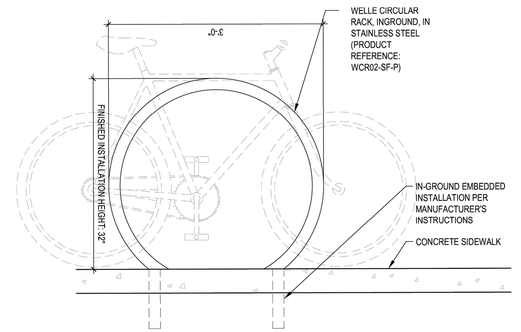
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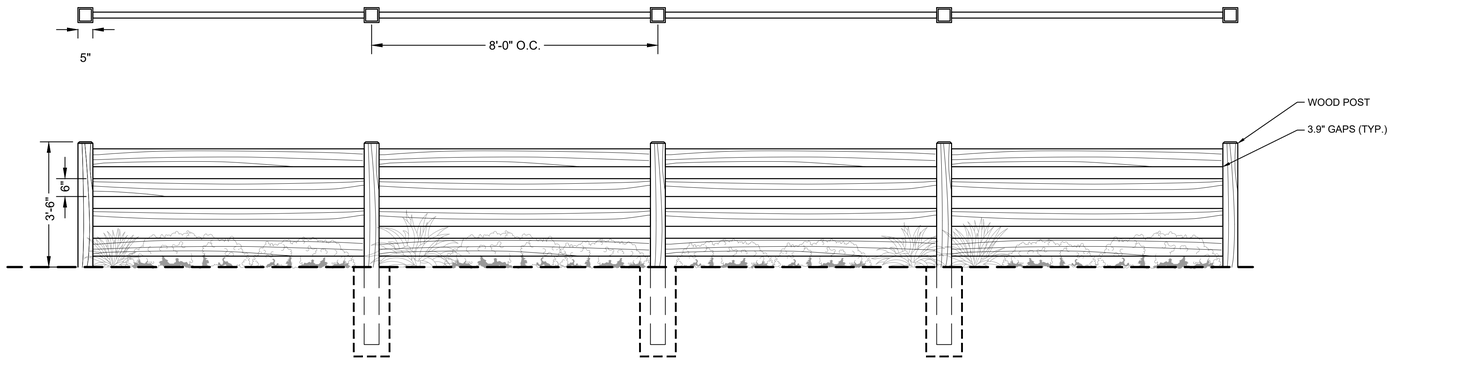
A CITY STANDARD BIKE RACK LAYOUT

NTS



B SHORT-TERM BIKE RACK

NTS



C WOOD GUARDRAIL FENCE

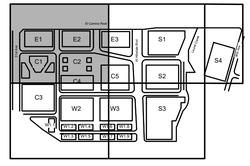
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Project No: 197543001

Sheet Title:

SITE DETAILS

Sheet Number

L110

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2026-04-28

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	8	ACER BUERGERIANUM / TRIDENT MAPLE	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	MODERATE	25'-35' HT. X 25'-35' SPR.
	8	ACER CIRCINATUM / VINE MAPLE	24" BOX	14-16' HT. X 6-7' SPR.	3" CAL.	MODERATE	15-20' HT. X 15-20' SPR.
	7	AESCULUS CALIFORNICA / CALIFORNIA BUCKEYE	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	VERY LOW	25-40' HT. X 25-40' SPR.
	7	CALLISTEMON X 'CANE'S HYBRID' / CANE'S HYBRID BOTTLEBRUSH	15 GAL	4`-5` HT. X 4`-5` SP.		LOW	10-15` HT. X 10-15` SPR.
	3	CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR	24" BOX	14`-16` HT. X 6`-7` SPR.	-	LOW	40-90' HT X 30-60' SPR.
	9	CEDRUS DEODARA / DEODAR CEDAR	24" BOX	14`-16` HT. X 6`-7` SPR.	-	LOW	30-50' HT. X 30-40' SPR.
	14	CERATONIA SILIQUA / ALGAROBA	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	30-40' HT. X 25-30' SPR.
	23	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD EASTERN REDBUD	15 GAL.	14`-16` HT. X 6`-7` SPR.	3" CAL.	MODERATE	20-30' HT - 25-35' SPR.
	10	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	6`-7` HT. X 4`-5` SPR.	3" CAL.	LOW	10-20' HT. X 10-15' SPR.
	8	CORNUS KOUSA 'SATOMI' / SATOMI KOUSA DOGWOOD	24" BOX	8`-10` HT. X 5`-6` SPR.	3" CAL.	MODERATE	12-20' HT. X 10-20' SPR.
	64	EXISTING TREE TO REMAIN	-				
	62	GINKGO BILOBA 'FAIRMOUNT' / FAIRMOUNT MAIDENHAIR TREE ALT: CORYMBIA CALOPHYLLA	36" BOX	12`-14` HT. X 6`-7` SPR.	3" CAL.	MODERATE	50-80' HT. X 20-40' SPR.
	144	LAGERSTROE MIA "NATCHEZ` / NATCHEZ CRAPE MYRTLE	24" BOX	10`-12` HT. X 4`-5` SPR.	2" CAL.	LOW	15-20' HT. X 15-20' SPR.
	39	LIRIODENDRON TULIPIFERA / TULIP POPLAR ALT: EUCALYPTUS SPATHULATA	24" BOX	10-15` HT. X 10-15` SPR.	3" CAL.	MODERATE	60-90' HT X 30-50 FT SPR.
	7	MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA	24" BOX	14-16' HT. X 6-7' SPR.	3" CAL.	MODERATE	20-30' HT. X 20-30' SPR.
	4	PISTACIA X 'RED PUSH' / RED PUSH PISTACHE	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	25'-40' H.T. X 20'-30' SPR.
	5	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK	84" BOX	25 - 40` HT. X 25 - 30` SPR.	10" CAL.	MODERATE	40-50' HT. X 30-35' SPR.
	55	PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMORE	24" BOX	14-16' HT. X 6-7' SPR.	3" CAL.	MODERATE	40-50` HT. X 30-40` SPR.
	57	QUERCUS 'STREETSPIRE' / STREETSPIRE® OAK	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	30-50' HT. X 10-15' SPR.
	1	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK	120" BOX	22-25' HT. X 14-18' SPR.	12" CAL.	LOW	25-40' HT. X 25-30' SPR.
	10	QUERCUS AGRIFOLIA / COAST LIVE OAK	84" BOX	25 - 40` HT. X 25 - 30` SPR.	10" CAL.	VERY LOW	40-60' HT. X 40-50' SPR.
	4	TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	36" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	25'-35' HT. X 25'-35' SPR.
	40	TILIA TOMENTOSA / SILVER LINDEN	24" BOX	12`-14` HT. X 5`-7` SPR.	3" CAL.	LOW	50-80' HT X 30-40' SPR.
	80	ULMUS X 'FRONTIER' / FRONTIER ELM ALT: CORYMBIA MACULATA	24" BOX	14-16' HT. X 6-7' SPR.	3" CAL.	LOW	25'-40' H.T. X 20'-30' SPR.

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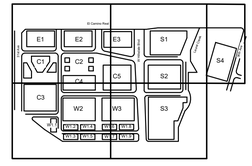
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Project No: 197543001

Sheet Title:

PLANTING SCHEDULE

Sheet Number

L300A

SHRUB SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	MATURE SIZE
SHRUBS						
	12	ACACIA COGNATA `MINI COG` / MINI COG RIVER WATTLE	5 GAL.	5` O.C.	LOW	2-3' HT. X 4-5' SPR.
	41	ACANTHUS MOLLIS / BEAR'S BREECHES	5 GAL.	3` O.C.	LOW	3-5' HT. X 2-3' SPR.
	8	AGAVE ATTENUATA 'NOVA' / NOVA FOXTAIL AGAVE	5 GAL.	4` O.C.	VERY LOW	3-4` HT. X 3-4` SPR.
	30	AGAVE ATTENUATA 'RAY OF LIGHT' / RAY OF LIGHT FOXTAIL AGAVE	5 GAL.	8` O.C.	VERY LOW	4-5' HT X 6-8' SPR.
	19	ARCTOSTAPHYLOS MANZANITA 'ST. HELENA' / ST. HELENA COMMON MANZANITA	5 GAL.	12` O.C.	LOW	10-12' HT. X 10-12' SPR.
	1	CALLISTEMON X 'CANE'S HYBRID' / CANE'S HYBRID BOTTLEBRUSH	5 GAL.	15` O.C.	LOW	12-20' HT X 10-15' SPR.
	10	CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC	5 GAL.	12` O.C.	LOW	6-8' HT. X 6-12' SPR.
	2	FATSIA JAPONICA / JAPANESE FATSIA	5 GAL.	10` O.C.	MODERATE	6-10' HT. X 6-10' SPR.
	8	GARRYA ELLIPTICA 'EVIE' / EVIE COAST SILKTASSEL	5 GAL.	12` O.C.	LOW	12' HT. X 12' SPR.
	11	GREVILLEA X 'MOONLIGHT' / MOONLIGHT GREVILLEA	5 GAL.	12` O.C.	LOW	8-12' HT. X 8-12' SPR.
	29	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	5 GAL.	6` O.C.	MODERATE	4-5` HT. X 5-6` SPR.
	47	LEUCADENDRON GALPINII / GALPIN'S CONEBUSH	5 GAL.	6` O.C.	LOW	6-8' HT X 4-6' SPR.
	29	LONICERA NITIDA 'BAGGESEN'S GOLD' / BOXLEAF HONEYSUCKLE	5 GAL.	6` O.C.	LOW	4-6' HT. X 4-6' SPR.
	13	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	6` O.C.	LOW	4-5' HT. X 4-6' SPR.
	40	MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE	5 GAL.	6` O.C.	LOW	4-8' HT X 4-6' SPR.
	68	OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE	5 GAL.	6` O.C.	LOW	4-8' HT X 4-6' SPR.
	13	PHILADELPHUS LEWISII 'COVELO' / COVELO WILD MOCK ORANGE	5 GAL.	12` O.C.	MODERATE	5-12' HT. X 6-12' SPR.
	7	RIBES SANGUINEUM GLUTINOSUM 'SPRING SHOWERS' / SPRING SHOWERS FLOWERING CURRANT	5 GAL.	10` O.C.	LOW	6-10' HT. X 6-10' SPR.
BOULDERS						
	6	LARGE BOULDER	5 GAL.			
	5	SMALL BOULDER	5 GAL.			

PLANTING AREA SCHEDULE

	BOTANICAL /COMMON NAME	QTY	CONT, SPACING, WUCOLS, MATURE SIZE	FILL
	CREEKSIDE NATIVE MEADOW MIX	20,233 SF		
	CAREX TUMULICOLA / FOOTHILL SEDGE	9,105 SF	1 GAL, 2` O.C., LOW, 1' HT. X 1-2' SPR.	45%
	FESTUCA IDAHOENSIS 'TOMALES BAY' / TOMALES BAY IDAHO FESCUE	5,058 SF	1 GAL, 1.5` O.C., VERY LOW, 1-1.5' HT. X 1-1.5' SPR.	25%
	FESTUCA MAIREI / ATLAS FESCUE	3,035 SF	1 GAL, 4` O.C., LOW, 2-3' HT. X 2-3' SPR.	15%
	IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' / PCH IRIS	2,023 SF	1 GAL, 3` O.C., LOW, 2-3' HT. X 2-3' SPR.	10%
	SISYRINCHIUM BELLUM / BLUE-EYED GRASS	1,012 SF	1 GAL, 2` O.C., LOW, 1-1.5' HT. X 1-1.5' SPR.	5%
	FLOWERING PERENNIALS	5,026 SF		
	AEONIUM SPP. / TREE HOUSELEEK		1 GAL, 4` O.C., LOW, 4-5' HT. X 3-4' SPR.	
	COSMOS ATROSANGUINEUS / CHOCOLATE COSMOS	1,005 SF	1 GAL, 2` O.C., MODERATE, 2-3' HT. X 1-2' SPR.	20%
	GUARA LINDHEIMERI WHIRLING BUTTERFLIES / WHIRLING BUTTERFLIES GUARA	1,005 SF	1 GAL, 2` O.C., MODERATE, 2-4' HT. X 2' SPR.	20%
	HEUCHERA X 'OLD LA ROCHETTE' / OLD LA ROCHETTE CORAL BELLS	1,005 SF	1 GAL, 2` O.C., MODERATE, 1' HT. X 1-2' SPR.	20%
	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT MEADOW SAGE	1,005 SF	1 GAL, 2` O.C., MODERATE, 1.5-2' HT. X 1-1.5' SPR.	20%
	TOWNHOME GARDENS MIX	14,726 SF		
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	2,945 SF	1 GAL, 3` O.C., LOW, 1' HT. X 3-5' SPR.	20%
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1,473 SF	1 GAL, 3` O.C., LOW, 1-3' HT. X 1-3' SPR.	10%
	CAREX TUMULICOLA / FOOTHILL SEDGE	4,418 SF	1 GAL, 2` O.C., LOW, 1' HT. X 1-2' SPR.	30%
	ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY	1,473 SF	1 GAL, 5` O.C., LOW, 1-2' HT. X 3-5' SPR.	10%
	GREVILLEA LANIGERA 'JADE MOUND' / JADE MOUND GREVILLEA	4,418 SF	1 GAL, 6' O.C., LOW, 1-2` HT. X 4-6` SPR.	30%
	POLLINATOR GARDENS	2,472 SF		
	ACHILLEA MILLEFOLIUM 'SALMON BEAUTY' / SALMON BEAUTY COMMON YARROW	247 SF	1 GAL, 3` O.C., LOW, 1-3' HT. X 2-3' SPR.	10%
	ACHILLEA MILLEFOLIUM 'SONOMA COAST' / SONOMA COAST COMMON YARROW	247 SF	1 GAL, 5` O.C., LOW, 1-3' HT. X 3-5' SPR.	10%
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	742 SF	1 GAL, 3` O.C., LOW, 1' HT. X 3-5' SPR.	30%
	ASCLEPIAS SPECIOSA / SHOWY MILKWEED	247 SF	1 GAL, 4` O.C., LOW, 2-4' HT. X 2-4' SPR.	10%
	ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT	247 SF	1 GAL, 4` O.C., VERY LOW, 1-3' HT. X 3-5' SPR.	10%
	SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE	742 SF	1 GAL, 5` O.C., LOW, 2' HT. X 5' SPR.	30%
	FOUNDATION PLANTING - SHADE	35,932 SF		
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	8,983 SF	1 GAL, 3` O.C., LOW, 1' HT. X 3-5' SPR.	25%
	CEANOTHUS MARITIMUS 'POINT SIERRA' / POINT SIERRA MARITIME CEANOTHUS	8,983 SF	1 GAL, 4` O.C., LOW, 1-3' HT. X 4-6' SPR.	25%
	JUNIPERUS RIGIDA CONFERTA 'BLUE PACIFIC' / BLUE PACIFIC SHORE JUNIPER	8,983 SF	1 GAL, 4` O.C., LOW, 1' HT. X 3-5' SPR.	25%
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY	8,983 SF	1 GAL, 8' O.C., LOW, 4-8' HT. X 4-8' SPR.	25%
	FOUNDATION PLANTING - SUN	25,670 SF		
	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	6,418 SF	1 GAL, 6' O.C., LOW, 1-2` HT. X 4-6` SPR.	25%
	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	6,418 SF	1 GAL, 8' O.C., LOW, 1' HT. X 8-10' SPR.	25%
	GREVILLEA LANIGERA 'JADE MOUND' / JADE MOUND GREVILLEA	6,418 SF	1 GAL, 6' O.C., LOW, 1-2` HT. X 4-6` SPR.	25%
	WESTRINGIA FRUTICOSA MUNDI / LOW COAST ROSEMARY	6,418 SF	1 GAL, 6' O.C., LOW, 1-2` HT. X 4-6` SPR.	25%
	GREENWAY PLANTING MIX	59,383 SF		
	ACHILLEA MILLEFOLIUM 'SONOMA COAST' / SONOMA COAST COMMON YARROW	5,938 SF	1 GAL, 5` O.C., LOW, 1-3' HT. X 3-5' SPR.	10%
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	11,877 SF	1 GAL, 3` O.C., LOW, 1-3' HT. X 1-3' SPR.	20%
	CAREX TUMULICOLA / FOOTHILL SEDGE	11,877 SF	1 GAL, 2` O.C., LOW, 1' HT. X 1-2' SPR.	20%
	CEANOTHUS MARITIMUS 'POINT SIERRA' / POINT SIERRA MARITIME CEANOTHUS	17,815 SF	5 GAL, 4` O.C., LOW, 1-3' HT. X 3-5' SPR.	30%
	ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY	5,938 SF	1 GAL, 5` O.C., LOW, 1-2' HT. X 3-5' SPR.	10%
	FESTUCA MAIREI / ATLAS FESCUE	5,938 SF	1 GAL, 4` O.C., LOW, 2-3' HT. X 2-3' SPR.	10%
	TURF	20,196 SF		

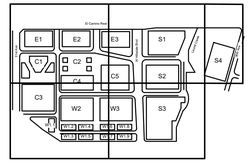
HSC Property Owner LLC

BOHANNON

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Key Plan



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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

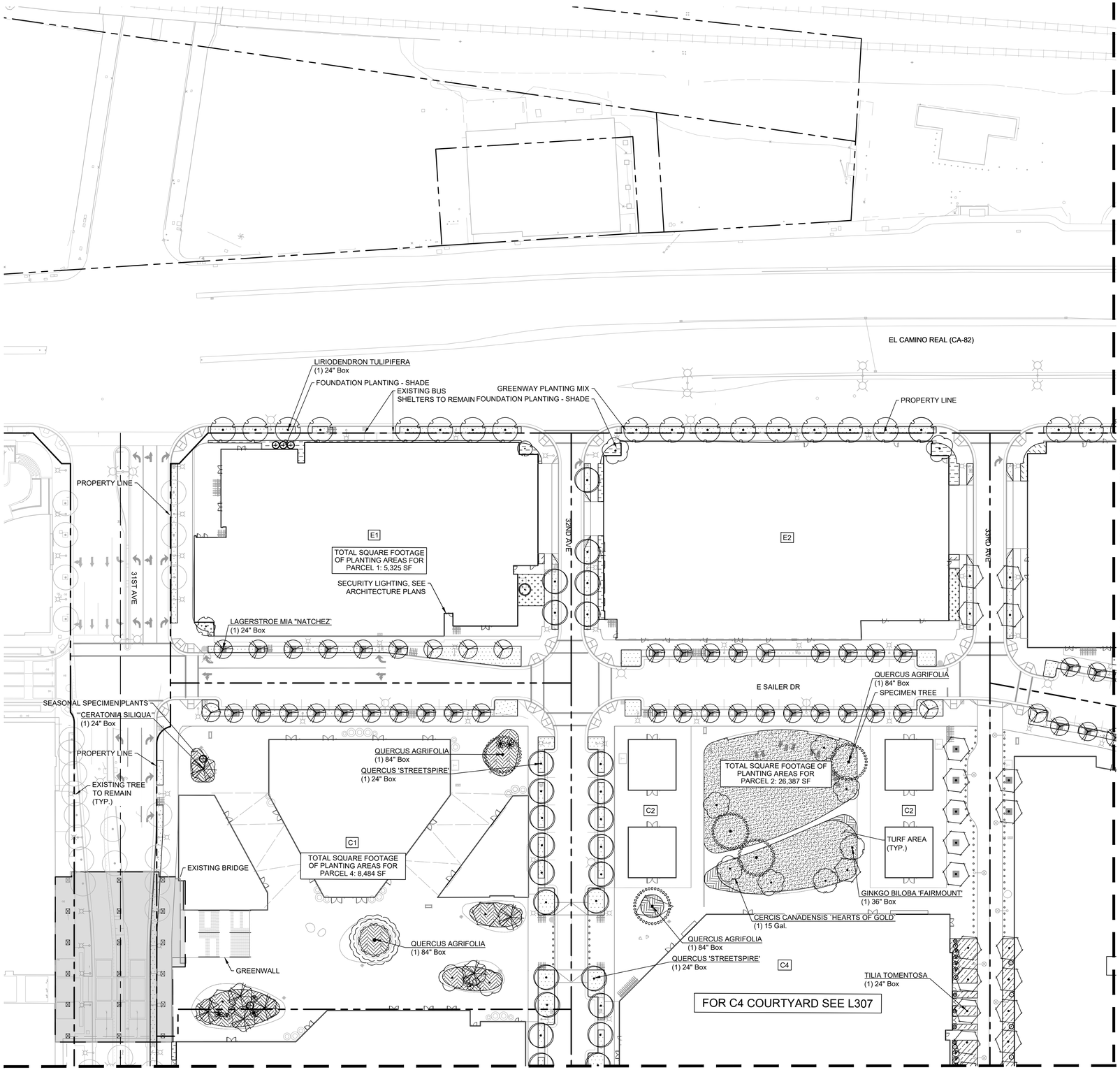
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PLANTING SCHEDULE

Sheet Number

L300B

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2026-04-28



PLANT SCHEDULE

TREES

- ACER BUERGERIANUM
- ACER CIRCINATUM
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- CALLISTEMON X 'CANE'S HYBRID'
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- CERCIS OCCIDENTALIS
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  ALT: EUCALYPTUS SPATHULATA
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- PLATANUS RACEMOSA 'ROBERTS'
- QUERCUS 'STREETSPIRE'
- QUERCUS AGRIFOLIA
- QUERCUS AGRIFOLIA
- TABEBUIA IMPETIGINOSA
- TILIA TOMENTOSA
- ULMUS X 'FRONTIER'
  ALT: CORYMBIA MACULATA

SHRUBS

- ACACIA COGNATA `MINI COG`
- ACANTHUS MOLLIS
- AGAVE ATTENUATA 'NOVA'
- AGAVE ATTENUATA 'RAY OF LIGHT'
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SISYRINCHIUM BELLUM

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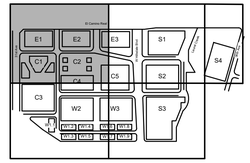
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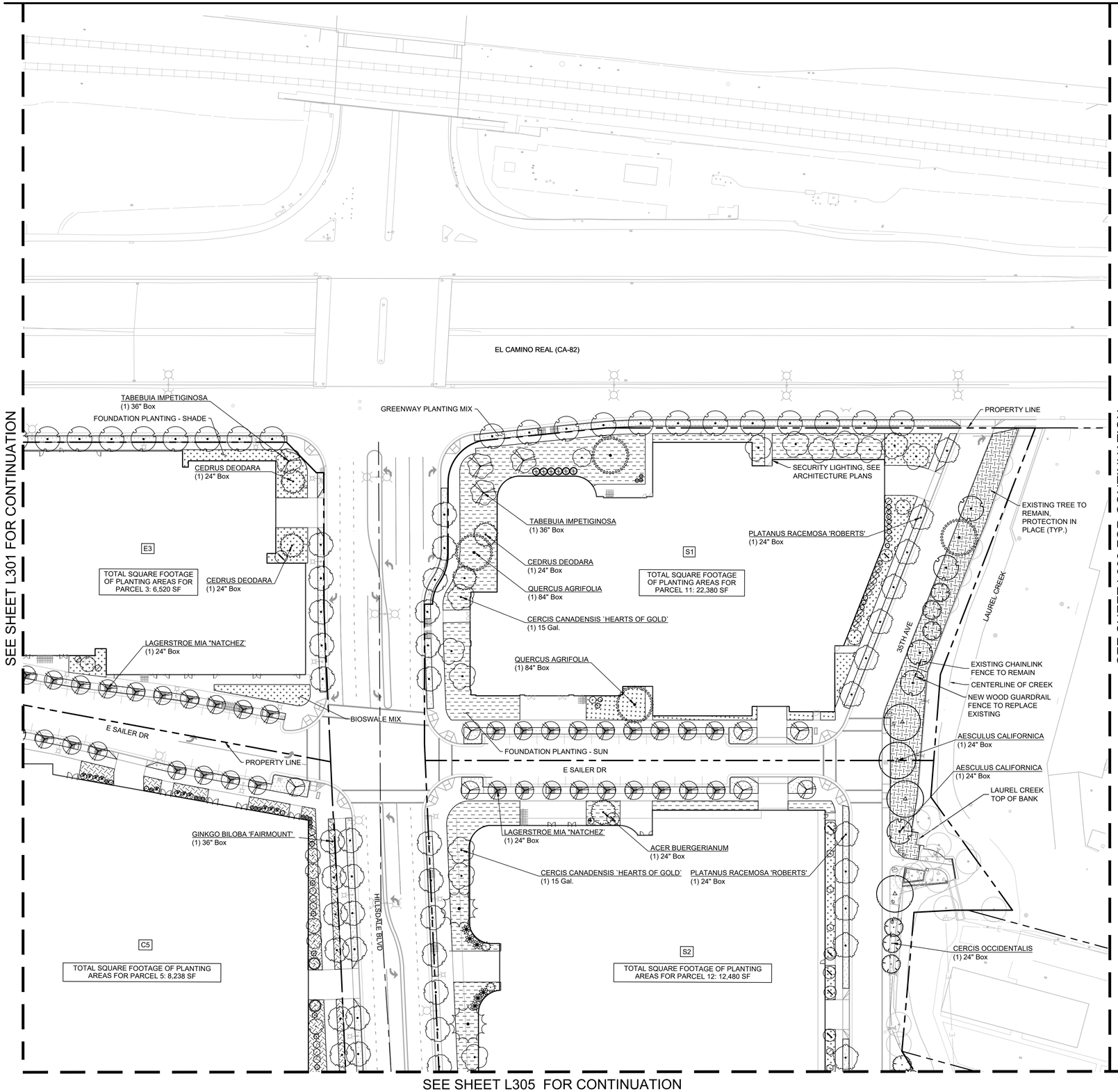
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PLANTING PLAN

Sheet Number

L301

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2026-04-28



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GRAPHIC SCALE IN FEET
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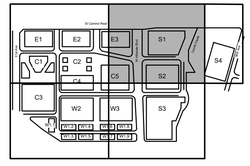
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Key Plan



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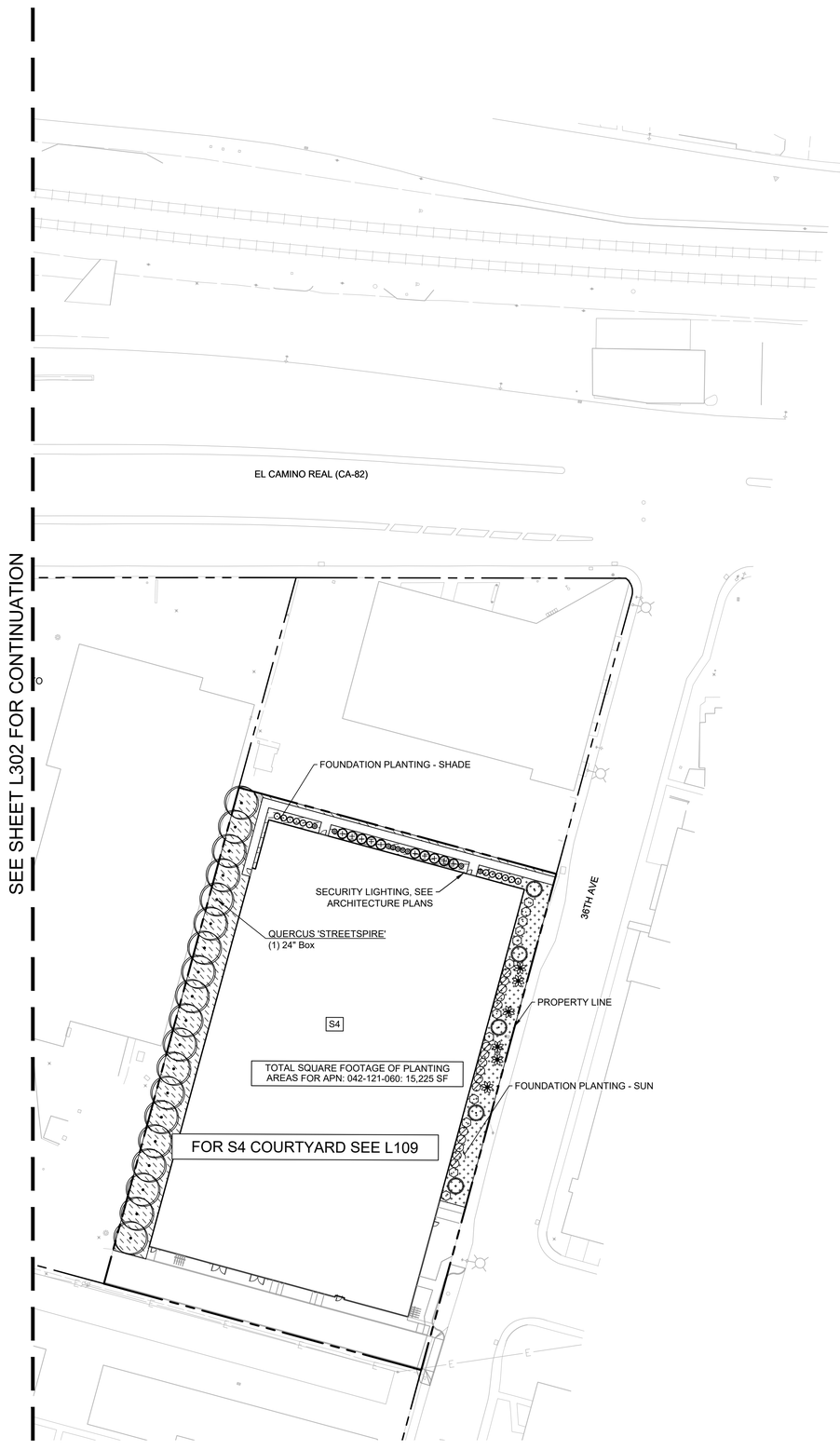
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PLANTING PLAN

Sheet Number

L302

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2026-04-28



PLANT SCHEDULE

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- QUERCUS AGRIFOLIA
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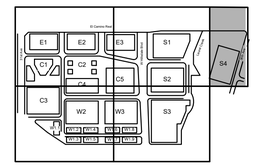
HSC Property Owner LLC

BOHANNON

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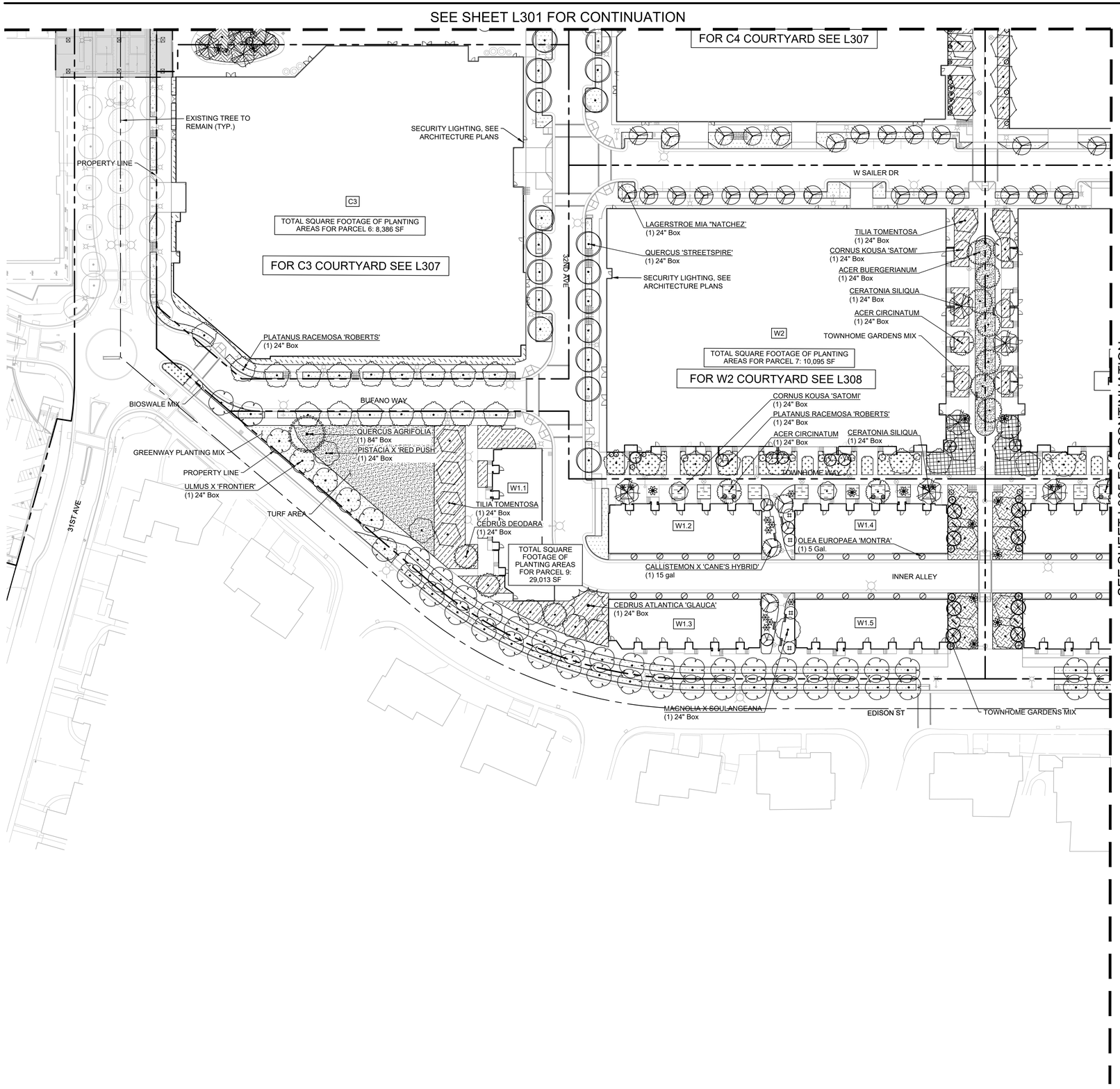
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PLANTING PLAN

Sheet Number

L303

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2026-04-28



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- HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'
- LEUCADENDRON GALPINII
- LONICERA NITIDA 'BAGGESEN'S GOLD'
- MUHLENBERGIA RIGENS
- MYRTUS COMMUNIS 'COMPACTA'
- OLEA EUROPAEA 'MONTRA'
- PHILADELPHUS LEWISII 'COVELO'

CREEKSIDE NATIVE MEADOW MIX
CAREX TUMULICOLA
FESTUCA IDAHOENSIS 'TOMALES BAY'
FESTUCA MAIREI
IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS'
SISYRINCHIUM BELLUM

FLOWERING PERENNIALS
AEONIUM SPP.
COSMOS ATROSANGUINEUS
GUARA LINDHEIMERI WHIRLING BUTTERFLIES
HEUCHERA X 'OLD LA ROCHETTE'
SALVIA NEMOROSA 'MAY NIGHT'

TOWNHOME GARDENS MIX
ARCTOSTAPHYLOS X 'EMERALD CARPET'
BOUTELOUA GRACILIS 'BLONDE AMBITION'
CAREX TUMULICOLA
ERIGERON KARVINSKIANUS
GREVILLEA LANIGERA 'JADE MOUND'

POLLINATOR GARDENS
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'
ACHILLEA MILLEFOLIUM 'SONOMA COAST'
ARCTOSTAPHYLOS X 'EMERALD CARPET'
ASCLEPIAS SPECIOSA
ERIOGONUM FASCICULATUM
SALVIA X 'BEE'S BLISS'

FOUNDATION PLANTING - SHADE
ARCTOSTAPHYLOS X 'EMERALD CARPET'
CEANOTHUS MARITIMUS 'POINT SIERRA'
JUNIPERUS RIGIDA CONFERTA 'BLUE PACIFIC'
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'

FOUNDATION PLANTING - SUN
ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'
COTONEASTER DAMMERI 'LOWFAST'
GREVILLEA LANIGERA 'JADE MOUND'
WESTRINGIA FRUTICOSA MUNDI

GREENWAY PLANTING MIX
ACHILLEA MILLEFOLIUM 'SONOMA COAST'
BOUTELOUA GRACILIS 'BLONDE AMBITION'
CAREX TUMULICOLA
CEANOTHUS MARITIMUS 'POINT SIERRA'
ERIGERON KARVINSKIANUS
FESTUCA MAIREI

TURF

GRAPHIC SCALE IN FEET
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NORTH

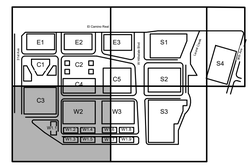
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Key Plan



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PROJECT NORTH

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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

PLANTING PLAN

Sheet Number

L304

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2026-04-28

SEE SHEET L302 FOR CONTINUATION

SEE SHEET L304 FOR CONTINUATION

SECURITY LIGHTING, SEE ARCHITECTURE PLANS

GINKGO BILOBA 'FAIRMOUNT'
(1) 36" Box

W3

TOTAL SQUARE FOOTAGE OF PLANTING AREAS FOR PARCEL 8: 12,282 SF

FOR W2 COURTYARD SEE L308

PLATANUS RACEMOSA 'ROBERTS'
(1) 24" Box

ACER CIRCINATUM
(1) 24" Box

TOWNHOME WAY

W1.6

W1.8

OLEA EUROPAEA 'MONTRA'
(1) 5 Gal.

CEDRUS DEODARA
(1) 24" Box

W1.7

W1.9

CALLISTEMON X 'CANE'S HYBRID'
(1) 15 gal

MIX

TOTAL SQUARE FOOTAGE OF PLANTING AREAS FOR PARCEL 10: 10,054 SF

EDISON ST

HILLSDALE BLVD

LAGERSTROE MIA "NATCHEZ"
(1) 24" Box

S3

TOTAL SQUARE FOOTAGE OF PLANTING AREAS FOR PARCEL 13: 19,290 SF

FOR S3 COURTYARD SEE L309

MAGNOLIA X SOULANGEANA
(1) 24" Box

PLATANUS RACEMOSA 'ROBERTS'
(1) 24" Box

ULMUS X 'FRONTIER'
(1) 24" Box

FOUNDATION PLANTING - SUN

MAGNOLIA X SOULANGEANA
(1) 24" Box

ULMUS X 'FRONTIER'
(1) 24" Box

PROPERTY LINE

35TH AVE

LAUREL CREEK

EXISTING TREE TO REMAIN, PROTECT IN PLACE (TYP.)

NEW WOOD GUARDRAIL FENCE TO REPLACE EXISTING

PLANT SCHEDULE

TREES

- ACER BUERGERIANUM
- ACER CIRCINATUM
- AESCULUS CALIFORNICA
- CALLISTEMON X 'CANE'S HYBRID'
- CEDRUS ATLANTICA 'GLAUCA'
- CEDRUS DEODARA
- CERATONIA SILIQUA
- CERCIS CANADENSIS `HEARTS OF GOLD`
- CERCIS OCCIDENTALIS
- CORNUS KOUSA 'SATOMI'
- EXISTING TREE TO REMAIN
- GINKGO BILOBA 'FAIRMOUNT'
  ALT: CORYMBIA CALOPHYLLA
- LAGERSTROE MIA "NATCHEZ"
- LIRIODENDRON TULIPIFERA
  ALT: EUCALYPTUS SPATHULATA
- MAGNOLIA X SOULANGEANA
- PISTACIA X 'RED PUSH'
- PLATANUS RACEMOSA
- PLATANUS RACEMOSA 'ROBERTS'
- QUERCUS 'STREETSPIRE'
- QUERCUS AGRIFOLIA
- QUERCUS AGRIFOLIA
- TABEBUIA IMPETIGINOSA
- TILIA TOMENTOSA
- ULMUS X 'FRONTIER'
  ALT: CORYMBIA MACULATA

SHRUBS

- ACACIA COGNATA `MINI COG`
- ACANTHUS MOLLIS
- AGAVE ATTENUATA 'NOVA'
- AGAVE ATTENUATA 'RAY OF LIGHT'
- ARCTOSTAPHYLOS MANZANITA 'ST. HELENA'
- CALLISTEMON X 'CANE'S HYBRID'
- CEANOTHUS X 'CONCHA'
- FATSIA JAPONICA
- GARRYA ELLIPTICA 'EVIE'
- GREVILLEA X 'MOONLIGHT'
- HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'
- LEUCADENDRON GALPINII
- LONICERA NITIDA 'BAGGESEN'S GOLD'
- MUHLENBERGIA RIGENS
- MYRTUS COMMUNIS 'COMPACTA'
- OLEA EUROPAEA 'MONTRA'
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CREEKSIDE NATIVE MEADOW MIX
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FESTUCA IDAHOENSIS 'TOMALES BAY'
FESTUCA MAIREI
IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS'
SISYRINCHIUM BELLUM

FLOWERING PERENNIALS
AEONIUM SPP.
COSMOS ATROSANGUINEUS
GUARA LINDHEIMERI WHIRLING BUTTERFLIES
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SALVIA NEMOROSA 'MAY NIGHT'

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ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'
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ARCTOSTAPHYLOS X 'EMERALD CARPET'
ASCLEPIAS SPECIOSA
ERIOGONUM FASCICULATUM
SALVIA X 'BEE'S BLISS'

FOUNDATION PLANTING - SHADE
ARCTOSTAPHYLOS X 'EMERALD CARPET'
CEANOTHUS MARITIMUS 'POINT SIERRA'
JUNIPERUS RIGIDA CONFERTA 'BLUE PACIFIC'
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'

FOUNDATION PLANTING - SUN
ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'
COTONEASTER DAMMERI 'LOWFAST'
GREVILLEA LANIGERA 'JADE MOUND'
WESTRINGIA FRUTICOSA MUNDI

GREENWAY PLANTING MIX
ACHILLEA MILLEFOLIUM 'SONOMA COAST'
BOUTELOUA GRACILIS 'BLONDE AMBITION'
CAREX TUMULICOLA
CEANOTHUS MARITIMUS 'POINT SIERRA'
ERIGERON KARVINSKIANUS
FESTUCA MAIREI

TURF

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

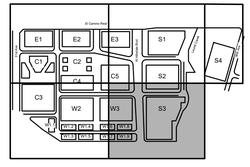
HSC Property Owner LLC

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Key Plan



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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

PLANTING PLAN

Sheet Number

L305

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2026-04-28

SEE SHEET L102 FOR CONTINUATION



SEE SHEET L104 FOR CONTINUATION

PLANT SCHEDULE

TREES

- ACER BUERGERIANUM
- ACER CIRCINATUM
- AESCULUS CALIFORNICA
- CALLISTEMON X 'CANE'S HYBRID'
- CEDRUS ATLANTICA 'GLAUCA'
- CEDRUS DEODARA
- CERATONIA SILIQUA
- CERCIS CANADENSIS `HEARTS OF GOLD`
- CERCIS OCCIDENTALIS
- CORNUS KOUSA 'SATOMI'
- EXISTING TREE TO REMAIN
- GINKGO BILOBA 'FAIRMOUNT' ALT: CORYMBIA CALOPHYLLA
- LAGERSTROE MIA "NATCHEZ'
- LIRIODENDRON TULIPIFERA ALT: EUCALYPTUS SPATHULATA
- MAGNOLIA X SOULANGEANA
- PISTACIA X 'RED PUSH'
- PLATANUS RACEMOSA
- PLATANUS RACEMOSA 'ROBERTS'
- QUERCUS 'STREETSPIRE'
- QUERCUS AGRIFOLIA
- QUERCUS AGRIFOLIA
- TABEBUIA IMPETIGINOSA
- TILIA TOMENTOSA
- ULMUS X 'FRONTIER' ALT: CORYMBIA MACULATA

SHRUBS

- ACACIA COGNATA `MINI COG`
- ACANTHUS MOLLIS
- AGAVE ATTENUATA 'NOVA'
- AGAVE ATTENUATA 'RAY OF LIGHT'
- ARCTOSTAPHYLOS MANZANITA 'ST. HELENA'
- CALLISTEMON X 'CANE'S HYBRID'
- CEANOTHUS X 'CONCHA'
- FATSIA JAPONICA
- GARRYA ELLIPTICA 'EVIE'
- GREVILLEA X 'MOONLIGHT'
- HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'
- LEUCADENDRON GALPINII
- LONICERA NITIDA 'BAGGESEN'S GOLD'
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- PHILADELPHUS LEWISII 'COVELO'

CREEKSIDE NATIVE MEADOW MIX

CAREX TUMULICOLA
FESTUCA IDAHOENSIS 'TOMALES BAY'
FESTUCA MAIREI
IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS'
SISYRINCHIUM BELLUM

FLOWERING PERENNIALS

AEONIUM SPP.
COSMOS ATROSANGUINEUS
GUARA LINDHEIMERI WHIRLING BUTTERFLIES
HEUCHERA X 'OLD LA ROCHETTE'
SALVIA NEMOROSA 'MAY NIGHT'

TOWNHOME GARDENS MIX

ARCTOSTAPHYLOS X 'EMERALD CARPET'
BOUTELOUA GRACILIS 'BLONDE AMBITION'
CAREX TUMULICOLA
ERIGERON KARVINSKIANUS
GREVILLEA LANIGERA 'JADE MOUND'

POLLINATOR GARDENS

ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'
ACHILLEA MILLEFOLIUM 'SONOMA COAST'
ARCTOSTAPHYLOS X 'EMERALD CARPET'
ASCLEPIAS SPECIOSA
ERIOGONUM FASCICULATUM
SALVIA X 'BEE'S BLISS'

FOUNDATION PLANTING - SHADE

ARCTOSTAPHYLOS X 'EMERALD CARPET'
CEANOTHUS MARITIMUS 'POINT SIERRA'
JUNIPERUS RIGIDA CONFERTA 'BLUE PACIFIC'
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'

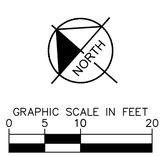
FOUNDATION PLANTING - SUN

ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'
COTONEASTER DAMMERI 'LOWFAST'
GREVILLEA LANIGERA 'JADE MOUND'
WESTRINGIA FRUTICOSA MUNDI

GREENWAY PLANTING MIX

ACHILLEA MILLEFOLIUM 'SONOMA COAST'
BOUTELOUA GRACILIS 'BLONDE AMBITION'
CAREX TUMULICOLA
CEANOTHUS MARITIMUS 'POINT SIERRA'
ERIGERON KARVINSKIANUS
FESTUCA MAIREI

TURF



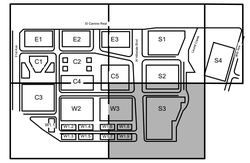
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

1

PLANTING PLAN - LAUREL CREEK ENLARGEMENT

Sheet Number

L306

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2026-04-28

PLANT SCHEDULE - C3

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	2	ACER PALMATUM / JAPANESE MAPLE	24" BOX	6`-7` HT. X 4`-5` SPR.	3" CAL.	MODERATE	20-30' HT. X 15-20 SPR.
	2	CERATONIA SILIQUA / ALGAROBA	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	30-40' HT. X 25-30' SPR.
	2	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD EASTERN REDBUD	15 GAL.	14`-16` HT. X 6`-7` SPR.	3" CAL.	MODERATE	20-30' HT - 25-35' SPR.
	2	CHILOPSIS LINEARIS 'BURGUNDY' / BURGUNDY DESERT WILLOW	24" BOX	14-16' HT. X 6-7' SPR.	3" CAL.	VERY LOW	20-30' HT. X 15-20 SPR.
	1	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE MULTI-TRUNK	24" BOX	10`-12` HT. X 4`-5` SPR.	2" CAL.	LOW	15-20' HT. X 15-20' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	MATURE SIZE
COURTYARD						
	2	AGAVE ATTENUATA 'NOVA' / NOVA FOXTAIL AGAVE	5 GAL.	4` O.C.	VERY LOW	3-4' HT. X 3-4' SPR.
	19	CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH	5 GAL.	4` O.C.	LOW	2-3` HT. X 3-4` SPR.
	4	GREVILLEA 'HONEY GEM' / HONEY GEM GREVILLEA	5 GAL.	12` O.C.	LOW	12-16' HT. X 8-12' SPR.
	11	LEUCADENDRON X 'PISA' / PISA CONEBUSH	5 GAL.	6` O.C.	LOW	6-8' HT X 4-6' SPR.
	9	MYRTUS COMMUNIS / COMMON MYRTLE	5 GAL.	12` O.C.	LOW	8-12' HT. X 8-12' SPR.
	11	PITTOSPORUM CRASSIFOLIUM 'NANA' / DWARF KARO PITTOSPORUM	5 GAL.	4` O.C.	MODERATE	2-3` HT. X 2-3` SPR.

PLANT SCHEDULE - W2

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	3	ACER CIRCINATUM / VINE MAPLE	24" BOX	14-16' HT. X 6-7' SPR.	3" CAL.	MODERATE	15-20' HT. X 15-20' SPR.
	2	CERATONIA SILIQUA / ALGAROBA	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	30-40' HT. X 25-30' SPR.
	2	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD EASTERN REDBUD	15 GAL.	14`-16` HT. X 6`-7` SPR.	3" CAL.	MODERATE	20-30' HT - 25-35' SPR.
	3	CORNUS KOUSA 'SATOMI' / SATOMI KOUSA DOGWOOD	24" BOX	8`-10` HT. X 5`-6` SPR.	3" CAL.	MODERATE	12-20' HT. X 10-20' SPR.
	3	COTINUS COGGYGRIA / SMOKE TREE	24" BOX	10'-12' HT. X 5'-7' SPR.	2" CAL.	LOW	10-15' HT X 10-20' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	MATURE SIZE
COURTYARD						
	3	GREVILLEA 'HONEY GEM' / HONEY GEM GREVILLEA	5 GAL.	12` O.C.	LOW	12-16' HT. X 8-12' SPR.
	6	LEUCADENDRON X 'PISA' / PISA CONEBUSH	5 GAL.	6` O.C.	LOW	6-8' HT X 4-6' SPR.

PLANT SCHEDULE - S4

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	3	ACACIA COGNATA / RIVER WATTLE	24" BOX	14'-16' HT X 8'-9' SPR	3" CAL.	MODERATE	20-30' HT. X 20-30' SPR.
	8	CALLISTEMON X 'CANE'S HYBRID' / CANE'S HYBRID BOTTLEBRUSH	15 GAL	4`-5` HT. X 4`-5` SP.		LOW	10-15` HT. X 10-15` SPR.
	2	CERATONIA SILIQUA / ALGAROBA	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	30-40' HT. X 25-30' SPR.
	3	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD EASTERN REDBUD	15 GAL.	14`-16` HT. X 6`-7` SPR.	3" CAL.	MODERATE	20-30' HT - 25-35' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	MATURE SIZE
COURTYARD						
	3	GREVILLEA X 'MOONLIGHT' / MOONLIGHT GREVILLEA	5 GAL.	12` O.C.	LOW	8-12' HT. X 8-12' SPR.

PLANT SCHEDULE - ALL COURTYARD GROUNDCOVER

BOTANICAL NAME / CONT. / QTY / SPACING	WUCOLS	MATURE SIZE
COURTYARD GROUNDCOVER - SUN		
SPACED 30" OCEW		
- ACACIA `COUSIN ITT` - 1 GALLON: 10%	MODERATE	2-3' HT. X 4-6' SPR.
- ARCTOSTAPHYLOS `EMERALD CARPET` - 1 GALLON: 30%	LOW	6-12" HT. X 3-5' SPR.
- JUNIPERUS BLUE PACIFIC - 1 GALLON: 20%	LOW	6-12" HT. X 5-7' SPR.
- LOMANDRA `SEA BREEZE` - 1 GALLON: 10%	LOW	2-3' HT. X 2-4' SPR.
- GREVILLEA `JADE MOUND` - 1 GALLON: 20%	LOW	1-2' HT. X 3-6' SPR.
- SALVIA `WAVERLY` - 1 GALLON: 10%	MODERATE	3-5' HT. X 3-5' SPR.

BOTANICAL NAME / CONT. / QTY / SPACING	WUCOLS	MATURE SIZE
COURTYARD GROUNDCOVER - SHADE		
SPACED 30" OCEW		
- ACACIA `COUSIN ILTT` - 1 GALLON: 10%	MODERATE	2-3' HT. X 4-6' SPR.
- ARCTOSTAPHYLOS EDMUNSII `CARMEL SUR` - 1 GALLON: 30%	LOW	1-2' HT. X 7-10' SPR.
- JUNIPERUS BLUE PACIFIC - 1 GALLON: 20%	LOW	6-12" HT. X 5-7' SPR.
- CAREX DIVULSA - 1 GALLON: 10%	LOW	12-18" HT. X 1-2' SPR.
- RHAMNUS CALIFORNIA `MOUND SAN BRUNO` - 1 GALLON: 20%	LOW	3-6' HT. X 8-12' SPR.
- HEUCHERA MAXIMA - 1 GALLON: 10%	LOW	1-2 HT. X 2-3' SPR.

PLANT SCHEDULE - C4

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	3	ACER PALMATUM / JAPANESE MAPLE	24" BOX	6`-7` HT. X 4`-5` SPR.	3" CAL.	MODERATE	20-30' HT. X 15-20 SPR.
	1	CERATONIA SILIQUA / ALGAROBA	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	30-40' HT. X 25-30' SPR.
	3	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD EASTERN REDBUD	15 GAL.	14`-16` HT. X 6`-7` SPR.	3" CAL.	MODERATE	20-30' HT - 25-35' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	MATURE SIZE
COURTYARD						
	1	AGAVE ATTENUATA 'NOVA' / NOVA FOXTAIL AGAVE	5 GAL.	4` O.C.	VERY LOW	3-4' HT. X 3-4' SPR.
	4	CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH	5 GAL.	4` O.C.	LOW	2-3` HT. X 3-4` SPR.
	1	GREVILLEA 'HONEY GEM' / HONEY GEM GREVILLEA	5 GAL.	12` O.C.	LOW	12-16' HT. X 8-12' SPR.
	3	GREVILLEA X 'MOONLIGHT' / MOONLIGHT GREVILLEA	5 GAL.	12` O.C.	LOW	8-12' HT. X 8-12' SPR.
	3	LEUCADENDRON X 'PISA' / PISA CONEBUSH	5 GAL.	6` O.C.	LOW	6-8' HT X 4-6' SPR.
	11	PITTOSPORUM CRASSIFOLIUM 'NANA' / DWARF KARO PITTOSPORUM	5 GAL.	4` O.C.	MODERATE	2-3` HT. X 2-3` SPR.
	7	PITTOSPORUM TENUIFOLIUM 'GOLD STAR' / GOLD STAR TAWHIWHI	5 GAL.	6` O.C.	LOW	4-5` HT. X 4-5` SPR.

PLANT SCHEDULE - S3

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	3	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD EASTERN REDBUD	15 GAL.	14`-16` HT. X 6`-7` SPR.	3" CAL.	MODERATE	20-30' HT - 25-35' SPR.
	3	CORNUS KOUSA 'SATOMI' / SATOMI KOUSA DOGWOOD	24" BOX	8`-10` HT. X 5`-6` SPR.	3" CAL.	MODERATE	12-20' HT. X 10-20' SPR.
	3	COTINUS COGGYGRIA / SMOKE TREE	24" BOX	10'-12' HT. X 5'-7' SPR.	2" CAL.	LOW	10-15' HT X 10-20' SPR.
	1	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE MULTI-TRUNK	24" BOX	10`-12` HT. X 4`-5` SPR.	2" CAL.	LOW	15-20' HT. X 15-20' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	MATURE SIZE
COURTYARD						
	2	GREVILLEA 'HONEY GEM' / HONEY GEM GREVILLEA	5 GAL.	12` O.C.	LOW	12-16' HT. X 8-12' SPR.
	6	PITTOSPORUM CRASSIFOLIUM 'NANA' / DWARF KARO PITTOSPORUM	5 GAL.	4` O.C.	MODERATE	2-3` HT. X 2-3` SPR.

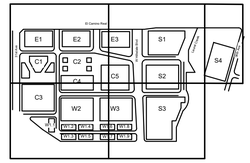
PLANT SCHEDULE - W3

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	3	ACER CIRCINATUM / VINE MAPLE	24" BOX	14-16' HT. X 6-7' SPR.	3" CAL.	MODERATE	15-20' HT. X 15-20' SPR.
	2	CERATONIA SILIQUA / ALGAROBA	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	30-40' HT. X 25-30' SPR.
	2	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD EASTERN REDBUD	15 GAL.	14`-16` HT. X 6`-7` SPR.	3" CAL.	MODERATE	20-30' HT - 25-35' SPR.
	3	CORNUS KOUSA 'SATOMI' / SATOMI KOUSA DOGWOOD	24" BOX	8`-10` HT. X 5`-6` SPR.	3" CAL.	MODERATE	12-20' HT. X 10-20' SPR.
	3	COTINUS COGGYGRIA / SMOKE TREE	24" BOX	10'-12' HT. X 5'-7' SPR.	2" CAL.	LOW	10-15' HT X 10-20' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
COURTYARD				
	3	GREVILLEA 'HONEY GEM' / HONEY GEM GREVILLEA	5 GAL.	12` O.C.
	6	LEUCADENDRON X 'PISA' / PISA CONEBUSH	5 GAL.	6` O.C.

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Key Plan



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1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
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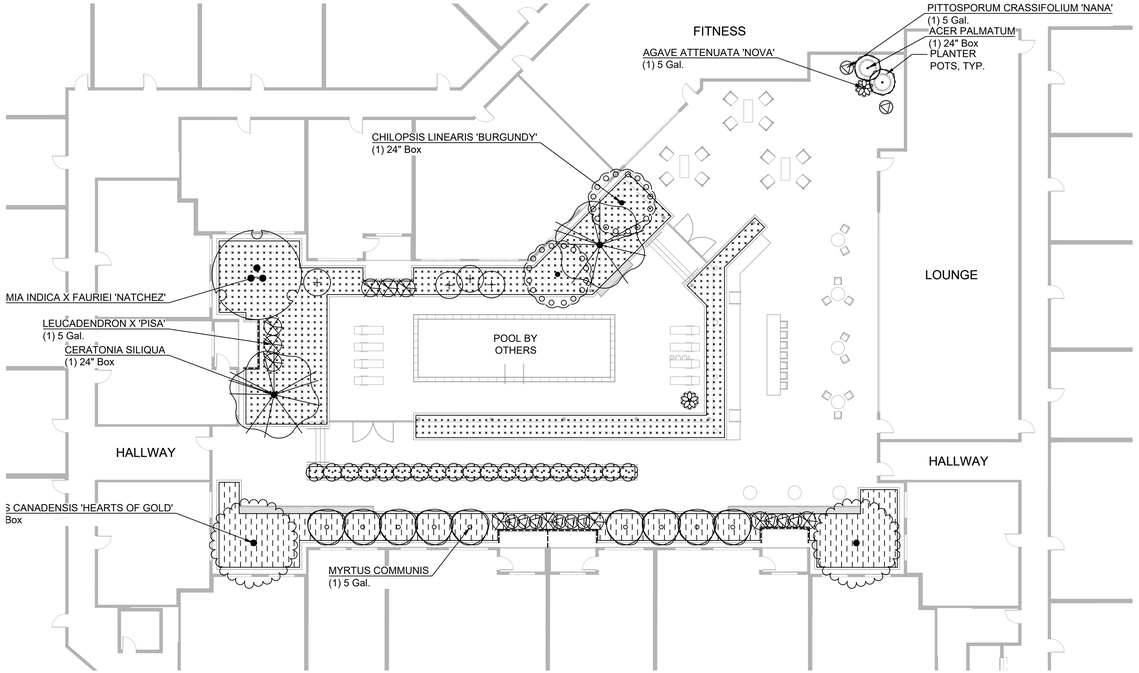
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PLANTING SCHEDULES (COURTYARD)

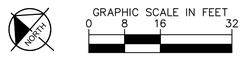
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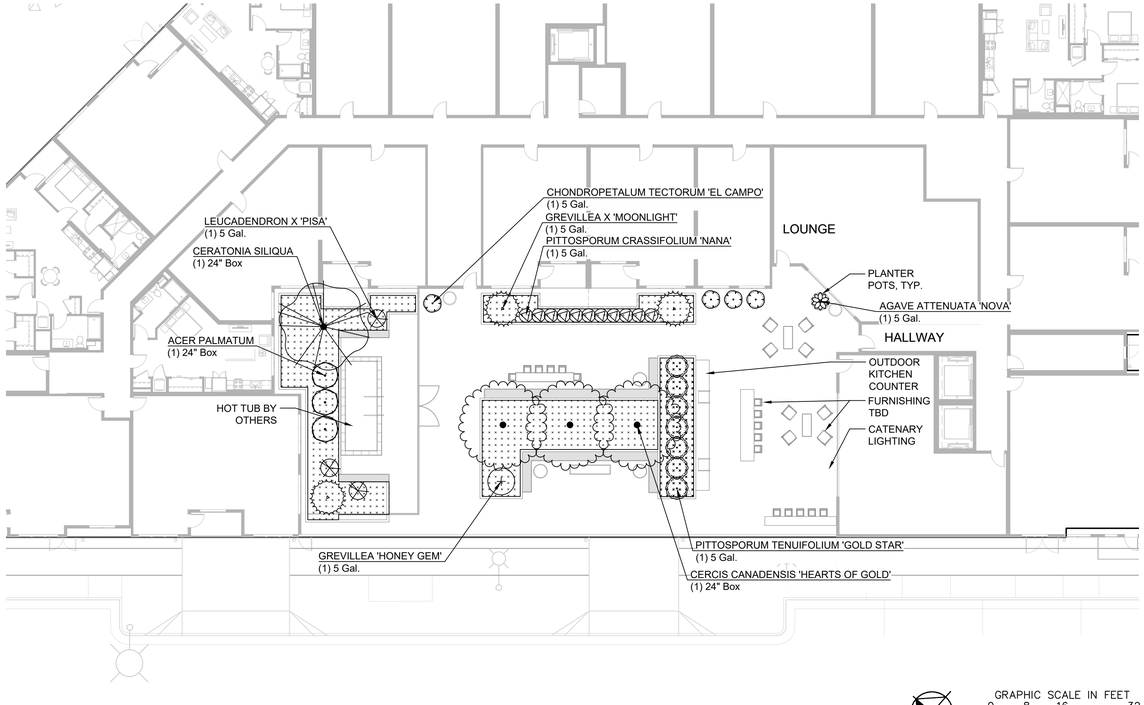
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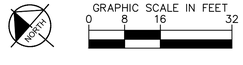


COURTYARD 'C3' - LEVEL 4





COURTYARD 'C4' - LEVEL 2



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER PALMATUM / JAPANESE MAPLE
	CERATONIA SILIQUA / ALGAROBA
	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD EASTERN REDBUD
	CHILOPSIS LINEARIS 'BURGUNDY' / BURGUNDY DESERT WILLOW
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE MULTI-TRUNK
SHRUBS	
	AGAVE ATTENUATA 'NOVA' / NOVA FOXTAIL AGAVE
	CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH
	GREVILLEA 'HONEY GEM' / HONEY GEM GREVILLEA
	GREVILLEA X 'MOONLIGHT' / MOONLIGHT GREVILLEA
	LEUCADENDRON X 'PISA' / PISA CONEBUSH
	PITTOSPORUM CRASSIFOLIUM 'NANA' / DWARF KARO PITTOSPORUM
	PITTOSPORUM TENUIFOLIUM 'GOLD STAR' / GOLD STAR TAWHIWHI
	MYRTUS COMMUNIS / COMMON MYRTLE

GROUNDCOVER

COURTYARD GROUNDCOVER - SUN
SPACED 30" OCEW
- ACACIA `COUSIN ITT` - 1 GALLON: 10%
- ARCTOSTAPHYLOS `EMERALD CARPET` - 1 GALLON: 30%
- JUNIPERUS BLUE PACIFIC - 1 GALLON: 20%
- LOMANDRA `SEA BREEZE` - 1 GALLON: 10%
- GREVILLEA `JADE MOUND` - 1 GALLON: 20%
- SALVIA `WAVERLY` - 1 GALLON: 10%

COURTYARD GROUNDCOVER - SHADE
SPACED 30" OCEW
- ACACIA `COUSIN ILTT` - 1 GALLON: 10%
- ARCTOSTAPHYLOS EDMUNSII `CARMEL SUR` - 1 GALLON: 30%
- JUNIPERUS BLUE PACIFIC - 1 GALLON: 20%
- CAREX DIVULSA - 1 GALLON: 10%
- RHAMNUS CALIFORNIA `MOUND SAN BRUNO` - 1 GALLON: 20%
- HEUCHERA MAXIMA - 1 GALLON: 10%

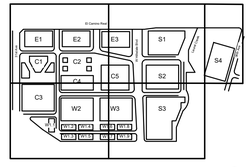
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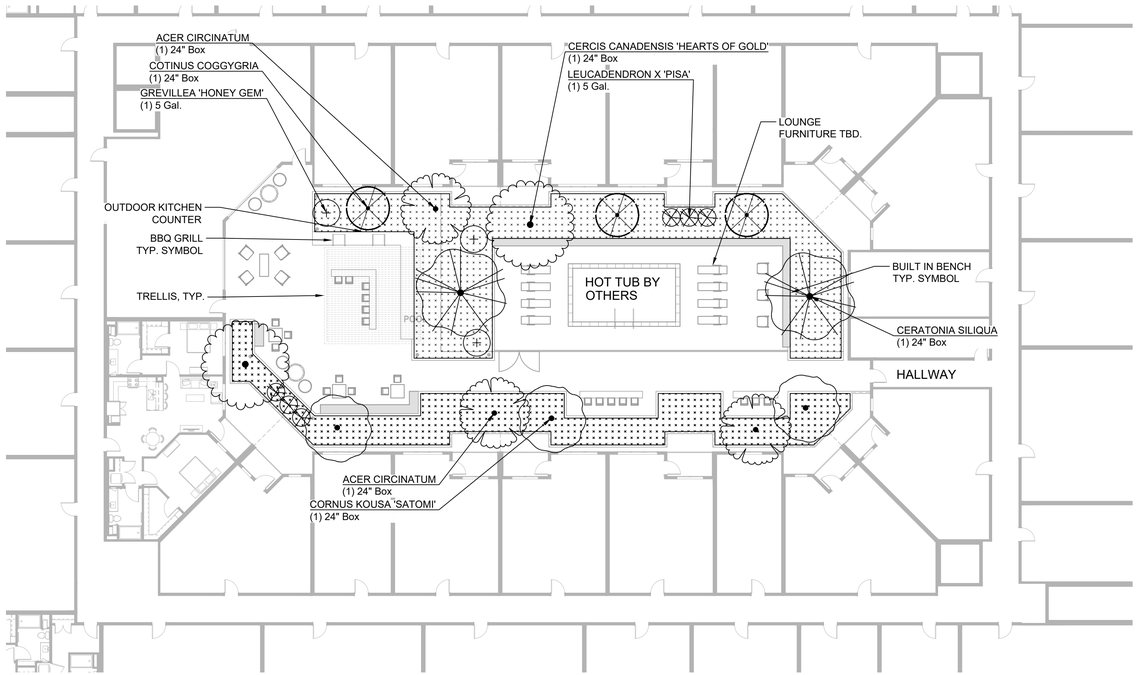
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PLANTING PLAN (COURTYARD)

Sheet Number

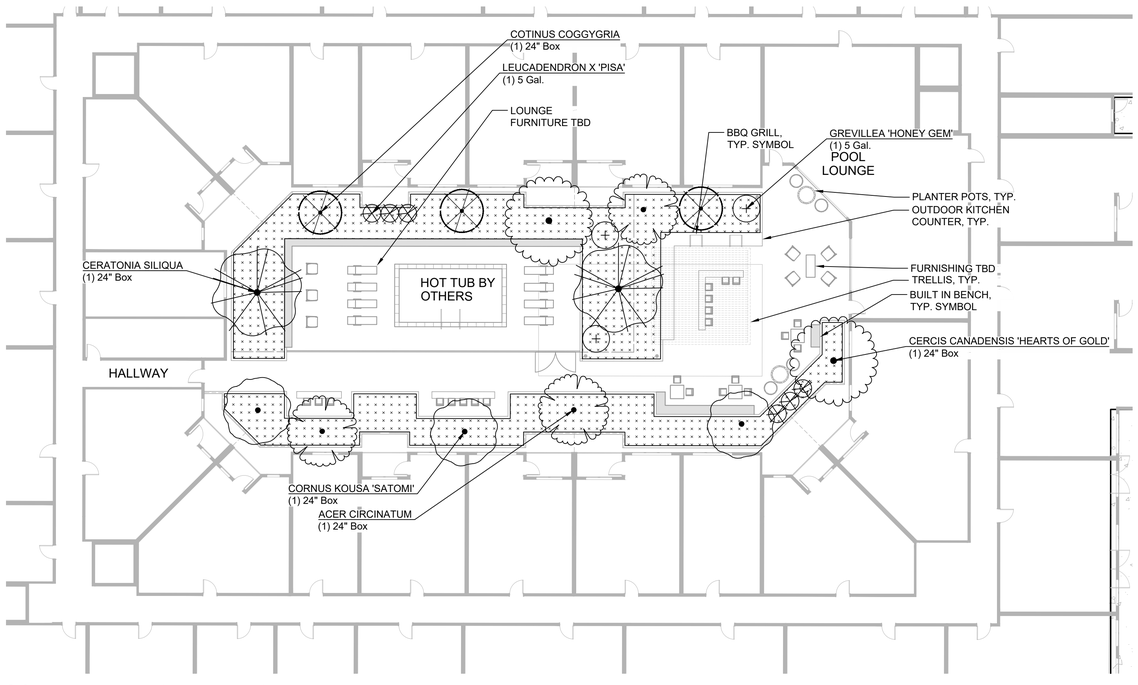
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COURTYARD 'W2' - LEVEL 3

GRAPHIC SCALE IN FEET
0 8 16 32



COURTYARD 'W3' - LEVEL 3

GRAPHIC SCALE IN FEET
0 8 16 32

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER CIRCINATUM / VINE MAPLE
	CERATONIA SILIQUA / ALGAROBA
	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD EASTERN REDBUD
	CORNUS KOUSA 'SATOMI' / SATOMI KOUSA DOGWOOD
	COTINUS COGGYGRIA / SMOKE TREE
SHRUBS	
+	GREVILLEA 'HONEY GEM' / HONEY GEM GREVILLEA
⊗	LEUCADENDRON X 'PISA' / PISA CONEBUSH

GROUNDCOVER

COURTYARD GROUNDCOVER - SUN
SPACED 30" OCEW
- ACACIA `COUSIN ITT` - 1 GALLON: 10%
- ARCTOSTAPHYLOS `EMERALD CARPET` - 1 GALLON: 30%
- JUNIPERUS BLUE PACIFIC - 1 GALLON: 20%
- LOMANDRA `SEA BREEZE` - 1 GALLON: 10%
- GREVILLEA `JADE MOUND` - 1 GALLON: 20%
- SALVIA `WAVERLY` - 1 GALLON: 10%

COURTYARD GROUNDCOVER - SHADE
SPACED 30" OCEW
- ACACIA `COUSIN ILTT` - 1 GALLON: 10%
- ARCTOSTAPHYLOS EDMUNSII `CARMEL SUR` - 1 GALLON: 30%
- JUNIPERUS BLUE PACIFIC - 1 GALLON: 20%
- CAREX DIVULSA - 1 GALLON: 10%
- RHAMNUS CALIFORNIA `MOUND SAN BRUNO` - 1 GALLON: 20%
- HEUCHERA MAXIMA - 1 GALLON: 10%

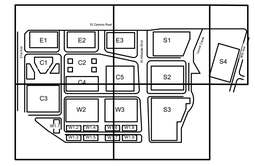
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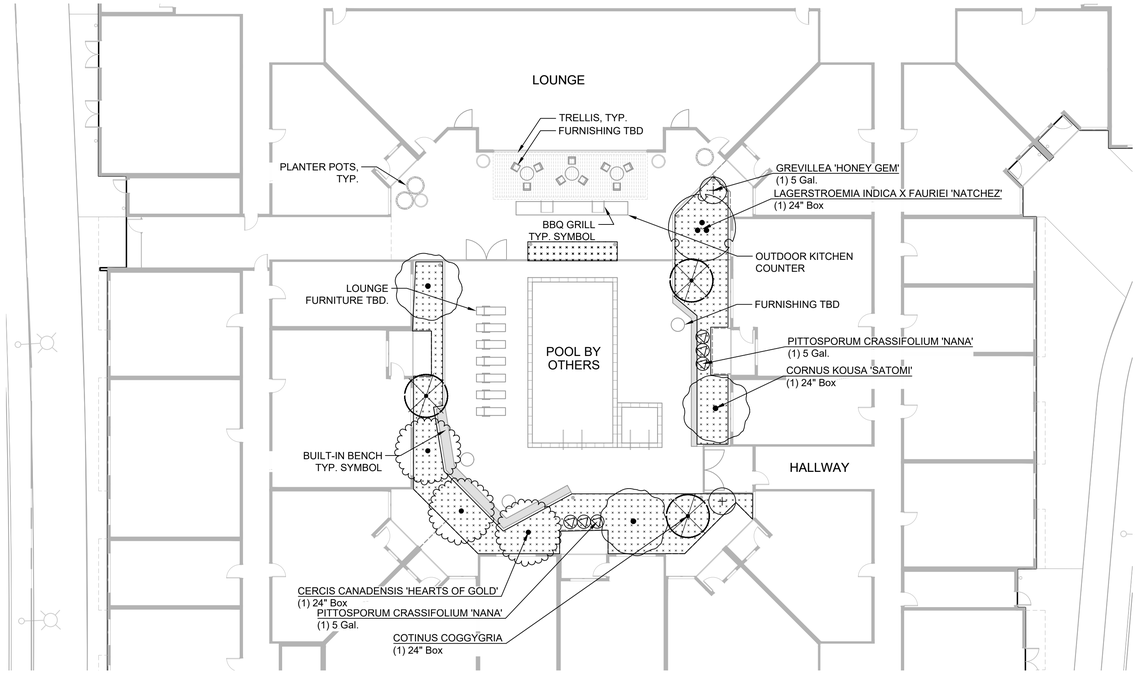
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PLANTING PLAN
(COURTYARD)

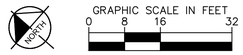
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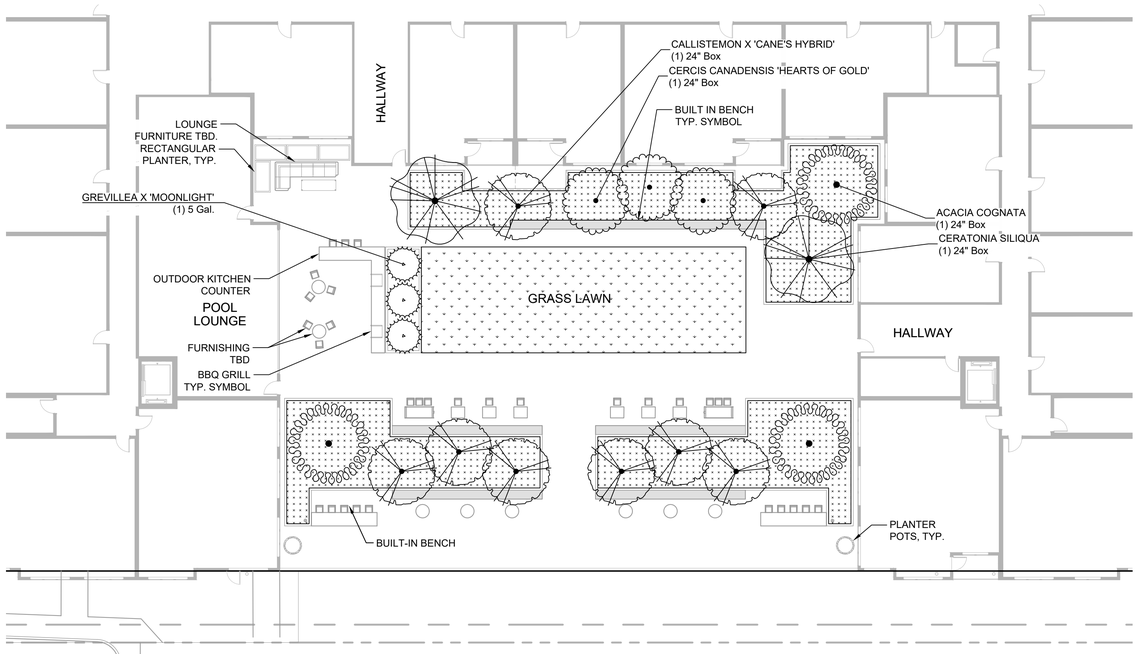
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COURTYARD 'S3' (AT GRADE) - LEVEL 1





COURTYARD 'S4' - LEVEL 3



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACACIA COGNATA / RIVER WATTLE
	CALLISTEMON X 'CANE'S HYBRID' / CANE'S HYBRID BOTTLEBRUSH
	CERATONIA SILIQUA / ALGAROBA
	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD EASTERN REDBUD
	CORNUS KOUSA 'SATOMI' / SATOMI KOUSA DOGWOOD
	COTINUS COGGYGRIA / SMOKE TREE
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE MULTI-TRUNK
SHRUBS	
	GREVILLEA X 'MOONLIGHT' / MOONLIGHT GREVILLEA
	GREVILLEA 'HONEY GEM' / HONEY GEM GREVILLEA
	PITTOSPORUM CRASSIFOLIUM 'NANA' / DWARF KARO PITTOSPORUM

GROUNDCOVER

COURTYARD GROUNDCOVER - SUN
SPACED 30" OCEW
- ACACIA `COUSIN ITT` - 1 GALLON: 10%
- ARCTOSTAPHYLOS `EMERALD CARPET` - 1 GALLON: 30%
- JUNIPERUS BLUE PACIFIC - 1 GALLON: 20%
- LOMANDRA `SEA BREEZE` - 1 GALLON: 10%
- GREVILLEA `JADE MOUND` - 1 GALLON: 20%
- SALVIA `WAVERLY` - 1 GALLON: 10%

COURTYARD GROUNDCOVER - SHADE
SPACED 30" OCEW
- ACACIA `COUSIN ILTT` - 1 GALLON: 10%
- ARCTOSTAPHYLOS EDMUNSII `CARMEL SUR` - 1 GALLON: 30%
- JUNIPERUS BLUE PACIFIC - 1 GALLON: 20%
- CAREX DIVULSA - 1 GALLON: 10%
- RHAMNUS CALIFORNIA `MOUND SAN BRUNO` - 1 GALLON: 20%
- HEUCHERA MAXIMA - 1 GALLON: 10%

GRASS LAWN 1,719 SF

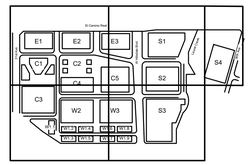
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Sheet Title:

PLANTING PLAN (COURTYARD)

Sheet Number

L309

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2026-04-28

IRRIGATION NOTES

1. THE SYSTEM HAS BEEN DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. QUANTITIES IN SCHEDULE ARE ESTIMATED. PLAN SHALL TAKE PRECEDENCE.

2. ALL IRRIGATION LINES AND VALVES ARE SHOWN DIAGRAMMATICALLY. ALL LINES AND VALVES TO BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

3. CONTRACTOR TO FIELD LOCATE ALL PROPOSED IRRIGATION WATER MAIN LINE LOCATIONS. CONTACT LANDSCAPE ARCHITECT PRIOR TO START OF WORK IF DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONDITIONS ARE FOUND.

4. LOCATE ALL VALVES INSIDE LANDSCAPE AREAS, ALLOWING ACCESS FOR MAINTENANCE PURPOSES, BUT HIDING THEM FROM PUBLIC VIEW WHENEVER POSSIBLE.

5. ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.

6. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.

7. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.

8. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.

9. VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.

10. ELECTRIC SERVICE TO CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

11. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.

12. COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.

13. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH DEVELOPER FOR OPERATING PARAMETERS OF MASTER SYSTEM. THIS DESIGN REQUIRES STATIC 83 PSI TO OPERATE. IF THE MASTER SYSTEM CANNOT PROVIDE THESE PARAMETERS, CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE DESIGN BY ADDING CONTROL VALVES, A BOOSTER PUMP, PRESSURE REDUCING VALVE, OR OTHER EQUIPMENT, AS NECESSARY. CONTRACTOR SHALL SUBMIT DESIGN REVISIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO SUBMITTING BID.

14. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESES SERVICES.

15. A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

16. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

17. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

18. ALL INSTALLED IRRIGATION LINES MUST MAINTAIN A 3'-0" HORIZONTAL CLEARANCE AND 1'-0" VERTICAL CLEARANCE FROM ALL JOINT TRENCH DRY UTILITIES, ROUTING AND EQUIPMENT. (3'-0" HORIZONTAL CLEARANCE MEASURED FROM EDGE TO EDGE OF PIPES.)

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

NICOLE KELLY, LLA 6011

IRRIGATION MAINTENANCE SCHEDULE

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS. MAINTENANCE SHALL BE DONE TO ENSURE WATER EFFICIENCY. REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR APPROVED EQUIVALENTS.

FREQUENCY - QUARTERLY

TASK - CONTROLLER CABINET : OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY.CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

FREQUENCY - MONTHLY

TASK - IRRIGATION SCHEDULE: ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.

FREQUENCY - QUARTERLY

TASK - POC: VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.

FREQUENCY - QUARTERLY

TASK - REMOTE CONTROL VALVES : ISOLATION VALVES AND QUICK COUPLER VALVES: VISUALLY INSPECT FOR LEAKS, SETTLEMENTS, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR AS NEEDED.

FREQUENCY - QUARTERLY

TASK - MAINLINE AND LATERALS: VISUALLY INSPECT FOR LEAKS OR SETTLEMENTS OF TRENCH.

FREQUENCY - WEEKLY

TASK - FILTERS AND STRAINERS - VISUALLY CHECK FOR ANY BROKEN MALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

FREQUENCY - MONTHLY

TASK - FILTERS AND STRAINERS: VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.

TWO-WIRE IRRIGATION NOTES

DECODERS

CONTROLLER SHALL INTERFACE WITH HUNTER ICD DECODERS, EACH CAPABLE OF CONTROLLING 1, 2, 4, OR 6 VALVES (ICD-100, ICD-200, ICD-400, AND ICD-600)

PROVIDE AN ICD-SEN SENSOR DECODER FOR FLOW SENSOR(S) AND/OR CLIK SENSOR(S) ON TWO WIRE PATH

WIRE CONNECTIONS FROM DECODER OUTPUT TO SOLENOID SHALL BE 14 AWG, TYPE PE

WIRE DISTANCE FROM DECODER OUTPUT TO SOLENOID UNDER NORMAL CONDITIONS SHALL NOT EXCEED 150-FT [45-M]

INSTALL IN VALVE BOX ON DECODER STAKE KIT (DECSTAKE-10) WITH BOTTOM OF DECODER FACING UP

CONTRACTOR SHALL INDICATE ASSOCIATED VALVE NUMBER(S) ON MANUFACTURER PROVIDED LABEL ON DECODER WITH PERMANENT MARKER

WIRE

WIRE FOR TWO-WIRE PATH SHALL BE TWISTED AND JACKETED HUNTER IDWIRE, OR APPROVED EQUAL (PAIGE ELECTRIC P7354D); COATED WIRE SHALL NOT BE ACCEPTED AS AN EQUAL. ACCEPTABLE EQUAL PRODUCTS MUST CONSIST OF TWO SEPARATELY PE JACKETED WIRE TWISTED INSIDE OF A PE JACKET

CONTRACTOR SHALL INSTALL IDWIRE1 (14 AWG) FOR WIRE PATH LENGTH UP TO 10,000-FT [3,048-M] AND IDWIRE2 (12 AWG) FOR WIRE PATH LENGTH UP TO 15,000-FT [4,572-M], WIRE PATH LENGHTS DECREASE WITH SUBSTITUTED WIRE

WIRE JACKET COLORS SHALL BE SUCH TO FACILITATE THE IDENTIFICATION OF VARIOUS WIRE PATH ZONES; SEE WIRE JACKET CHART FOR WIRE TYPE, COLOR AND ASSOCIATED VALVES

THE CONTROLLER ALLOWS UP TO THREE (3) TWO-WIRE PATHS PER OUTPUT MODULE, CONTRACTOR SHALL NOT CONNECT ANY TWO-WIRE PATH FROM ONE OUTPUT MODULE TO ANOTHER OUTPUT MODULE

WIRE CONNECTION FROM DECODER OUTPUT TO SOLENOID SHALL BE COLORED TO MATCH THE ASSOCIATED DECODER OUTPUT STATION COLOR; RED AND BLUE COLORED WIRES SHALL NOT BE USED FOR CONNECTION BETWEEN DECODER OUTPUT AND SOLENOID

SPLICES

ALL CONNECTIONS AND SPLICES IN THE RED/BLUE TWO-WIRE PATH MUST BE MADE WITH 3M DBR/Y-6 WATERPROOF CONNECTORS INSTALLED PER MANUFACTURERS INSTRUCTIONS IN VALVE BOX WITH OPEN END OF CONNECTOR FACING DOWN

CONTRACTOR SHALL PROVIDE 36-IN [1-M] LOOP OF SLACK WIRE, MEASURED FROM TOP OF VALVE BOX, NEATLY COILED INSIDE ALL SPLICE BOXES AND VALVE BOXES

ANY SPLICES IN THE TWO-WIRE PATH NOT ASSOCIATED WITH A DECODER SHALL BE HOUSED IN SEPARATE VALVE BOXES WITH 36-IN [1-M] LOOP OF SLACK WIRE

CONTRACTOR SHALL INDICATE TWO-WIRE PATH DIRECTIONS IN PERMANENT MARKER WITHIN 6-IN [2.5-CM] OF TWO-WIRE SPLICE ON WIRE JACKET OR ID TAG ZIP TIED TO WIRE:

INCOMING WIRE SHALL BE MARKED “CONTROLLER” ON WIRE JACKET OR ID TAG AND MUST INCLUDE ZIP-TIE ATTACHED TO WIRE JACKET

EACH OUTGOING TWO-WIRE PATH SHALL BE MARKED WITH CONNECTED VALVES ON WIRE JACKET

CONTRACTOR SHALL ENSURE ALL CONNECTIONS TO BE WATERTIGHT WITH NO ELECTRICAL LEAKAGE TO GROUND OR SHORTING BETWEEN CONDUCTORS

GROUNDING

ALL GROUNDING AND INSTALLATION OF EQUIPMENT SPECIFIED SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER’S RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS

BOTH THE CONTROLLER AND THE DECODERS SHALL BE GROUNDED TO GROUND RODS OR PLATES WITH LESS THAN 10 OHMS RESISTANCE

IRRIGATION CONTROLLER AND PAD SHALL NOT FALL WITHIN THE SPHERE OF INFLEUNCE OF A GROUND ROD OR PLATE

AT A MINIMUM, EARTH GROUND SHALL BE CONNECTED AT THE FIRST DECODER OF EACH WIRE PATH LEAVING THE CONTROLLER, AND EVERY 12TH VALVE/DECODER OR 1,000-FT [304-M] OF TWO-WIRE RUN (WHICHEVER IS SHORTER), AND AT THE LAST VALVE/DECODER IN ANY WIRE RUN EXCEEDING 50’ FROM MAIN WIRE PATH

FOR USE OF GROUNDING PLATE:

SOLID COPPER GROUNDING PLATE SHALL HAVE A PRE-WELDED #6 AWG INSULATED GREEN-YELLOW WIRE

GROUND PLATES ARE TO BE INSTALLED TO A MINIMUM DEPTH OF 30-IN [76-CM]

GROUND PLATES SHALL BE MADE OF A COPPER ALLOY INTENDED FOR GROUNDING APPLICATIONS AND HAVE MINIMUM DIMENSIONS AS FOLLOWS:

A. FOR GROUNDING CONTROLLERS – 4-IN [10-CM] X 8-FT [1.2-M] X 0.0625-IN [1.5-MM] SOLID COPPER GROUNDING PLATE, A 25-FT [7.6-M] CONTINUOUS LENGTH OF 6 AWG, GREEN INSULATED, WITH EXTRUDED YELLOW STRIPE, SOLID BARE COPPER WIRE WELDED TO THE PLATE (PAIGE ELECTRIC 182199IC) AND TWO 50-LB [22.6-KG] BAGS OF POWER SET EARTH CONTACT MATERIAL OR TWO 50-LB [22.6-KG] BAGS OF POWERFILL EARTH CONTACT MATERIAL (PAIGE ELECTRIC 1820059) FOR NON-POROUS SOILS

B. FOR GROUNDING DECODERS – 4-IN [10-CM] X 3-FT [1-M] X 0.0625-IN [1.5-MM] SOLID COPPER GROUNDING PLATE, A 15-FT [4.5-M] CONTINUOUS LENGTH OF 10 AWG, GREEN INSULATED, WITH EXTRUDED YELLOW STRIPE, SOLID BARE COPPER WIRE IS WELDED TO THE PLATE (PAIGE ELECTRIC 182201IC) AND ONE 50-LB [22.6-KG] BAG OF POWER SET EARTH CONTACT MATERIAL OR ONE 50-LB [22.6-KG] BAGS OF POWERFILL EARTH CONTACT MATERIAL (PAIGE ELECTRIC 1820059) FOR NON-POROUS SOILS

FOR USE OF GROUNDING ROD:

GROUND ROD SHALL BE 5/8-IN [15-MM] DIAMETER X 8-FT [1.2-M] LONG COPPER CLAD STEEL GROUND RODS WITH 15-FT [4.5-M] PRE-WELDED #6 AWG INSULATED GREEN-YELLOW WIRE (PAIGE ELECTRIC PART # 182000IC6)

GROUND ROD SHALL BE DRIVEN INTO THE GROUND IN A VERTICAL POSITION OR AN OBLIQUE ANGLE NOT TO EXCEED 45 DEGREES AT A LOCATION 10-FT [3-M] FROM THE ELECTRONIC EQUIPMENT, THE GROUND PLATE, OR THE WIRES AND CABLES CONNECTED TO EQUIPMENT BEING GROUNDED

ADDITIONAL GROUND ROD IN DAISY CHAIN INSTALLATION SHALL BE 5/8-IN [15-MM] DIAMETER X 8-FT [1.2-M] LONG COPPER CLAD STEEL GROUND RODS WITH 25-FT [4.5-M] PRE-WELDED #6 AWG INSULATED GREEN-YELLOW WIRE (PAIGE ELECTRIC PART #182007IC6)

GROUND RODS SHALL BE COVERED BY A VALVE BOX

ALL CIRCUIT COMPONENTS SHALL BE INSTALLED IN STRAIGHT LINES

GROUND ROD AND PLATE LOCATION

CONTRACTOR SHALL LOCATE AND INSTALL GROUND ROD AND/OR PLATE IN AREA OF REGULAR MOIST SOIL TO MAXIMZE ELECTRICAL CONDUCTIVITY

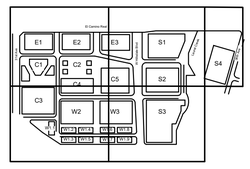
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Project No: 197543001

Sheet Title:

HYDROZONE NOTES AND SCHEDULE

Sheet Number

L400

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2026-04-28

Building Division
330 West 20th Avenue
San Mateo, CA 94403
(650) 522-7172
www.cityofsanmateo.org

Water Conservation in Landscaping Screening Form

REVISED 08/22/19

The City of San Mateo has adopted a Water Conservation in Landscaping Ordinance (SMMC 23.72) to ensure that all qualified development projects comply with the State of California's Water Efficient Landscape Ordinance (WELO). This ordinance was created to reduce water usage and ensure landscapes are constructed to allow for the efficient use of water.

This form will help you determine whether your project qualifies for the ordinance and connect you with the necessary forms to complete your application. **Table 1 outlines the requirements for new construction[1]** while **Table 2 highlights the specifics for rehabilitated landscape[2] projects.**

Table 1: New Construction Projects

Landscape Area[3]	Guidance	Select
<500 square feet	The ordinance does not apply to your project.	☐
500<2500 square feet	Submit the Prescriptive Measures Form.	☐
≥2500 square feet	Applicant must submit Full Landscape Project Documentation Package.	☑

Table 2: Rehabilitated Landscape Projects

Landscape Area	Guidance	Select
<1000 square feet	The ordinance does not apply to your project.	☐
1000<2500 square feet	Submit the Prescriptive Measures Form	☐
≥2500 square feet	Applicant must submit Full Landscape Project Documentation Package.	☐

Project Information

Project Address: Hillsdale Mall Redevelopment

358 East Sailer Drive, San Mateo, CA 94403

Permit #: PA-2025-052 **Landscape Area (sq. ft.):** 147,087 SF

Name: Nicole Kelly, CA 6011

Signature: _____ **Date:** 10.09.2025

[1] New construction – includes a new building with landscape, or other new landscape such as a park, playground, or greenbelt without an associated building.
[2] Rehabilitated landscape - any re-landscaping project that requires a permit, plan check, or design review; meets the requirements of 23.72; and has a modified landscape area equal to or greater than 2,500 square feet.
[3] Landscape area - all the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Q:\CDD\WELO Sample Forms\San Mateo

STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

ESTIMATED TOTAL WATER USE (ETWU) = GAL / YEAR PER HYDROZONE

ET ADJUSTMENT FACTOR (ETAF) =
0.55 ETAF FOR RESIDENTIAL LANDSCAPE
0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE
0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE
SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETAF

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES

HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (32 SF / TREE)

CONVERSION FACTOR (CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR = 0.62

IRRIGATION EFFICIENCY (IE) = 0.75 (OVERHEAD SPRAY) 0.81 (DRIP)

SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURS USING RECYCLED WATER

EVAPOTRANSPIRATION RATE (ETo) = QUANTITY OF WATER EVAPORATED FROM ADJ. SOIL AND TRANSPIRED BY PLANTS OVER A SPECIFIED TIME

ETWU = [(ETo) * (PF) * (HA) * (0.62)] / (IE)

MAWA = (ETo) * (0.62) [ETAF) * (SUM OF SLA & HA)] + [(1-ETAF) * (SLA)]

HYDROZONE "A" (LOW WATER USE - DRIPLINE) STANDARD LANDSCAPE (ON-SITE)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
39.80	0.30	165,107	0.62	0.81	-	1,508,955.68

HYDROZONE "B" (MODERATE WATER USE - DRIPLINE) STANDARD LANDSCAPE (ON-SITE)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
39.80	0.50	5,026	0.62	0.81	-	76,556.53

HYDROZONE "C" (LOW WATER USE - BUBBLERS) TREES (ON-SITE)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
39.80	0.30	12,320	0.62	0.75	-	121,603.33

HYDROZONE "D" (MODERATE WATER USE - BUBBLERS) TREES (ON-SITE)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
39.80	0.50	7,264	0.62	0.75	-	119,497.64

HYDROZONE "E" (MODERATE WATER USE - ROTATORS) LAWN (ON-SITE)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
39.80	0.50	20,196	0.62	0.75	19,664	655,731.14

HYDROZONE "F" (LOW WATER USE - DRIP) BIORETENTION (ON-SITE)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
39.80	0.30	700	0.62	0.81	-	6,397.48
					ESTIMATED TOTAL WATER USE (GAL/YEAR)	**2,488,741.80**

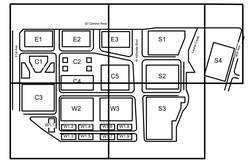
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	SUM OF HA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA(GAL/YEAR)
39.80	190,417	0.62	0.45	19,664	2,599,668.67
				MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR)	**2,599,668.67**
				MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE	**95.73%**

HSC Property Owner LLC
BOHANNON
NORTHWOOD INVESTORS

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Sheet Title:

HYDROZONE NOTES AND SCHEDULE

Sheet Number

L400A

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2026-04-28



HYDROZONE LEGEND

- HYDROZONE "A" (LOW WATER USE - DRIPLINE) LANDSCAPE
- HYDROZONE "B" (MOD WATER USE - DRIPLINE) LANDSCAPE
- HYDROZONE "C" (LOW WATER USE - BUBBLERS) TREES
- HYDROZONE "D" (MOD WATER USE - BUBBLERS) TREES
- HYDROZONE "E" (MOD WATER USE - ROTATORS) TURF
- HYDROZONE "F" (MOD WATER USE - DRIP) BIORETENTION

GRAPHIC SCALE IN FEET
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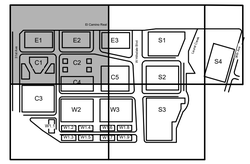
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HYDROZONE PLAN

Sheet Number

L401

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2026-04-28

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- HYDROZONE "E" (MOD WATER USE - ROTATORS) TURF
- HYDROZONE "F" (MOD WATER USE - DRIP) BIORETENTION

SEE SHEET L401 FOR CONTINUATION

SEE SHEET L403 FOR CONTINUATION

EL CAMINO REAL (CA-82)

HYDROZONE A (TYP.)

HYDROZONE D (TYP.)

HYDROZONE C (TYP.)

PROPERTY LINE

SECURITY LIGHTING, SEE ARCHITECTURE PLANS

EXISTING TREE TO PROTECT IN PLACE (TYP.)

N

E3

S1

LAUREL CREEK

33TH AVE

EXISTING CHAINLINK FENCE TO REMAIN

CENTERLINE OF CREEK

NEW WOOD GUARDRAIL FENCE TO REPLACE EXISTING

E SAILER DR

PROPERTY LINE

E SAILER DR

LAUREL CREEK TOP OF BANK

C5

HILLSDALE BLVD

S2

SEE SHEET L405 FOR CONTINUATION

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

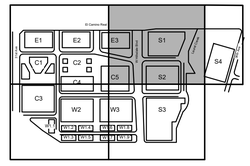
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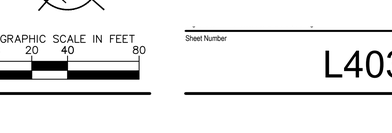
L402

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2026-04-28



HYDROZONE LEGEND

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- HYDROZONE "F" (MOD WATER USE - DRIP) BIORETENTION



GRAPHIC SCALE IN FEET
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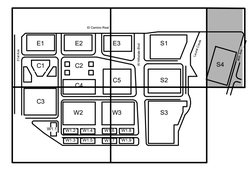
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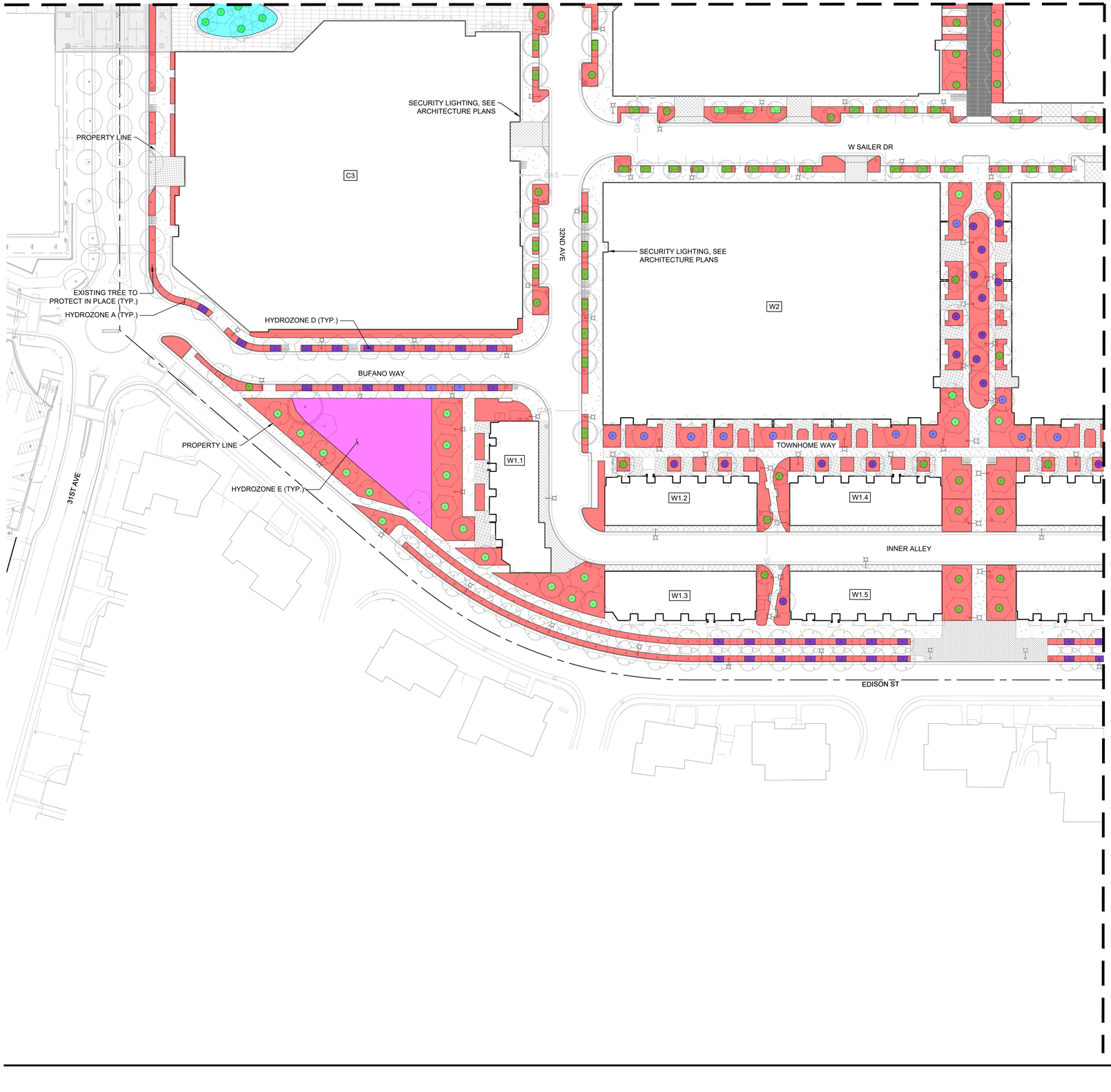
HYDROZONE PLAN

Sheet Number

L403

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2026-04-28

SEE SHEET L401 FOR CONTINUATION



HYDROZONE LEGEND

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- HYDROZONE "B" (MOD WATER USE - DRIPLINE) LANDSCAPE
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GRAPHIC SCALE IN FEET
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NORTH

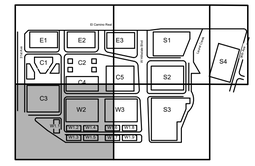
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Sheet Number

L404

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SEE SHEET L402 FOR CONTINUATION

SEE SHEET L404 FOR CONTINUATION

HYDROZONE C (TYP.)

HYDROZONE A (TYP.)

HYDROZONE D (TYP.)

SECURITY LIGHTING, SEE ARCHITECTURE PLANS

W3

HILLSDALE BLVD

S3

TOWNHOME WAY

W1.6

W1.8

W1.7

W1.9

EDISON ST

PROPERTY LINE

35TH AVE

LAUREL CREEK

EXISTING TREE TO REMAIN, PROTECT IN PLACE (TYP.)

HYDROZONE F

EXISTING TREE TO PROTECT IN PLACE (TYP.)

NEW WOOD GUARDRAIL FENCE TO REPLACE EXISTING

HYDROZONE LEGEND

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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

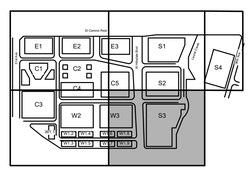
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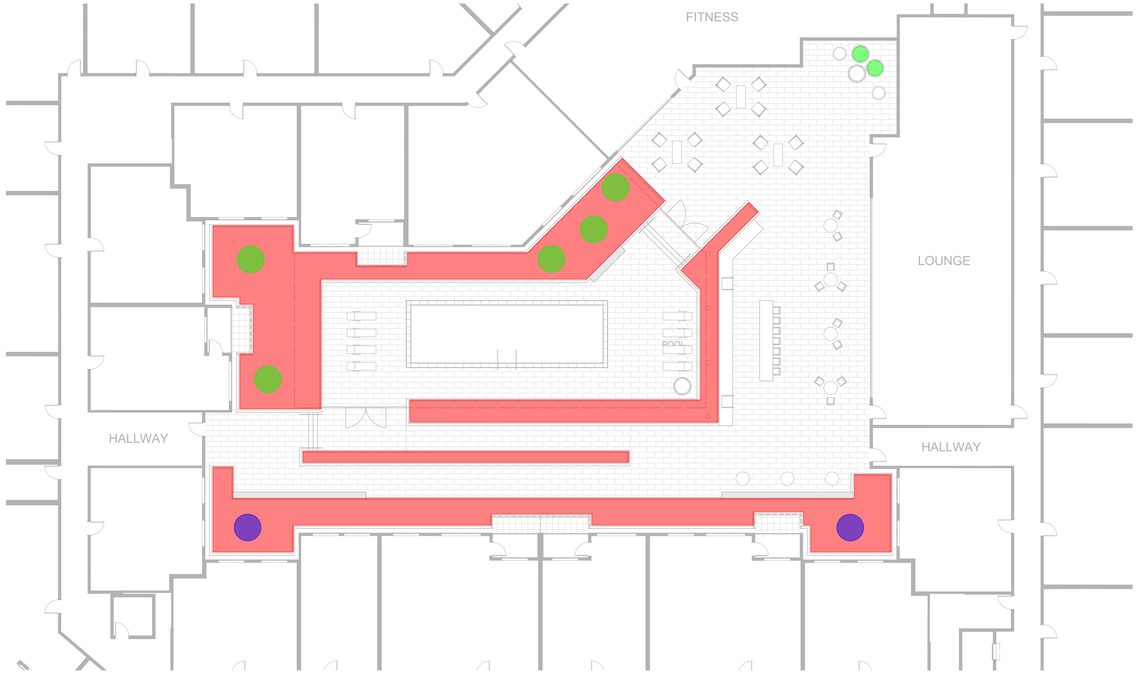
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HYDROZONE PLAN

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L405

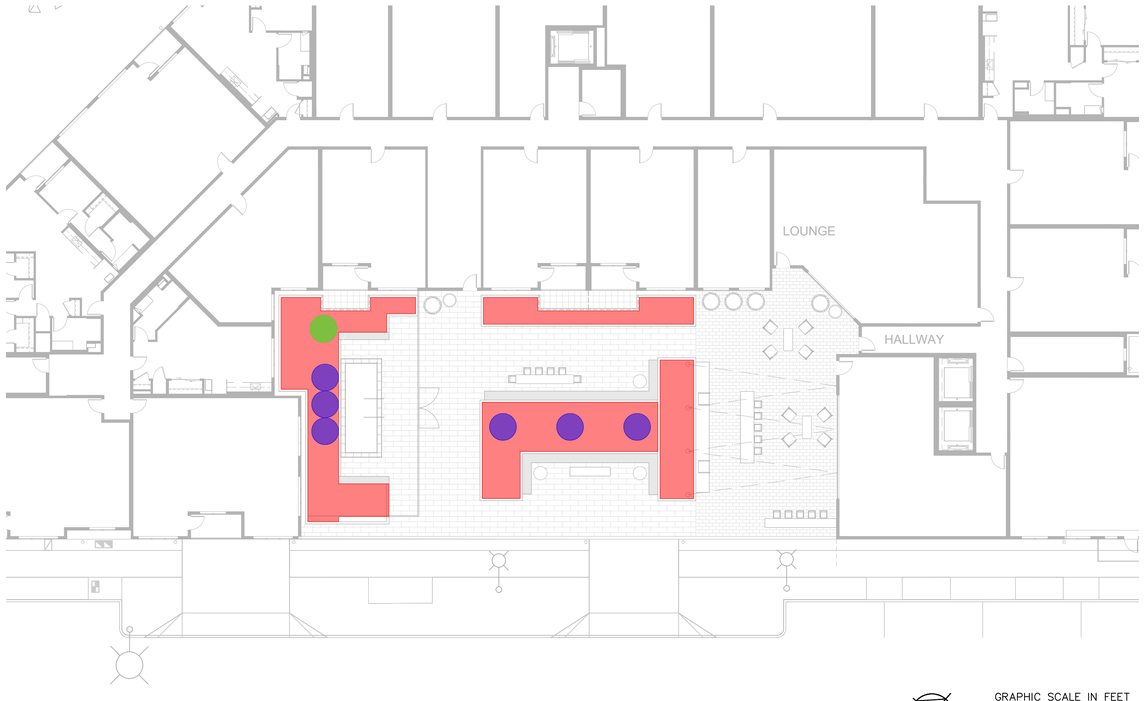
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2026-04-28



COURTYARD 'C3' - LEVEL 4



GRAPHIC SCALE IN FEET
0 8 16 32



COURTYARD 'C4' - LEVEL 2



GRAPHIC SCALE IN FEET
0 8 16 32

COURTYARD HYDROZONE LEGEND

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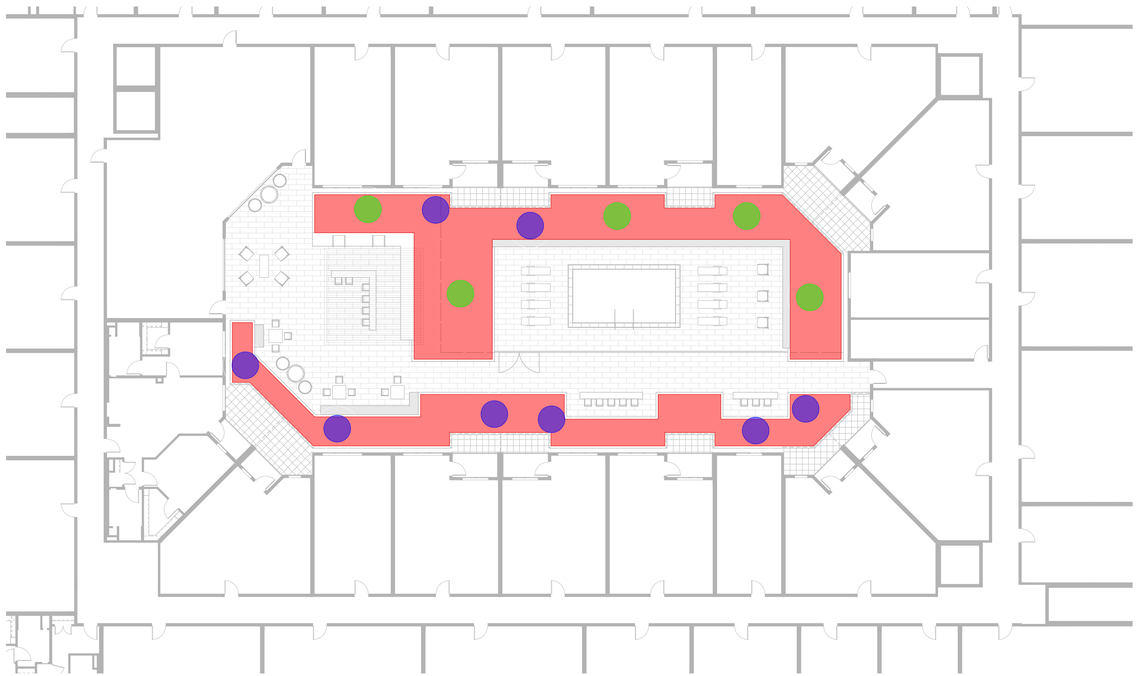
Sheet Title:

HYDROZONE PLAN (COURTYARDS)

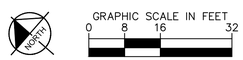
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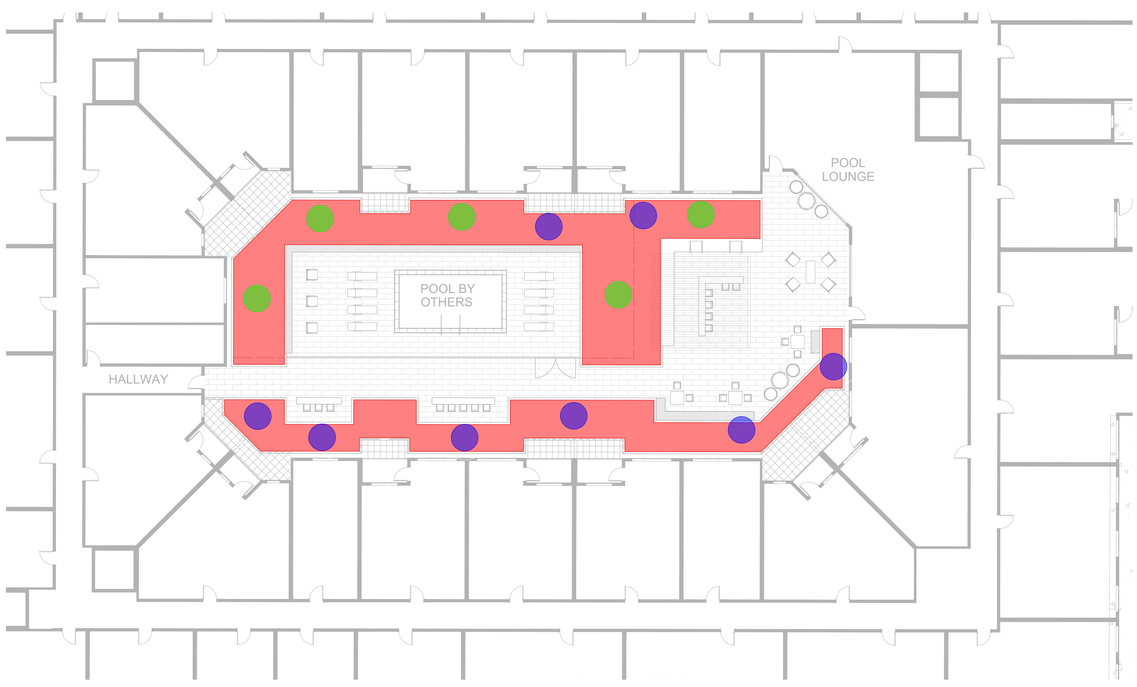
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2026-04-28

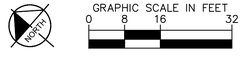


COURTYARD 'W2' - LEVEL 3





COURTYARD 'W3' - LEVEL 3



COURTYARD HYDROZONE LEGEND

- HYDROZONE "A" (LOW WATER USE - DRIPLINE) LANDSCAPE
- HYDROZONE "B" (MOD WATER USE - DRIPLINE) LANDSCAPE
- HYDROZONE "C" (LOW WATER USE - BUBBLERS) TREES
- HYDROZONE "D" (MOD WATER USE - BUBBLERS) TREES
- HYDROZONE "E" (MOD WATER USE - ROTATORS) TURF
- HYDROZONE "F" (MOD WATER USE - DRIP) BIORETENTION

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

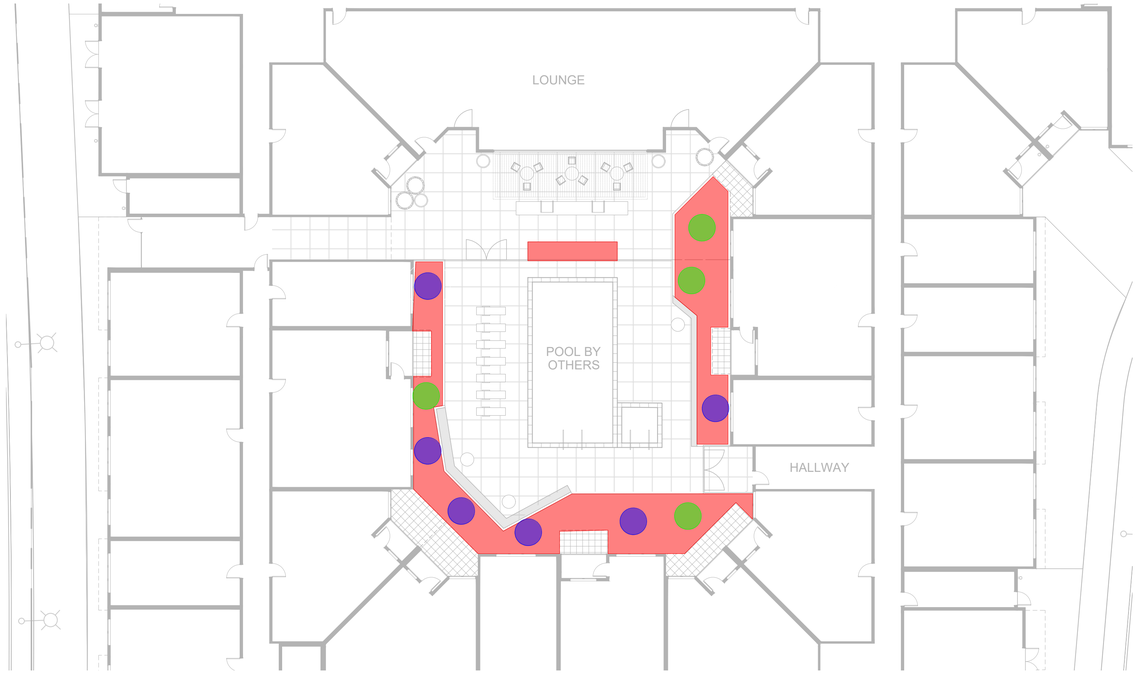
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HYDROZONE PLAN (COURTYARDS)

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L407

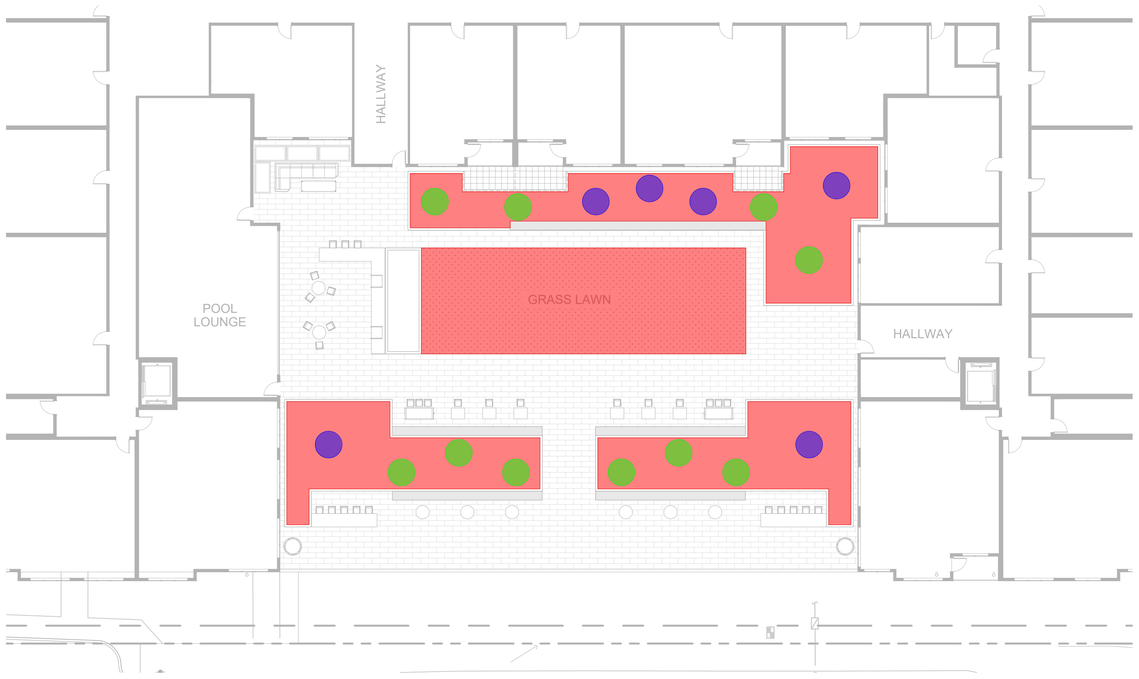
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2026-04-28



COURTYARD 'S3' (AT GRADE) - LEVEL 1



GRAPHIC SCALE IN FEET
0 8 16 32



COURTYARD 'S4' - LEVEL 3



GRAPHIC SCALE IN FEET
0 8 16 32

COURTYARD HYDROZONE LEGEND

- HYDROZONE "A" (LOW WATER USE - DRIPLINE) LANDSCAPE
- HYDROZONE "B" (MOD WATER USE - DRIPLINE) LANDSCAPE
- HYDROZONE "C" (LOW WATER USE - BUBBLERS) TREES
- HYDROZONE "D" (MOD WATER USE - BUBBLERS) TREES
- HYDROZONE "E" (MOD WATER USE - ROTATORS) TURF
- HYDROZONE "F" (MOD WATER USE - DRIP) BIORETENTION



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Project No: 197543001

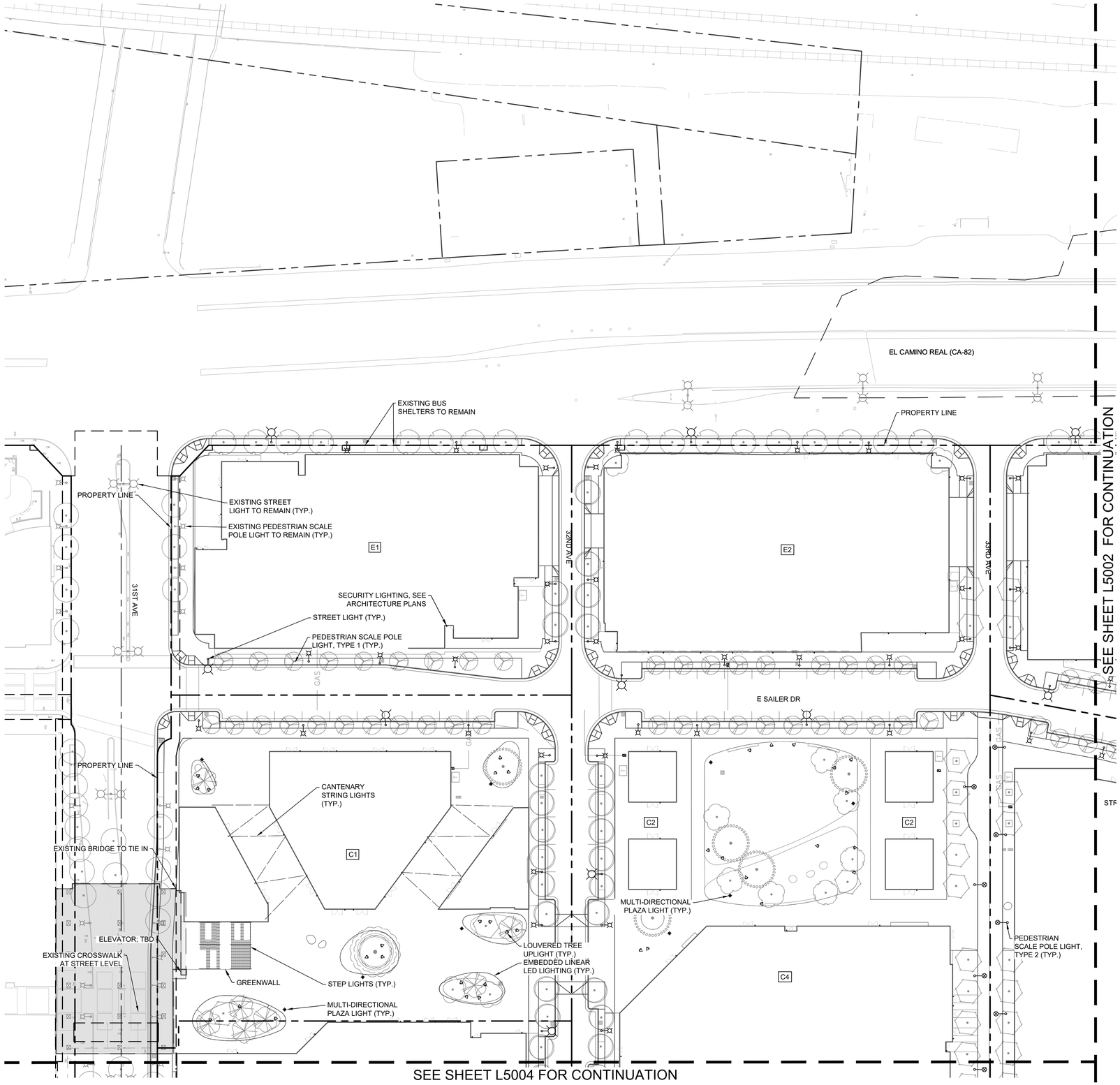
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HYDROZONE PLAN (COURTYARDS)

Sheet Number

L408

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2026-04-28



LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1, 16' HT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2, 16' HT
	STREET LIGHTS, 25' HT
	EXISTING PEDESTRIAN SCALE POLE LIGHTS, 12' HT
	EXISTING STREET LIGHTS, 30' HT
	MULTI-DIRECTIONAL PLAZA LIGHT, 23' HT
	CANTENARY STRING LIGHT
	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
	EXTERIOR SCONCE, SAD

EXTERIOR LIGHTING NOTES

1. LIGHTING SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. ALL EXTERIOR LIGHTS FIXTURES SHALL INCLUDE TOP COVERS TO DIRECT DOWNWARD UNLESS SUCH LIGHTING IS PROVIDED AS LANDSCAPE OR PUBLIC ART/BUILDING WALL UPLIGHTING THAT DOES NOT CAUSE GLARE. SHIELDING SHALL MATCH THE STYLE OF THE LIGHTING FIXTURES.
3. SECURITY LIGHTING SHALL BE PROVIDED CONSISTENT WITH THE REQUIREMENTS OF SAN MATEO MUNICIPAL CODE SECTION 23.54.060 (EXTERIOR SECURITY LIGHTING). SEE ARCHITECTURAL SHEETS FOR INFORMATION ON SECURITY LIGHTING.
4. NO PORTION OF A LIGHTING FIXTURE SHALL BE MOUNTED ABOVE THE ROOF OR PARAPET OF THE BUILDING.

Illuminance Lighting Recommendations			
Application	Average (+)	Max/Min (-)	Average/Min (-)
Roadway	0.6	10	6
Pedestrian	0.9	-	5

Illuminance Lighting Calculations			
Application	Average	Max/Min	Average/Min
Roadway	0.72	8.33	2.40
Pedestrian	1.89	-	3.15

Note: Lighting Requirements are referenced from the Intersection Lighting ANSI/RP-8-22, Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting. All values are provided in footcandles.

(+) Values above meet the recommendation
(-) Values below meet the recommendation

GRAPHIC SCALE IN FEET
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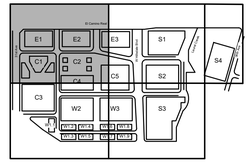
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Project No: 197543001

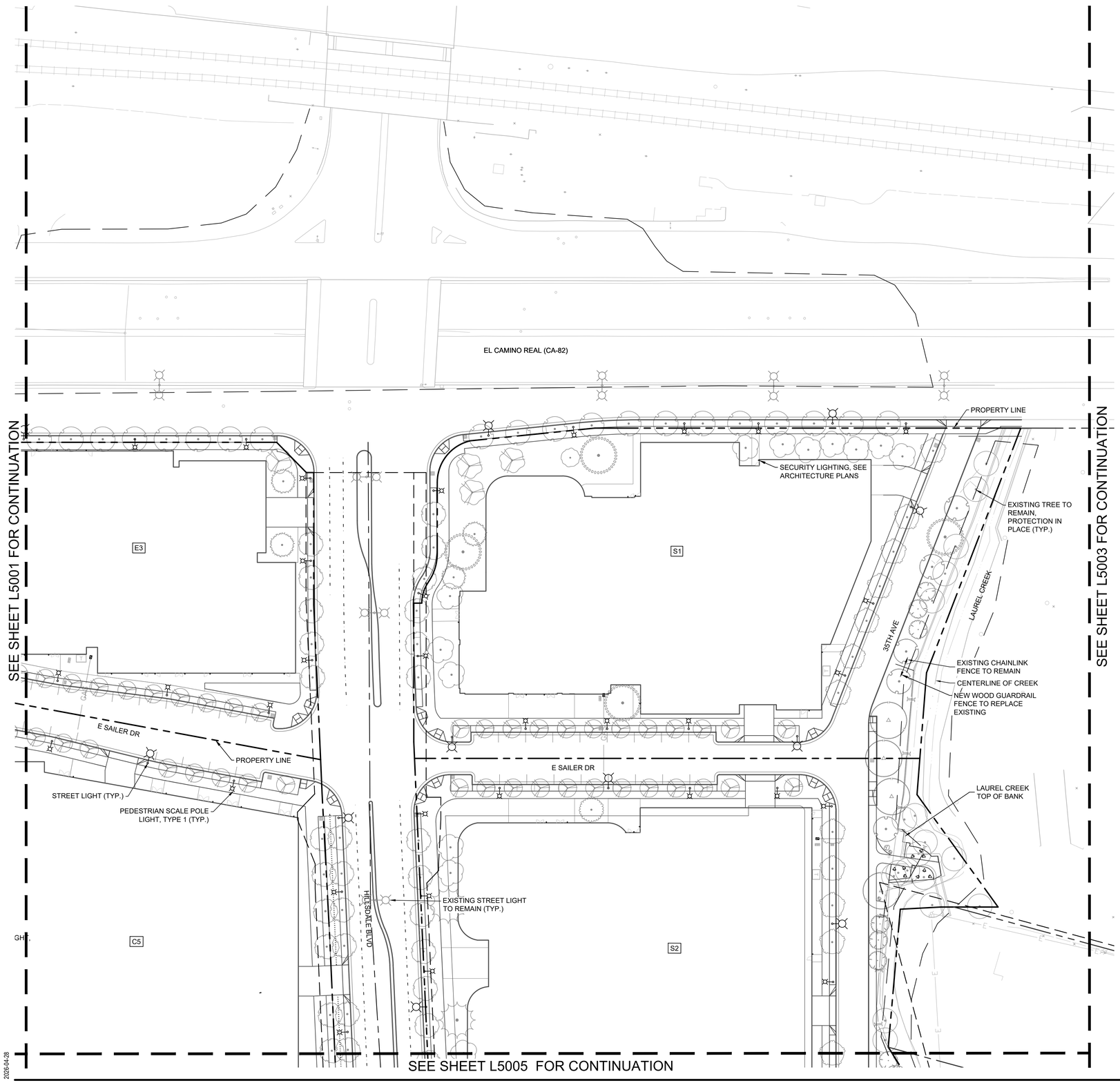
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SITE LIGHTING PLAN

Sheet Number

L501

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2026-04-28



LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1, 16' HT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2, 16' HT
	STREET LIGHTS, 25' HT
	EXISTING PEDESTRIAN SCALE POLE LIGHTS, 12' HT
	EXISTING STREET LIGHTS, 30' HT
	MULTI-DIRECTIONAL PLAZA LIGHT, 23' HT
	CANTENARY STRING LIGHT
	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
	EXTERIOR SCONCE, SAD

EXTERIOR LIGHTING NOTES

1. LIGHTING SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. ALL EXTERIOR LIGHTS FIXTURES SHALL INCLUDE TOP COVERS TO DIRECT DOWNWARD UNLESS SUCH LIGHTING IS PROVIDED AS LANDSCAPE OR PUBLIC ART/BUILDING WALL UPLIGHTING THAT DOES NOT CAUSE GLARE. SHIELDING SHALL MATCH THE STYLE OF THE LIGHTING FIXTURES.
3. SECURITY LIGHTING SHALL BE PROVIDED CONSISTENT WITH THE REQUIREMENTS OF SAN MATEO MUNICIPAL CODE SECTION 23.54.060 (EXTERIOR SECURITY LIGHTING). SEE ARCHITECTURAL SHEETS FOR INFORMATION ON SECURITY LIGHTING.
4. NO PORTION OF A LIGHTING FIXTURE SHALL BE MOUNTED ABOVE THE ROOF OR PARAPET OF THE BUILDING.

Illuminance Lighting Recommendations			
Application	Average (+)	Max/Min (-)	Average/Min (-)
Roadway	0.6	10	6
Pedestrian	0.9	-	5

Illuminance Lighting Calculations			
Application	Average	Max/Min	Average/Min
Roadway	0.72	8.33	2.40
Pedestrian	1.89	-	3.15

Note: Lighting Requirements are referenced from the Intersection Lighting ANSI/RP-8-22, Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting. All values are provided in footcandles.

(+) Values above meet the recommendation
(-) Values below meet the recommendation

GRAPHIC SCALE IN FEET
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NORTH

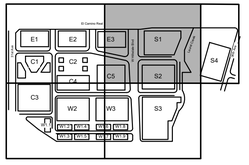
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

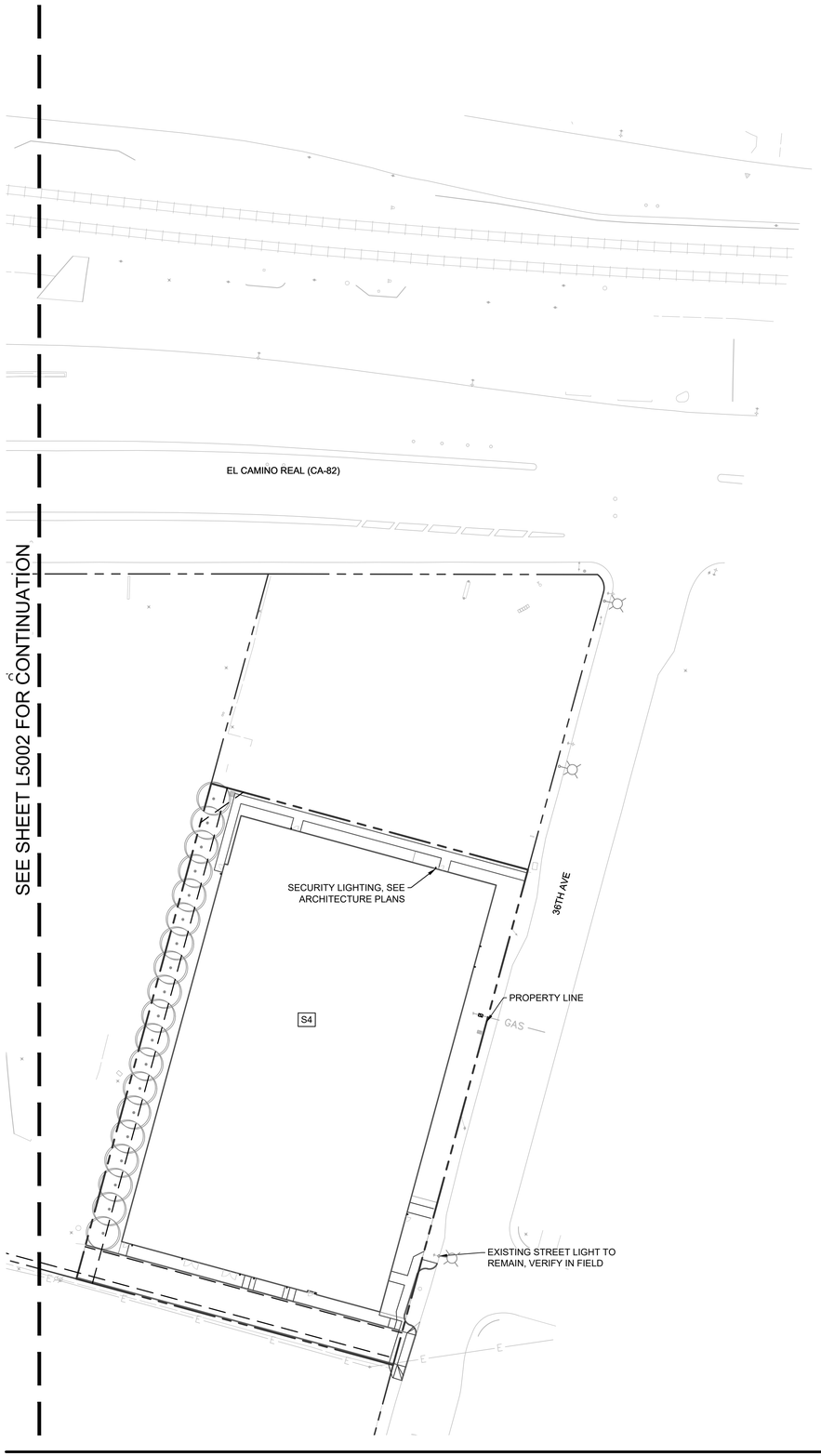
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SITE LIGHTING PLAN

Sheet Number

L502

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2026-04-28



LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1, 16' HT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2, 16' HT
	STREET LIGHTS, 25' HT
	EXISTING PEDESTRIAN SCALE POLE LIGHTS, 12' HT
	EXISTING STREET LIGHTS, 30' HT
	MULTI-DIRECTIONAL PLAZA LIGHT, 23' HT
	CANTENARY STRING LIGHT
	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
	EXTERIOR SCONCE, SAD

EXTERIOR LIGHTING NOTES

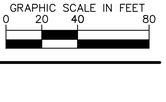
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4. NO PORTION OF A LIGHTING FIXTURE SHALL BE MOUNTED ABOVE THE ROOF OR PARAPET OF THE BUILDING.

Illuminance Lighting Recommendations			
Application	Average (+)	Max/Min (-)	Average/Min (-)
Roadway	0.6	10	6
Pedestrian	0.9	-	5

Illuminance Lighting Calculations			
Application	Average	Max/Min	Average/Min
Roadway	0.72	8.33	2.40
Pedestrian	1.89	-	3.15

Note: Lighting Requirements are referenced from the Intersection Lighting ANSI/RP-8-22, Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting. All values are provided in footcandles.

(+) Values above meet the recommendation
(-) Values below meet the recommendation



GRAPHIC SCALE IN FEET
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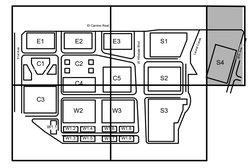
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

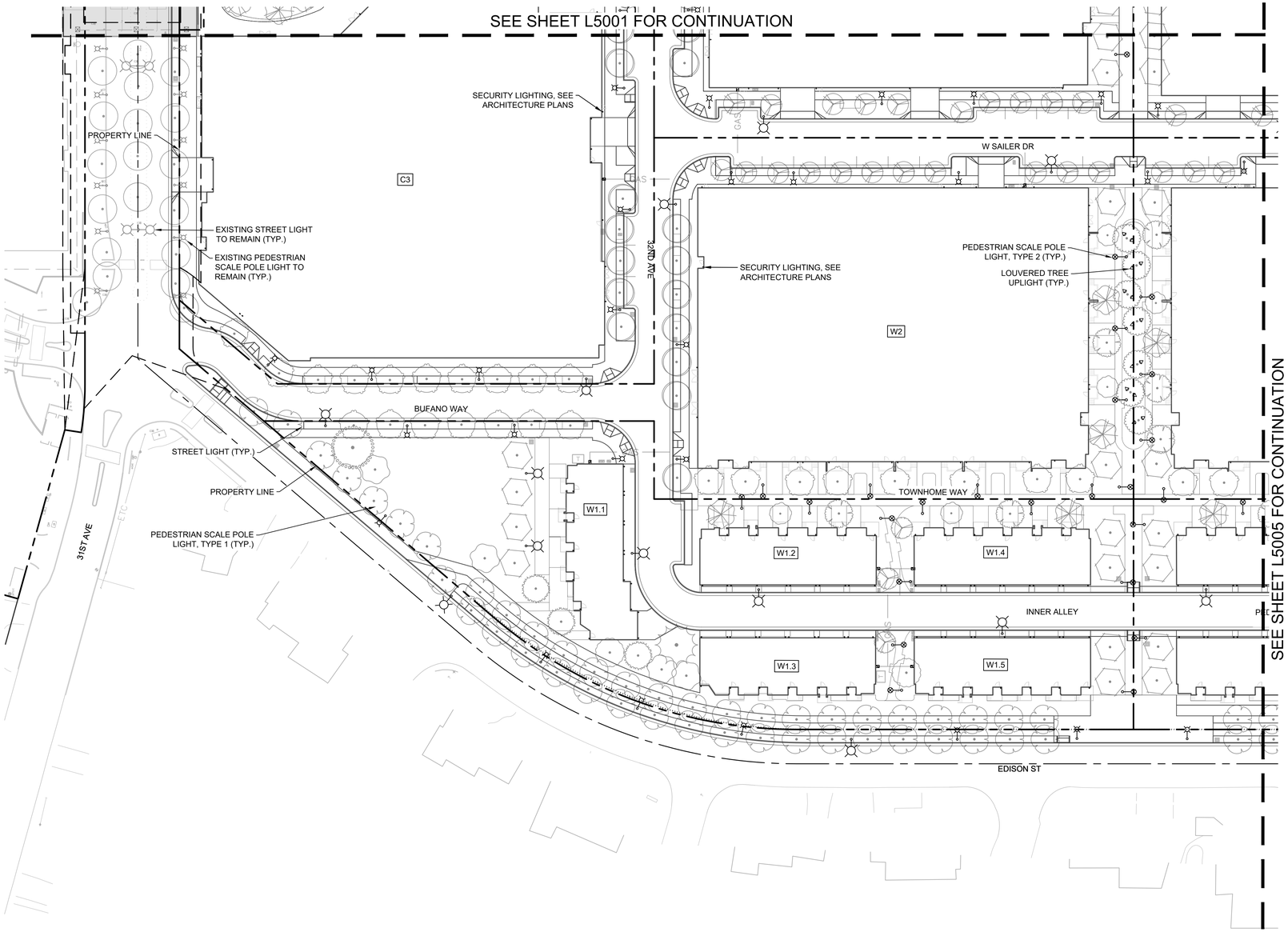
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SITE LIGHTING PLAN

Sheet Number

L503

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2026-04-28



LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1, 16' HT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2, 16' HT
	STREET LIGHTS, 25' HT
	EXISTING PEDESTRIAN SCALE POLE LIGHTS, 12' HT
	EXISTING STREET LIGHTS, 30' HT
	MULTI-DIRECTIONAL PLAZA LIGHT, 23' HT
	CANTENARY STRING LIGHT
	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
	EXTERIOR SCONCE, SAD

EXTERIOR LIGHTING NOTES

1. LIGHTING SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. ALL EXTERIOR LIGHTS FIXTURES SHALL INCLUDE TOP COVERS TO DIRECT DOWNWARD UNLESS SUCH LIGHTING IS PROVIDED AS LANDSCAPE OR PUBLIC ART/BUILDING WALL UPLIGHTING THAT DOES NOT CAUSE GLARE. SHIELDING SHALL MATCH THE STYLE OF THE LIGHTING FIXTURES.
3. SECURITY LIGHTING SHALL BE PROVIDED CONSISTENT WITH THE REQUIREMENTS OF SAN MATEO MUNICIPAL CODE SECTION 23.54.060 (EXTERIOR SECURITY LIGHTING). SEE ARCHITECTURAL SHEETS FOR INFORMATION ON SECURITY LIGHTING.
4. NO PORTION OF A LIGHTING FIXTURE SHALL BE MOUNTED ABOVE THE ROOF OR PARAPET OF THE BUILDING.

Illuminance Lighting Recommendations			
Application	Average (+)	Max/Min (-)	Average/Min (-)
Roadway	0.6	10	6
Pedestrian	0.9	-	5

Illuminance Lighting Calculations			
Application	Average	Max/Min	Average/Min
Roadway	0.72	8.33	2.40
Pedestrian	1.89	-	3.15

Note: Lighting Requirements are referenced from the Intersection Lighting ANSI/RP-8-22, Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting. All values are provided in footcandles.

(+) Values above meet the recommendation
(-) Values below meet the recommendation



GRAPHIC SCALE IN FEET
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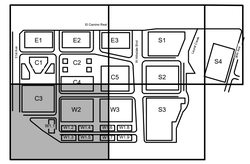
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Project No: 197543001

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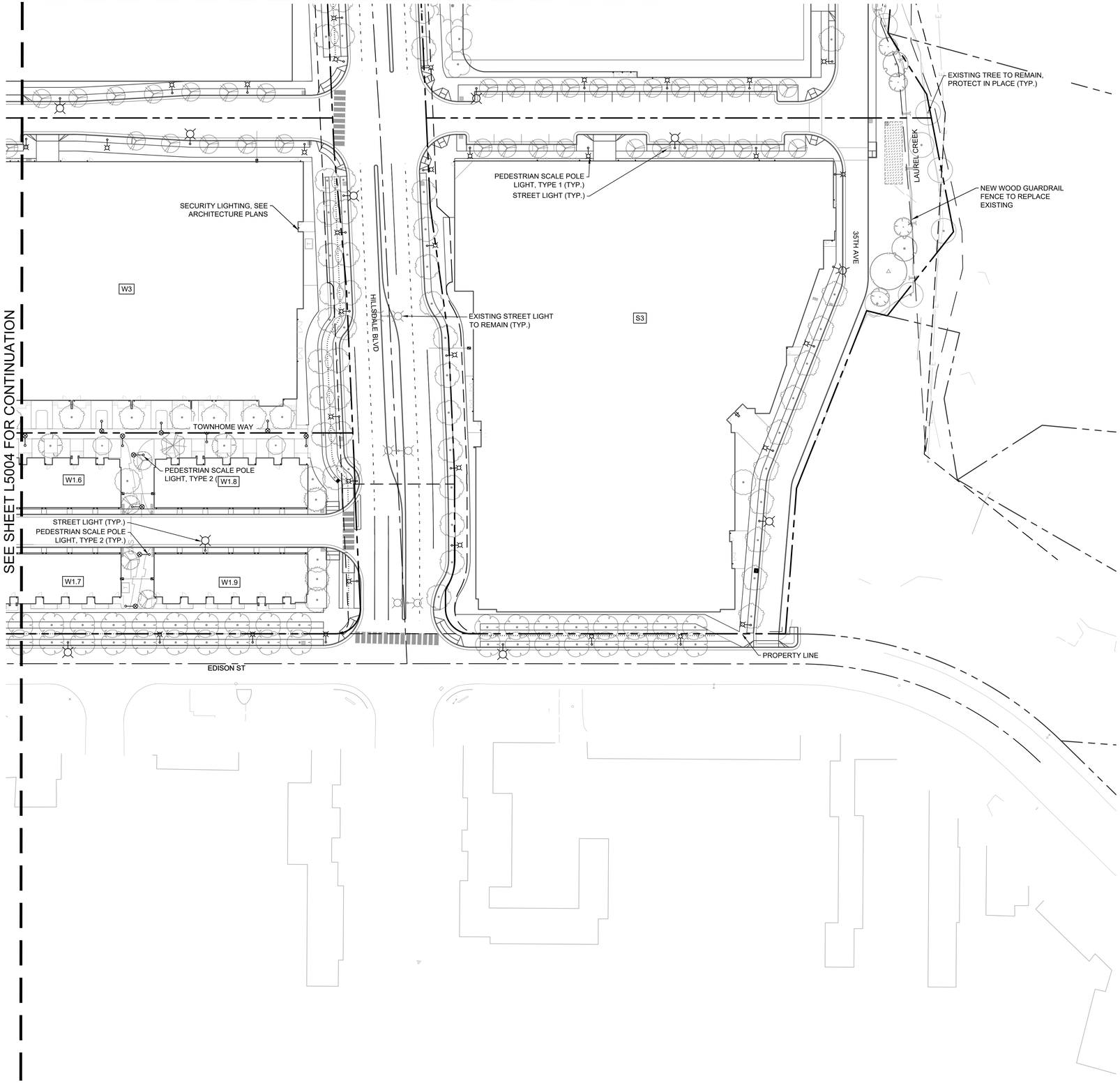
SITE LIGHTING PLAN

Sheet Number

L504

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2026-04-28

SEE SHEET L5002 FOR CONTINUATION



LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1, 16' HT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2, 16' HT
	STREET LIGHTS, 25' HT
	EXISTING PEDESTRIAN SCALE POLE LIGHTS, 12' HT
	EXISTING STREET LIGHTS, 30' HT
	MULTI-DIRECTIONAL PLAZA LIGHT, 23' HT
	CANTENARY STRING LIGHT
	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
	EXTERIOR SCONCE, SAD

EXTERIOR LIGHTING NOTES

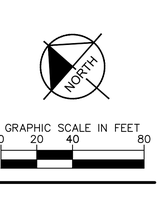
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Illuminance Lighting Recommendations			
Application	Average (+)	Max/Min (-)	Average/Min (-)
Roadway	0.6	10	6
Pedestrian	0.9	-	5

Illuminance Lighting Calculations			
Application	Average	Max/Min	Average/Min
Roadway	0.72	8.33	2.40
Pedestrian	1.89	-	3.15

Note: Lighting Requirements are referenced from the Intersection Lighting ANSI/RP-8-22, Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting. All values are provided in footcandles.

(+) Values above meet the recommendation
(-) Values below meet the recommendation



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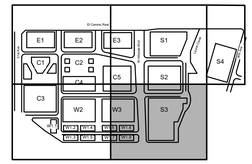
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Project No: 197543001

Sheet Title:

SITE LIGHTING PLAN

Sheet Number

L505

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2026-04-28

COURTYARD LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
LIGHTING			
__ ___ ____	CANTENARY STRING LIGHT	692 LF	
_ _ _ _ _ _ _ _	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.	1,072 LF	
___ ___ ___ ___	EMBEDDED LINEAR LED LIGHTING, 0.71" HT	699 LF	
●	MODULAR BOLLARDS	37	

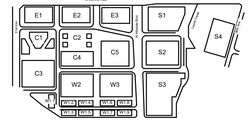
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Project No: 197543001

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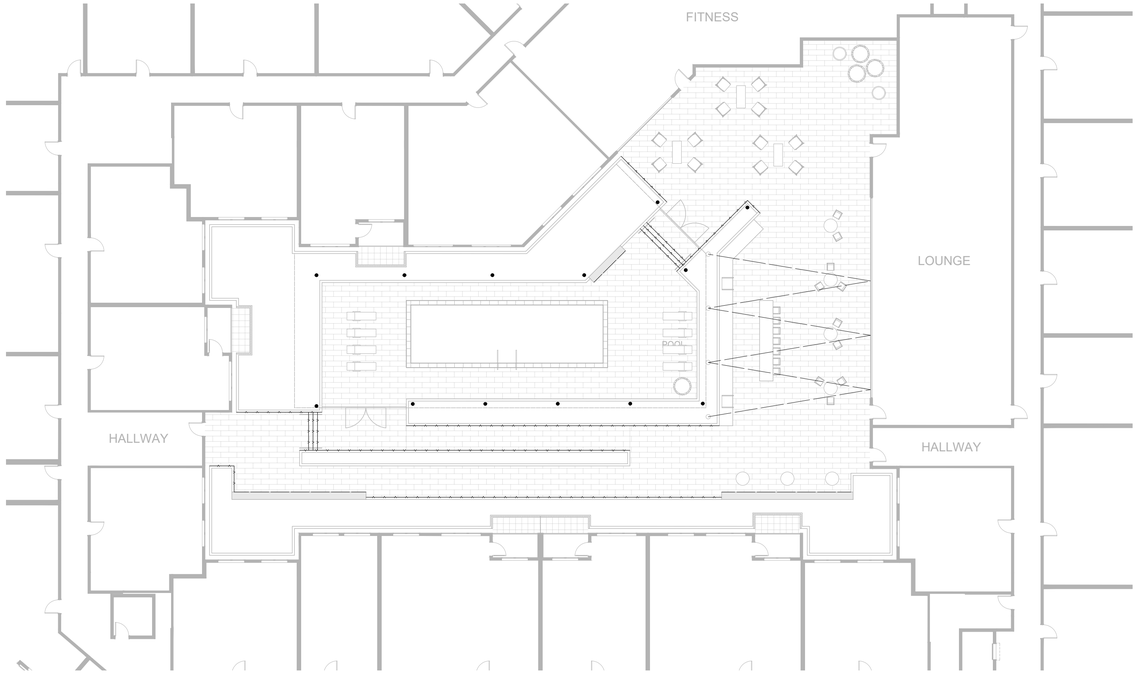
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SITE LIGHITNG SCHEDULES (COURTYARD)

Sheet Number

L506A

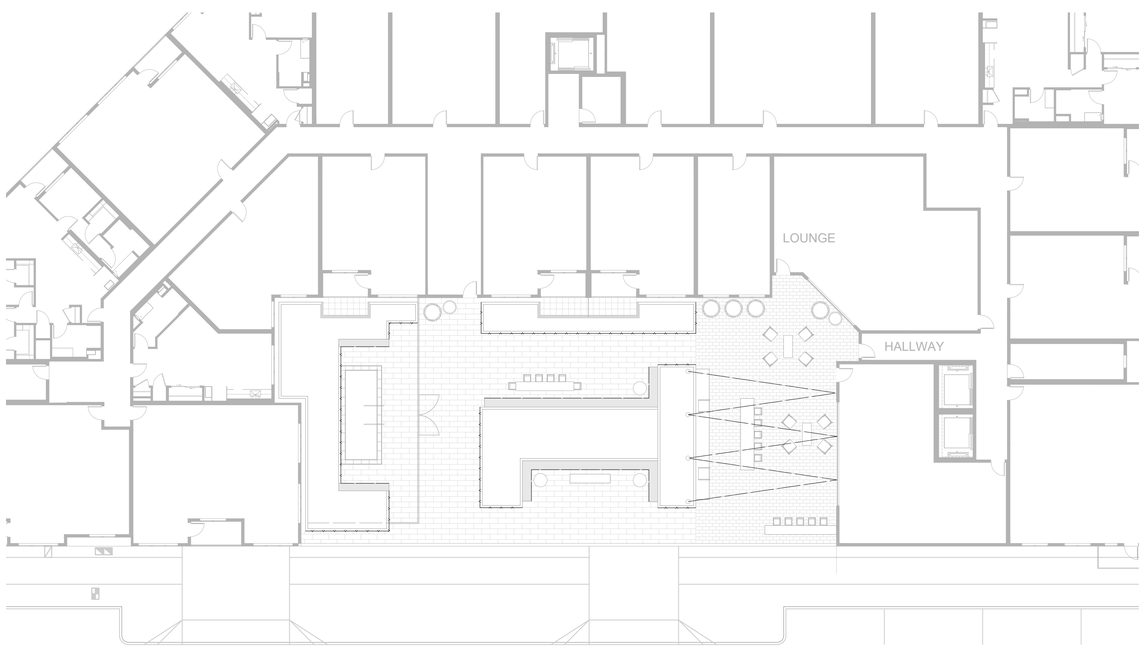
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2026-04-28



COURTYARD 'C3' - LEVEL 4

NORTH

GRAPHIC SCALE IN FEET
0 8 16 32



COURTYARD 'C4' - LEVEL 2

NORTH

GRAPHIC SCALE IN FEET
0 8 16 32

COURTYARD LIGHTING LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
_ _ ___ ___	CANTENARY STRING LIGHT
_ _ _ _ _ _ _	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
__ ___ ___ __	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
●	MODULAR BOLLARDS

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Key Plan



TRUE NORTH
PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

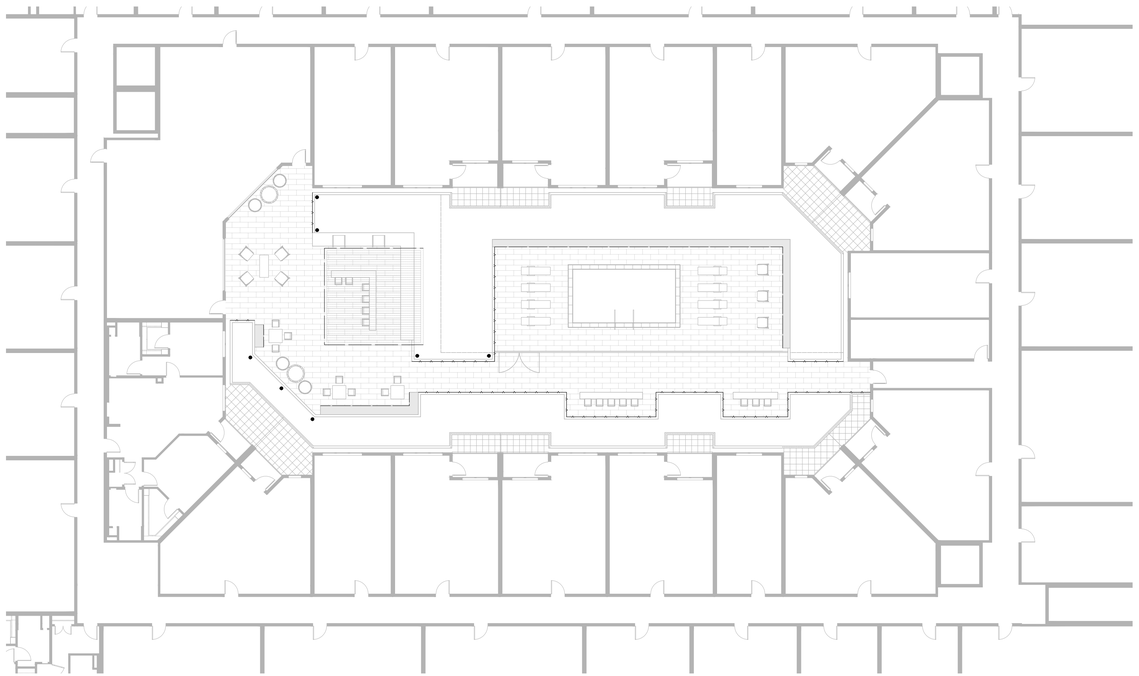
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SITE LIGHTING PLAN (COURTYARDS)

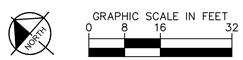
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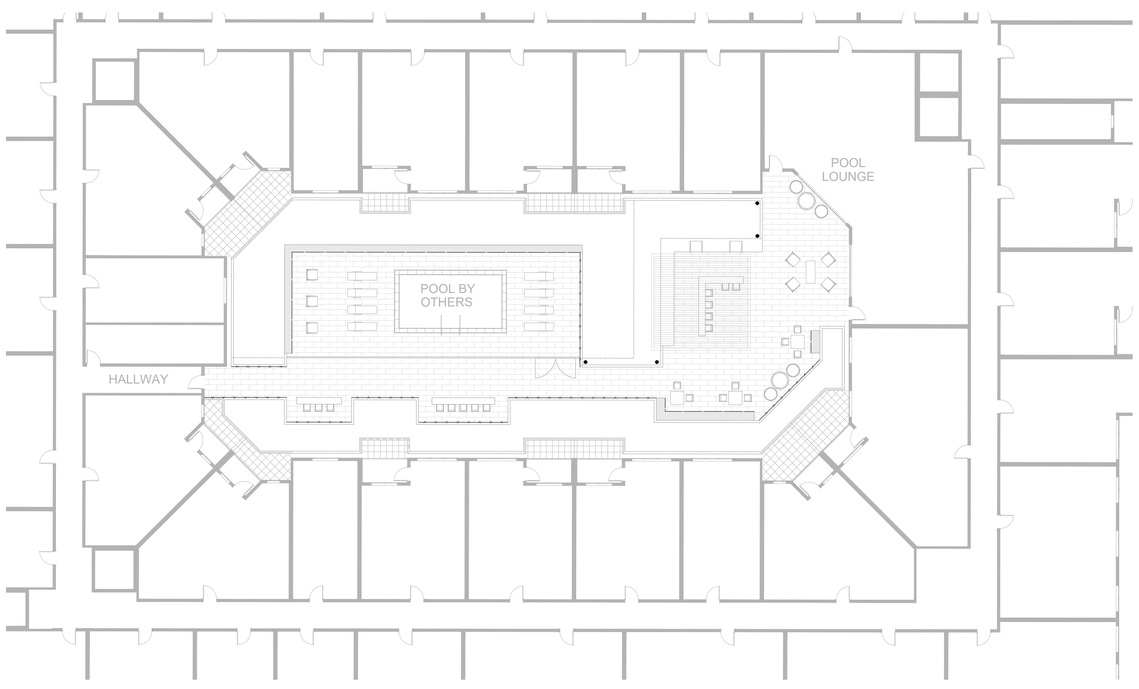
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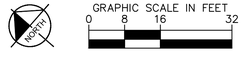


COURTYARD 'W2' - LEVEL 3





COURTYARD 'W3' - LEVEL 3



COURTYARD LIGHTING LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
_ ___ ___	CANTENARY STRING LIGHT
_ _ _ _ _ _ _	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
__ ___ ___ ___	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
●	MODULAR BOLLARDS

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Project No: 197543001

Sheet Title:

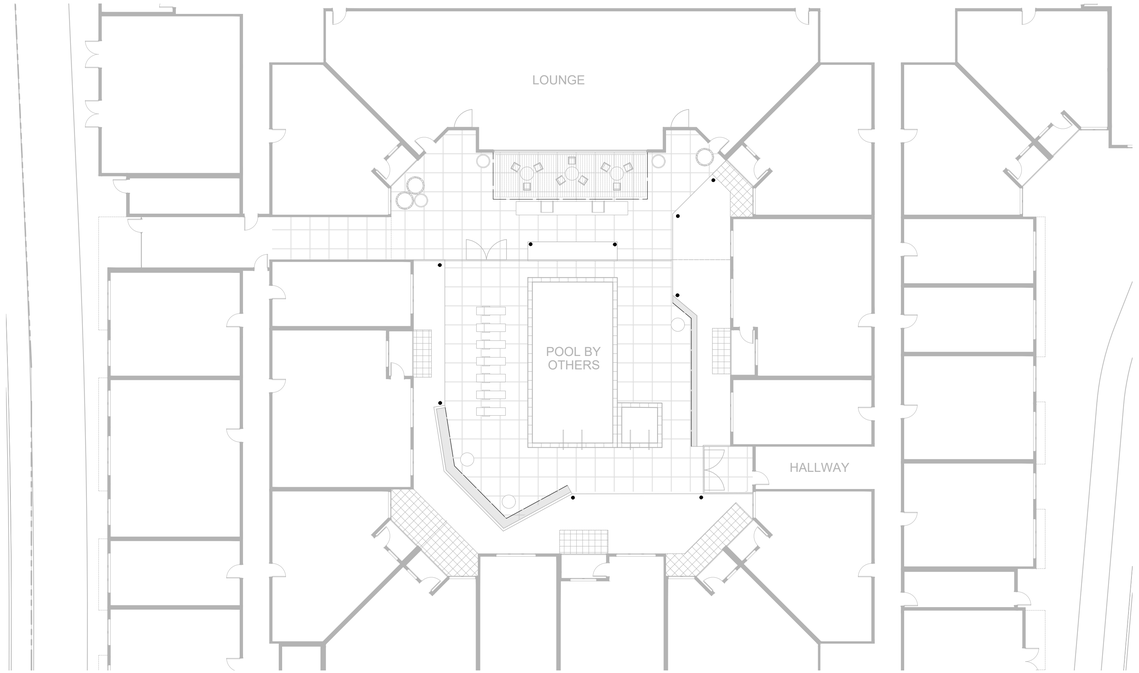
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SITE LIGHTING PLAN (COURTYARDS)

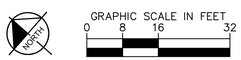
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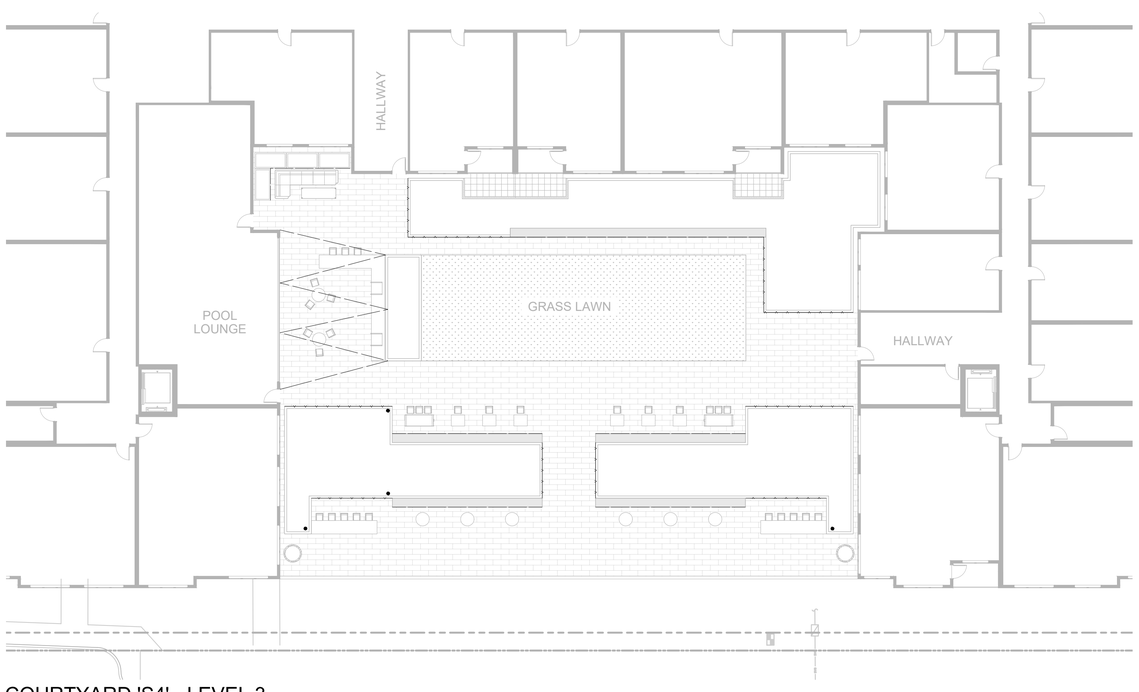
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2026-04-28



COURTYARD 'S3' (AT GRADE) - LEVEL 1



GRAPHIC SCALE IN FEET
0 8 16 32



COURTYARD 'S4' - LEVEL 3



GRAPHIC SCALE IN FEET
0 8 16 32

COURTYARD LIGHTING LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
_ ___ ___	CANTENARY STRING LIGHT
_ _ _ _ _ _ _	STEP/WALL LIGHT, 10.24"L. X 2.75" W, 3' O.C.
__ __ __ __	EMBEDDED LINEAR LED LIGHTING, 0.71" HT
●	MODULAR BOLLARDS

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Project No: 197543001

Sheet Title:

1

SITE LIGHTING PLAN (COURTYARDS)

Sheet Number

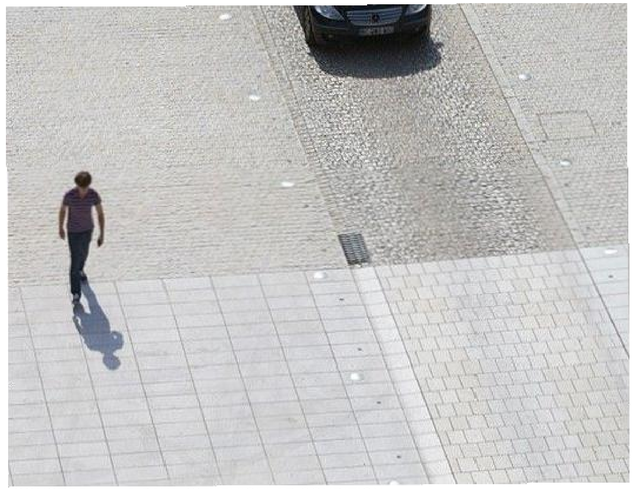
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HARDSCAPE



CONCRETE WALK AND SEATWALL



CONCRETE UNIT PAVERS, VEHICULAR CONDITION



CONCRETE UNIT PAVERS AT CROSSWALK



SHORT-TERM BIKE STORAGE



BIKE LANE PAVING



CONCRETE UNIT PAVERS



CONCRETE UNIT PAVERS

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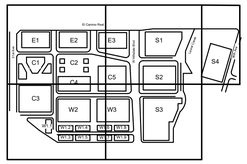
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Project No: 197543001

Sheet Title:

LANDSCAPE REFERENCE IMAGES - HARDSCAPE

Sheet Number

L801

FURNITURE



SEATWALL WITH PLANTING



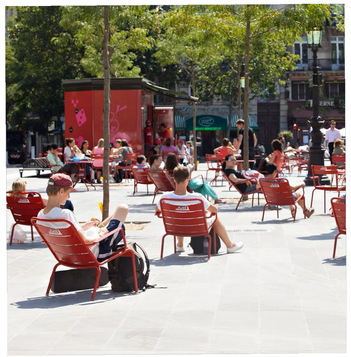
SEATWALL WITH PLANTING



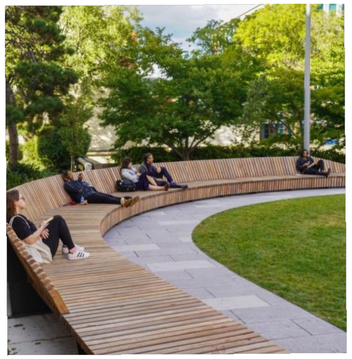
'FENNE' WOOD PLANTER BY YANYOU



'GENERATION 50' BENCH BY LANDSCAPE FORMS



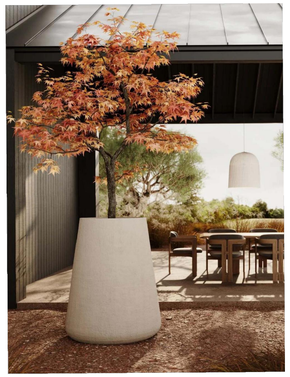
MOVABLE FURNITURE



PERMANENT WOOD SEATING



PERMANENT WOOD SEATING





'CONCLAY' PLANTERS BY YANYOU



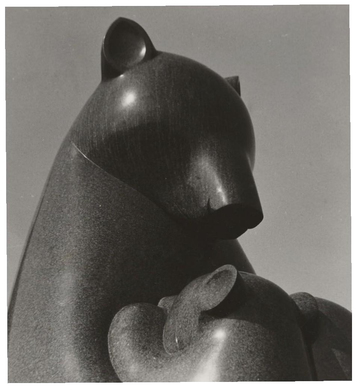
LOLL 'LOLLYGAGGER' LOUNGE CHAIR



CUSTOM LOUNGE FURNITURE



PAOLA LENTI 'LINEA' CHAISE LOUNGE



BUFANO SCULPTURE EXAMPLE



Chronicle / Kim Komenich



HILLSDALE SQUARE PLAY SCULPTURE



BUS SHELTER



WOOD GUARDRAIL FENCE



EXISTING CHAIN LINK FENCE

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2026-04-28

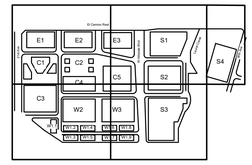
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Project No: 197543001

Sheet Title:

LANDSCAPE REFERENCE IMAGES - FURNITURE

Sheet Number

L802

FURNITURE



BAR HEIGHT SEATING



WOOD SCREEN WALL



OUTDOOR KITCHEN WITH GRILL



CATENARY LIGHTING



PLANTER POTS



TRELLIS



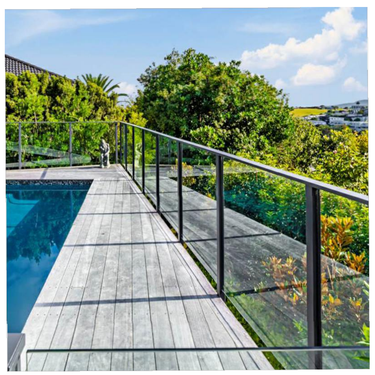
CONCRETE PAVERS



SANDSET PAVERS



BUILT IN SEATING



GLASS POOL ENCLOSURE GATE AND FENCE



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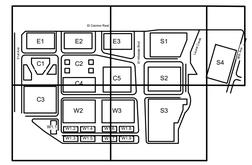
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Project No: 197543001

Sheet Title:

LANDSCAPE REFERENCE IMAGES - COURTYARD FURNITURE

Sheet Number

L803

LIGHTING



Symmetric



Asymmetric wide beam

Pole-top luminaires
symmetric or asymmetric wide beam light distribution

A series of pole top luminaires with symmetric or asymmetric wide beam light distribution. With an elegant form and extraordinary glare control, this luminaire provides visual interest both day and night. The very shallow profile of the optical housing is made possible by advancements in LED technology. The symmetric light distribution is ideal for illuminating squares, plazas and other open areas while the asymmetric wide beam light distribution is ideal for illuminating streets and pathways.

Die-cast aluminum · Clear acrylic diffuser with optical texture · Reflector made of pure anodized aluminum.

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations · Protection class IP 65



Pole-top luminaires · **symmetric**			
	LED	A	B
84 120	24.0 W	20⅝	22¼
84 147	47.2 W	29½	32⅝
84 305	101.0 W	29½	32⅝

Pole-top luminaires · **asymmetric wide beam**			
	LED	A	B
84 121	24.0 W	20⅝	22¼
84 148	47.2 W	29½	32⅝
84 306	101.0 W	29½	32⅝

Poles for above luminaires – see page 406 - 411.



STREET LIGHT + PEDESTRIAN SCALE POLE LIGHT 1:
POLE-TOP LUMINAIRE BY BEGA
SIZE: 25 FT HEIGHT

ARINI
Pole Mounted Illuminating Head

.hess

DESCRIPTION

ARINI merges illumination with striking design to bring a sense of place to stadia, convention centers, fairgrounds, theme parks, and other large scale gathering areas. Multiple luminaires combined with artistically styled poles add visual interest to feature spaces while generating functional general illumination. Choice of optics includes three rotationally symmetric distributions and two elliptical beam patterns to meet varying site lighting requirements. All hardware is stainless steel.

Date: _____ Type: _____ Catalog Number: _____

Project Name: _____



PROTECTED BY PRIMAR®



MULTI-DIRECTIONAL LIGHT: ARINI BY HESS
SIZE: 23 FT HEIGHT

Pole Description
Round pole is 4.5" and manufactured from seamless 6061 aluminum tubing and heat treated to produce a T6 temper. Nominal wall thickness is 0.125". Flush mounted hand hole cover includes two magni-coated fasteners.

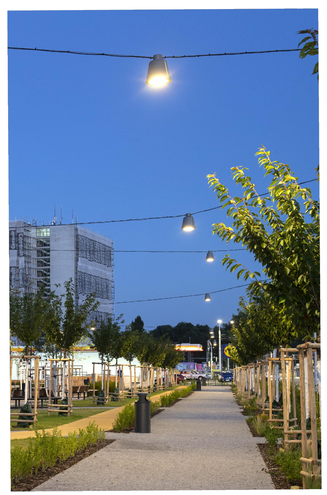
Mounting Offering



Single Column | Double Mount | Wall | Catenary



PEDESTRIAN LIGHT POLE 2 CENTENARY LIGHT: LANDSCAPE FORMS TUMBLER LIGHT
SIZE: 16 FT HEIGHT





EXISTING LIGHTS TO REMAIN
SIZE: 12 FT HEIGHT



EMBEDDED LINEAR LED LIGHTING
SIZE: 0.71 IN X 0.35 IN, LENGTH TBD

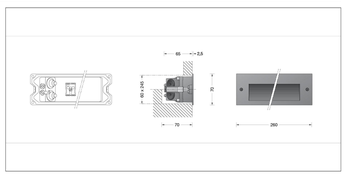
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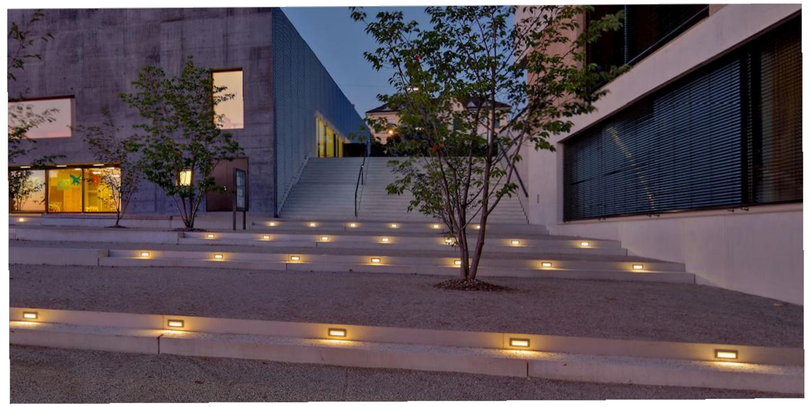
BEGA **24 880**

Recessed luminaire IP 65

Project · Reference number | Date







STEP LIGHT: BEGA 24880
SIZE: 10 IN W X 2.76 IN H X 2.56 IN H

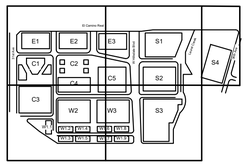
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Sheet Title:

LANDSCAPE REFERENCE IMAGES - LIGHTING

Sheet Number

L804

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STREET TREES



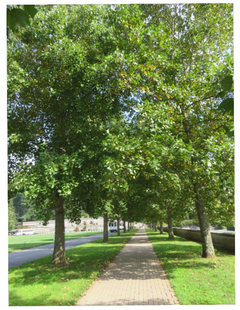
TILIA TOMENTOSA 'STERLING'
STERLING SILVER LINDEN



GINKGO BILOBA 'FAIRMOUNT'
FAIRMOUNT GINKGO



ULMUS 'FRONTIER'
FRONTIER ELM



LIRIODENDRON TULIPIFERA
TULIP POPLAR



LAGERSTROEMIA 'NATCHEZ'
CRAPE MYRTLE



PLATANUS RACEMOSA 'ROBERTS'
ROBERTS' WESTERN SYCAMORE

PARK TREES



CEDRUS ATLANTICA
ATLAS CEDAR



CEDRUS DEODARA
DEODAR CEDAR



PISTACIA CHINENSIS
CHINESE PISTACHE

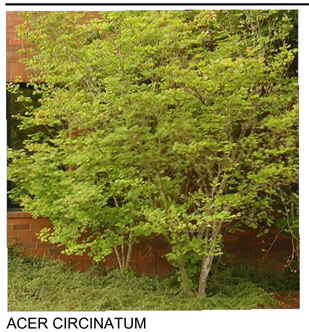


CERCIS CANADENSIS 'FOREST PANSY'
FOREST PANSY REDBUD



QUERCUS AGRIFOLIA
COAST LIVE OAK

GARDEN TREES



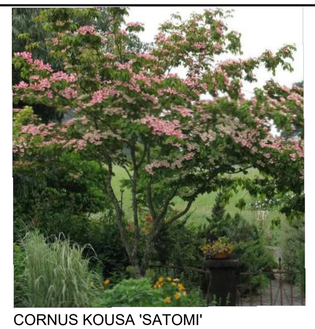
ACER CIRCINATUM
VINE MAPLE



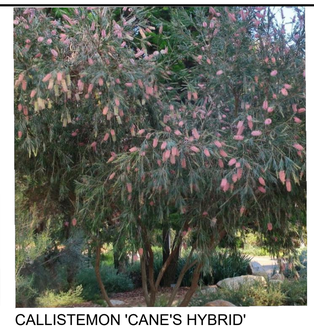
MAGNOLIA X SOULANGEANA
SAUCER MAGNOLIA



BETULA NIGRA
RIVER BIRCH



CORNUS KOUSA 'SATOMI'
KOUSA DOGWOOD



CALLISTEMON 'CANE'S HYBRID'
CANE'S BOTTLEBRUSH

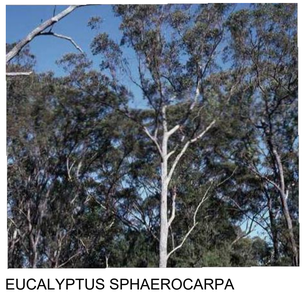
ALTERNATES



CORYMBIA CALOPHYLLA
MARRI



CORYMBIA MACULATA
SPOTTED GUM



EUCALYPTUS SPHAEROCARPA
BLACKDOWN STRINGYBARK

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2026-04-28

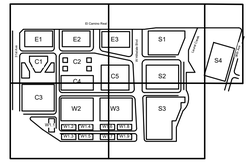
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Project No: 197543001

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LANDSCAPE REFERENCE IMAGES - PLANTING

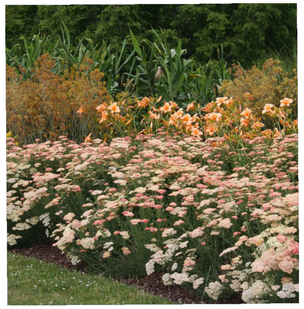
Sheet Number

L805

SHRUBS / GROUNDCOVER



ACACIA COGNATA 'COUSIN ITT'
LITTLE RIVER WATTLE



ACHILLEA MILLEFOLIUM 'SALMON BEAUTY' + 'SONOMA COAST'
YARROW



AGAVE ATTENUATA 'RAY OF LIGHT'
VARIEGATED FOX TAIL AGAVE



ARCTOSTAPHYLOS 'EMERALD CARPET'
EMERALD CARPET MANZANITA



BESCHORNERIA YUCCOIDES
'FLAMINGO GLOW'
VARIEGATED AMOLE



BOUGAINVILLEA



BOUTELOUA GRACILIS
'BLONDE AMBITION'
BLONDE AMBITION BLUE GRAMA



OLEA EUROPAEA 'MONTRA'
LITTLE OLLIE DWARF OLIVE



CAREX TUMULICOLA
FOOTHILL SEDGE



CEANOTHUS 'CONCHA'
CONCHA CALIFORNIA LILAC



CHONDROPETALUM TECTORUM
'EL CAMPO'
SMALL CAPE RUSH



CISTUS SALVIIFOLIUS
SAGELEAF ROCKROSE



COTINUS COGGYGRIA
SMOKE TREE



ECHEVERIA
HENS AND CHICKS



ERIGERON KARVINSKIANUS
LATIN AMERICAN FLEABANE



POLYSTICHUM MUNITUM
WESTERN SWORD FERN



FESTUCA MAIREI
ATLAS FESCUE



GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'
WAND FLOWER



SISYRINCHIUM BELLUM
WESTERN BLUE-EYED GRASS



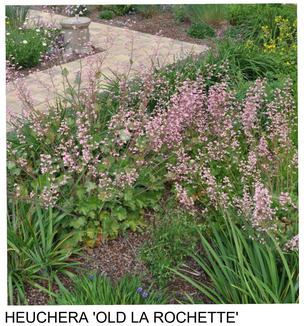
GREVILLEA LANIGERA
'MT TAMBORITHA'
WOOLLY GREVILLEA



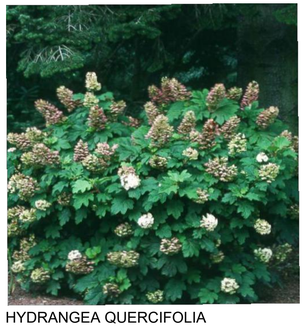
HELLEBORUS ARGUTIFOLIUS
HOLLY-LEAVED HELLEBORE



SALVIA ULIGINOSA
BOG SAGE



HEUCHERA 'OLD LA ROCHETTE'
CORAL BELLS



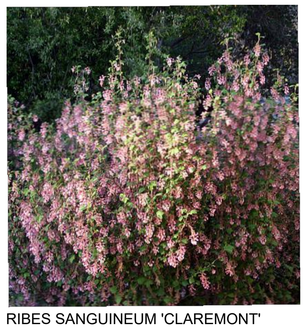
HYDRANGEA QUERCIFOLIA
'SNOW QUEEN'
SNOW QUEEN OAKLEAF HYDRANGEA



IRIS PCH
PACIFIC COAST HYBRID IRIS



SALVIA NEMOROSA 'MAY NIGHT'
MAY NIGHT MEADOW SAGE



RIBES SANGUINEUM 'CLAREMONT'
FLOWERING CURRANT



LEUCADENDRON 'LITTLE BIT'
LITTLE BIT CONE BUSH

k:\BAY_LDEV\197543001 - hillsdale redevelopment - mcm\03 CAD\plans\tentativemaster development plan\LLandscapeReferenceImages.dwg
2026-04-28

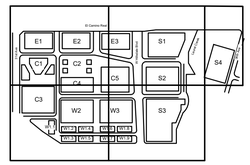
HSC Property Owner LLC

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Key Plan



TRUE NORTH

PROJECT NORTH

NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

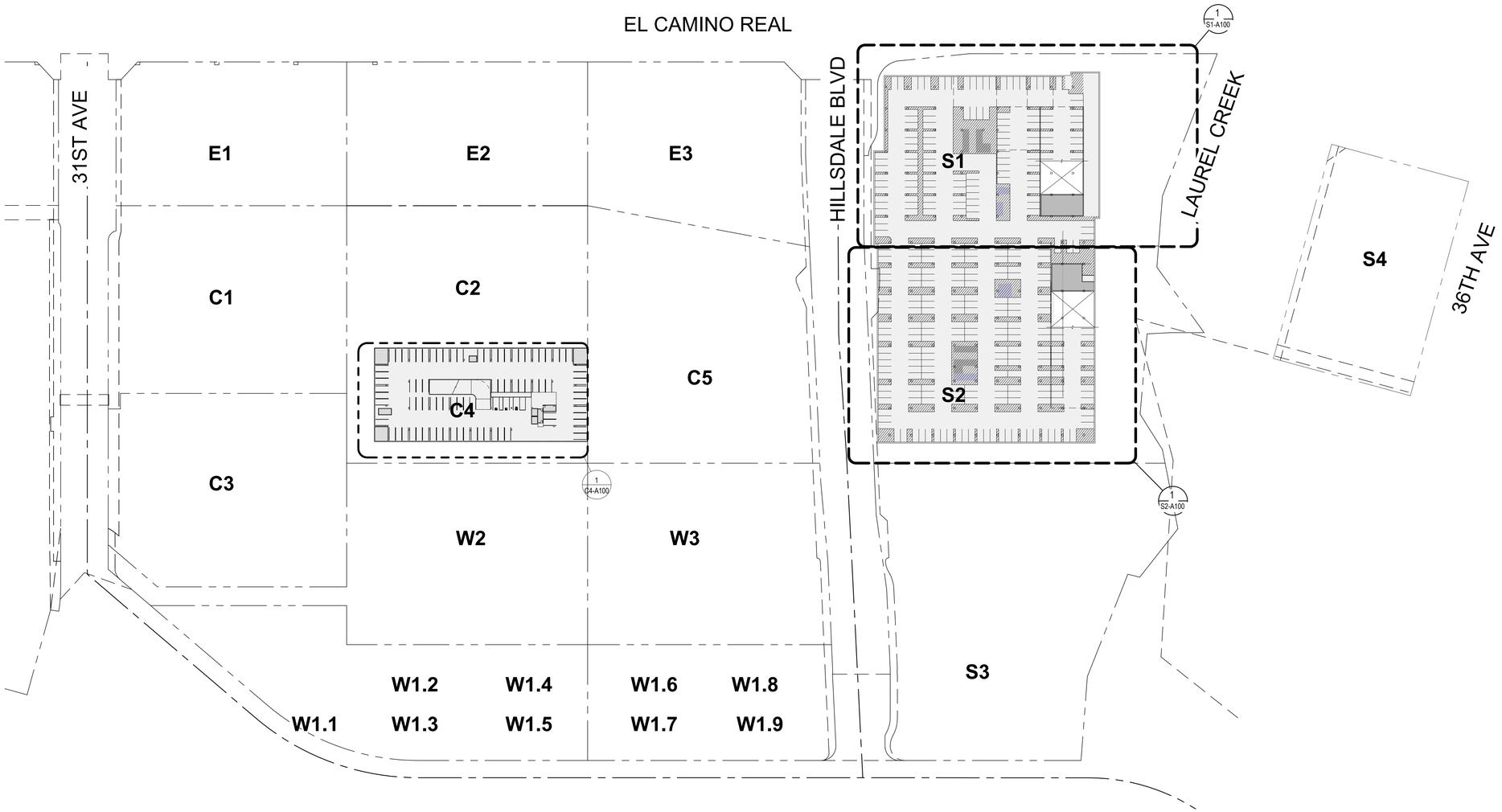
Project No: 197543001

Sheet Title:

LANDSCAPE REFERENCE IMAGES - PLANTING

Sheet Number

L806



1 BASEMENT LEVEL 2 SITE PLAN
1" = 80'-0"

N

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- VESTIBULE, TENANT LOBBY
- RETAIL, GROCER
- LEASE SPACE
- ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)
- RESIDENTIAL
- EXTERIOR TERRACE

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Project No: 197543001

Sheet Title:

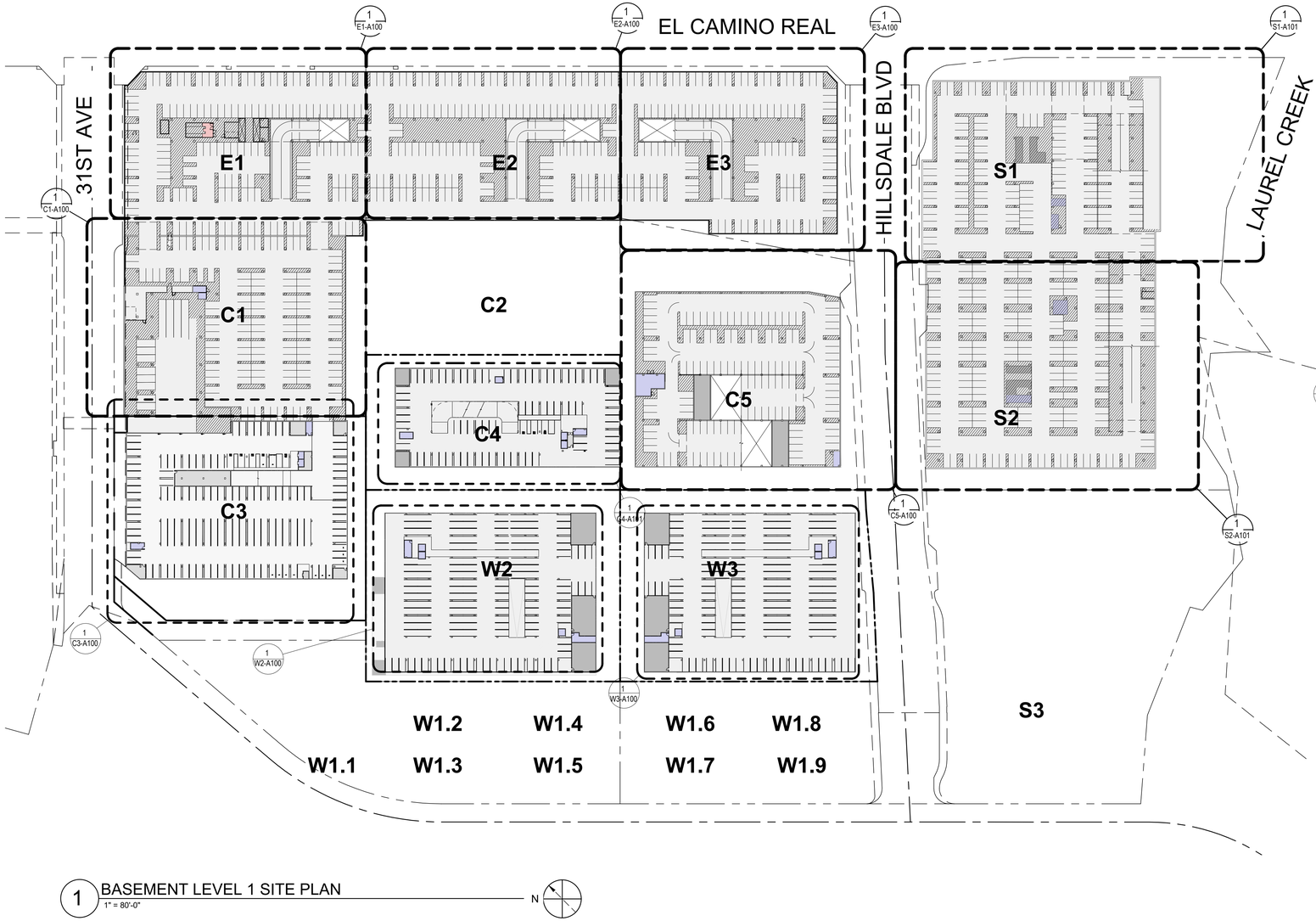
BASEMENT LEVEL 2 SITE PLAN

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

Sheet Number

A001

K:\BAY_LDE\197543001 - Hillsdale Redevelopment - MCM\00 CAD\PlanSheets\Master Development Plan\A-BasementLevel2.dwg
2026-04-28



1 BASEMENT LEVEL 1 SITE PLAN
1" = 80'-0"

N

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- VESTIBULE, TENANT LOBBY
- RETAIL, GROCER
- LEASE SPACE
- ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)
- RESIDENTIAL
- EXTERIOR TERRACE

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PROJECT NORTH

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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 197543001

Sheet Title:

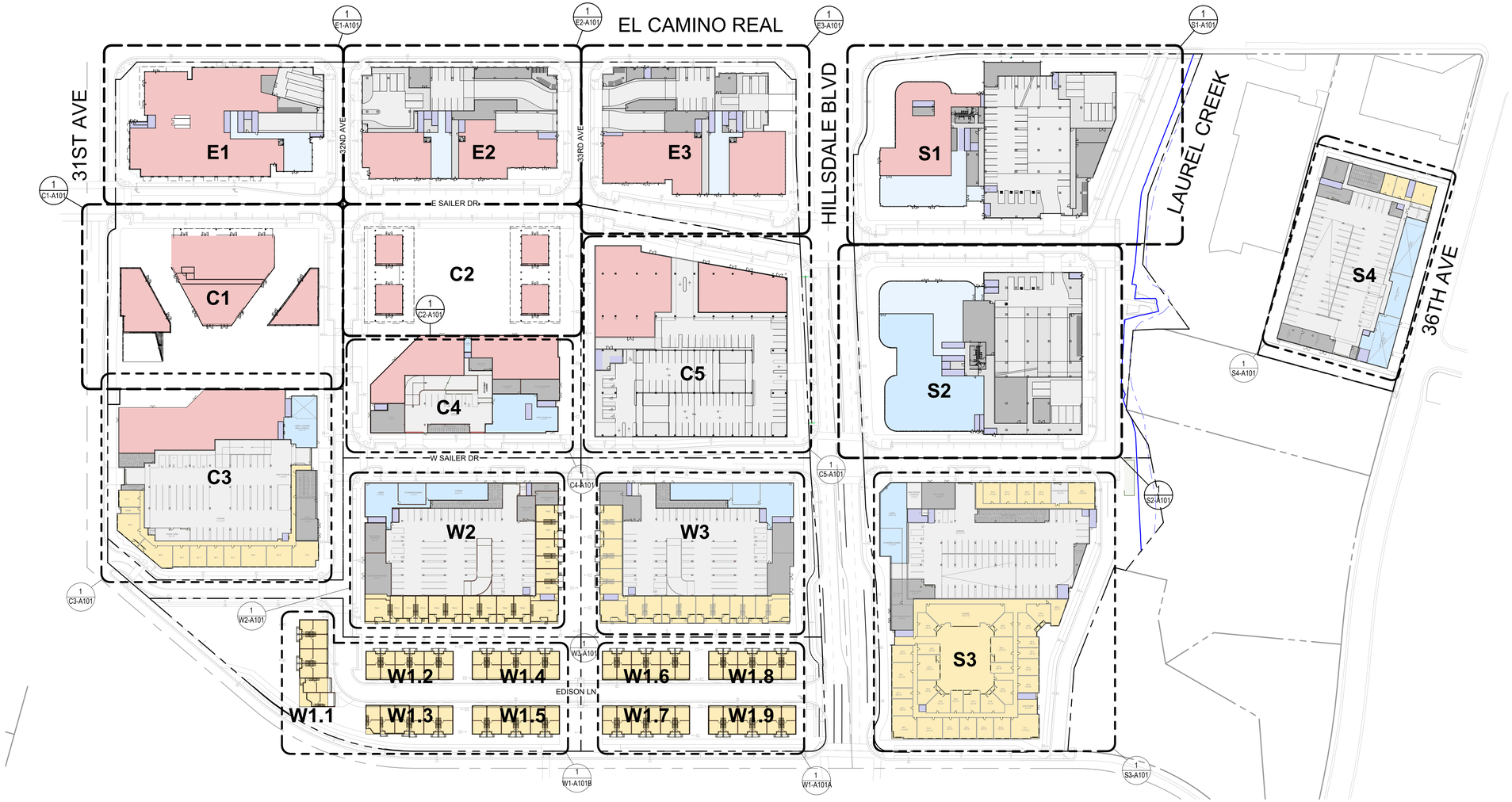
BASEMENT LEVEL 1 SITE PLAN

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

Sheet Number

A002

K:\BAY_LDEV\197543001 - Hillsdale Redevelopment - MCM\03 CADD\PlanSheets\Master Development Plan\A-BasementLevel1.dwg
2026-04-28



1 GROUND LEVEL SITE PLAN
1" = 80'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY
- FOR WASTE/ TRASH MANAGEMENT STAGING AREA, SEE BLDG PLANS
- SECURITY LIGHTING FOR COMMERCIAL USES SHOWN ON INTERIOR SIDE OF GROUND LEVEL ENTRIES

LEGEND

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

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

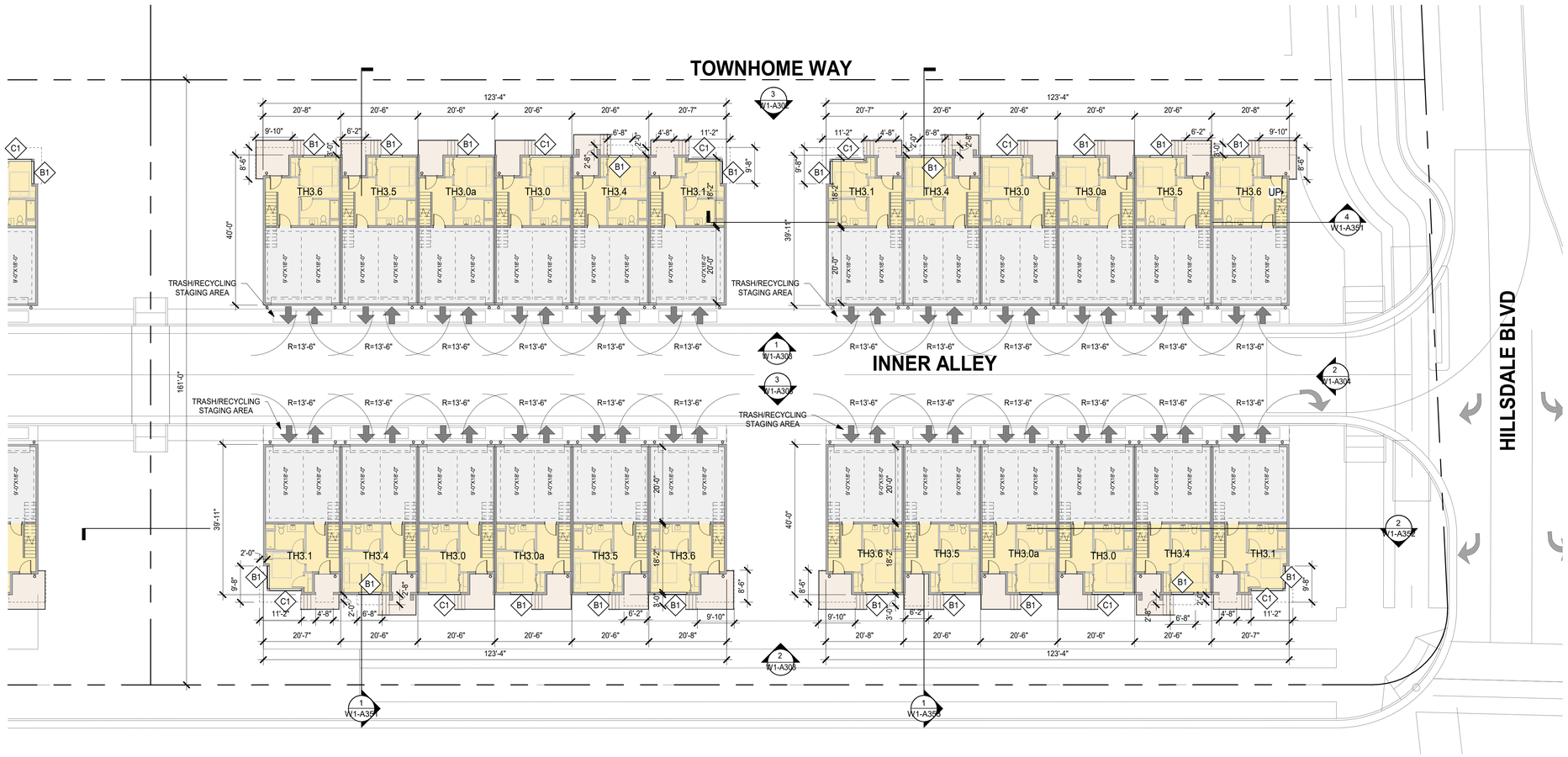
GROUND LEVEL SITE PLAN

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

Sheet Number

A003

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1 W1 - GROUND LEVEL PLAN - ZONE A
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING W1

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
GROUND	108	0	0	0	0	0	0	0	0	0	108
TOTAL	108	0	0	0	0	0	0	0	0	0	**108**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS, LOADING
- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32"

HSC Property Owner LLC

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Key Plan



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Project No: 23.04025.00

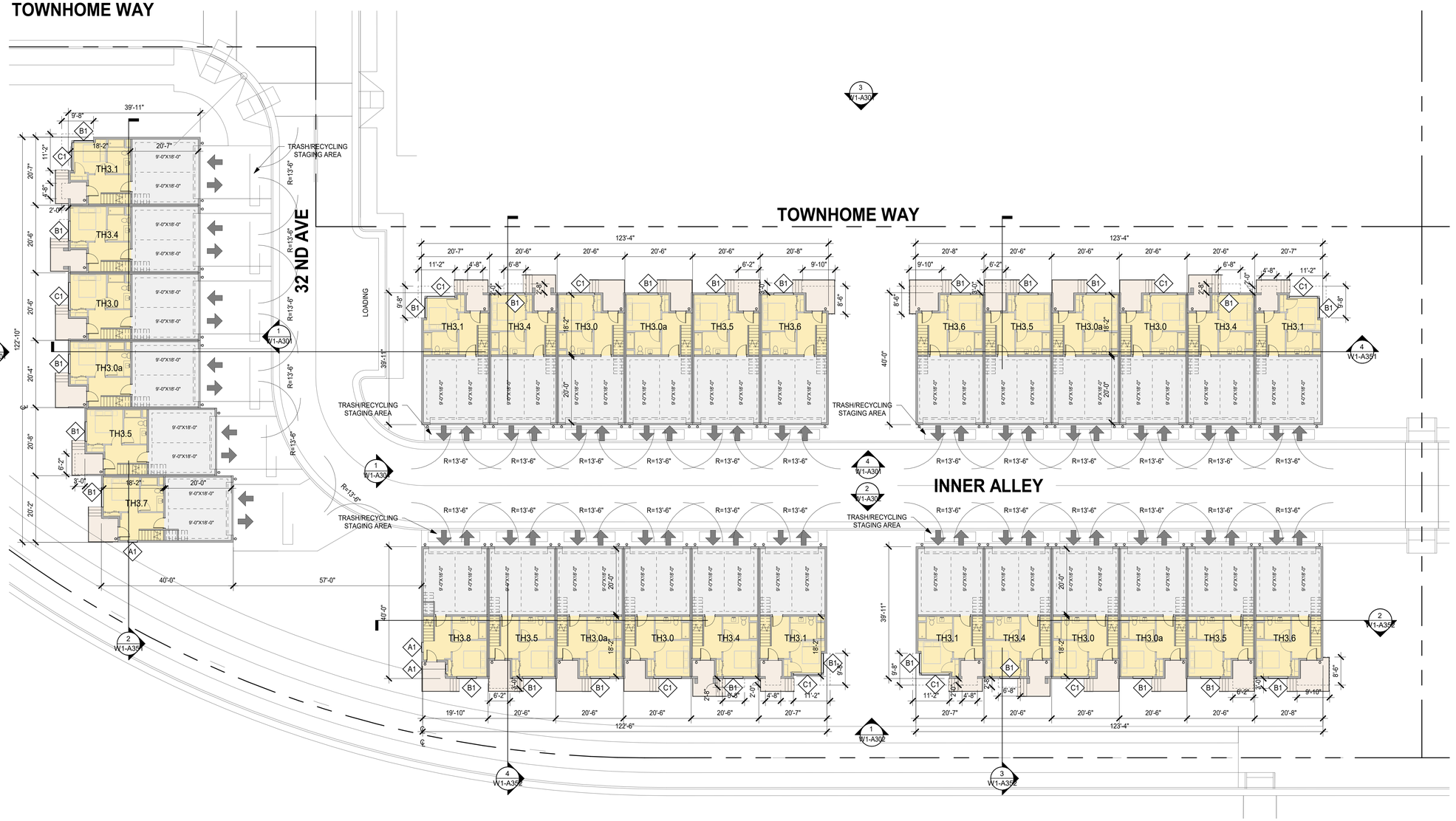
Sheet Title:

W1 - GROUND LEVEL PLAN - ZONE A

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

Sheet Number

W1-A101A



SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS, LOADING
- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY

PARKING STALL TABULATION - BUILDING W1

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
GROUND	108	0	0	0	0	0	0	0	0	0	108
TOTAL	108	0	0	0	0	0	0	0	0	0	**108**

1 W1 - GROUND LEVEL PLAN - ZONE B
1/16" = 1'-0"

0' 8' 16' 32"

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Project No: 23.04025.00

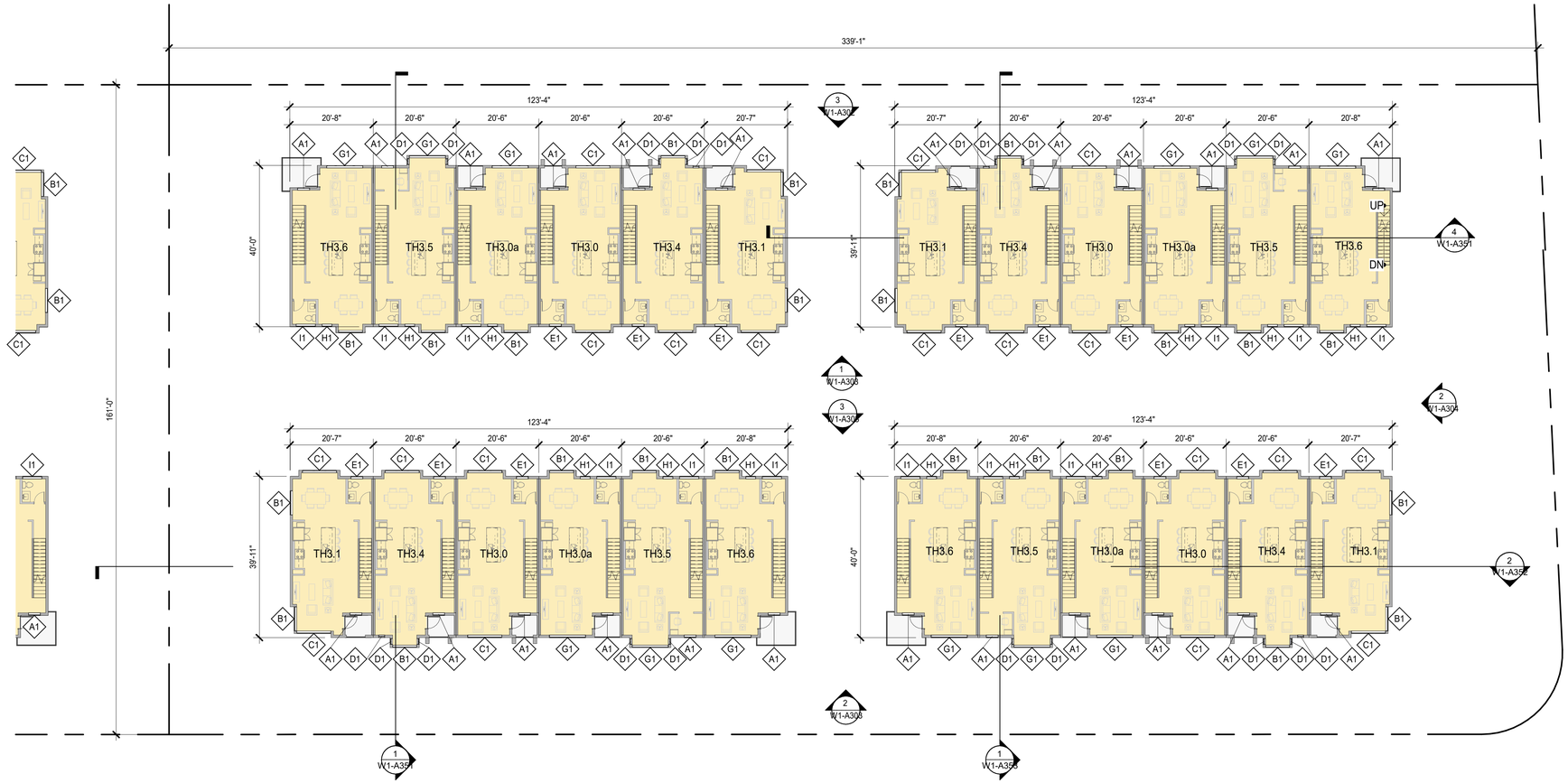
Sheet Title:

W1 - GROUND LEVEL PLAN - ZONE B

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

Sheet Number

W1-A101B



1 W1 - LEVEL 2 PLAN - ZONE A
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS, LOADING
- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

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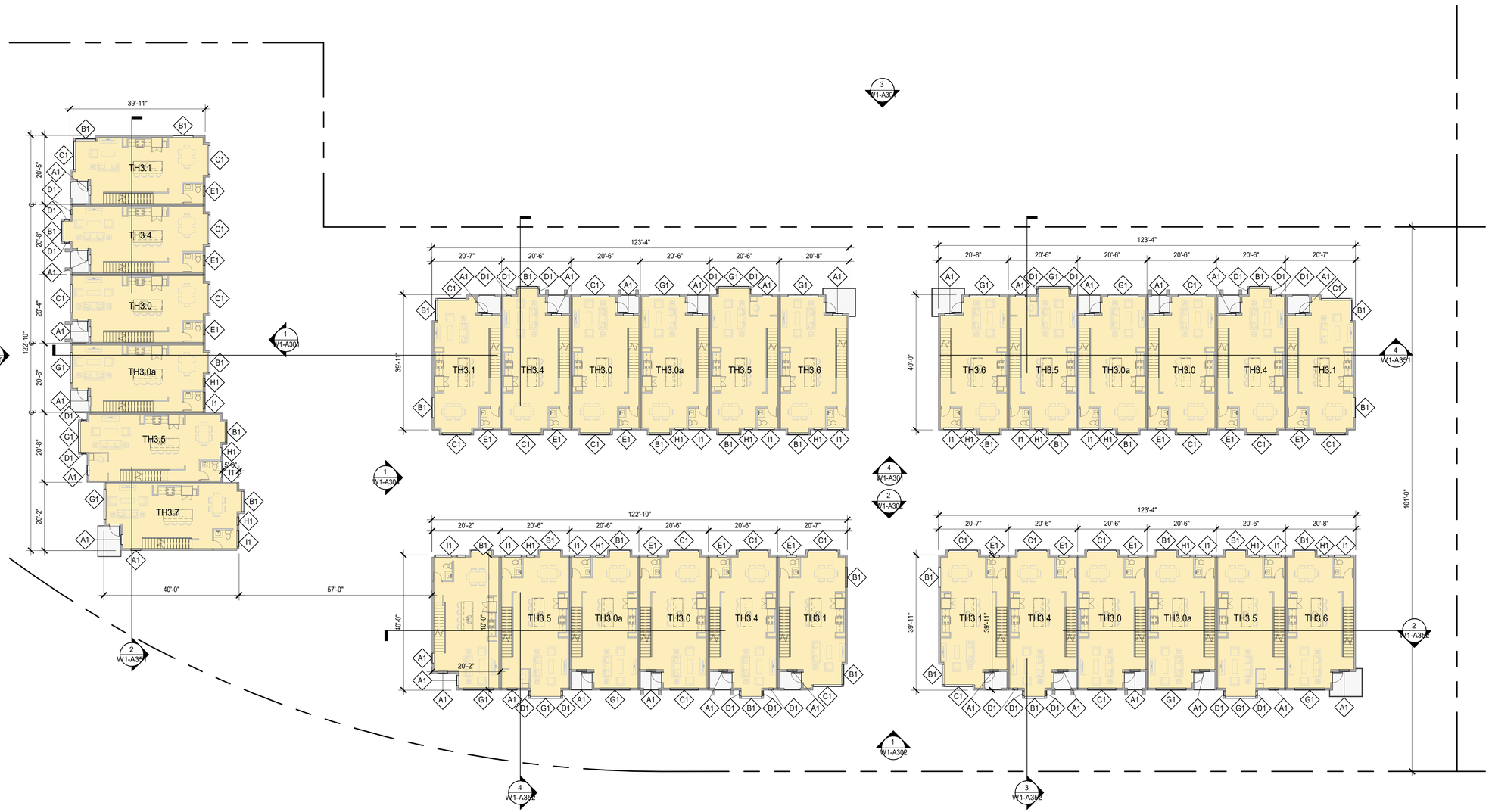
Sheet Title:

W1 - LEVEL 2 PLAN - ZONE A

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

Sheet Number

W1-A102A



1 W1 - LEVEL 2 PLAN - ZONE B
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS, LOADING
- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

HSC Property Owner LLC

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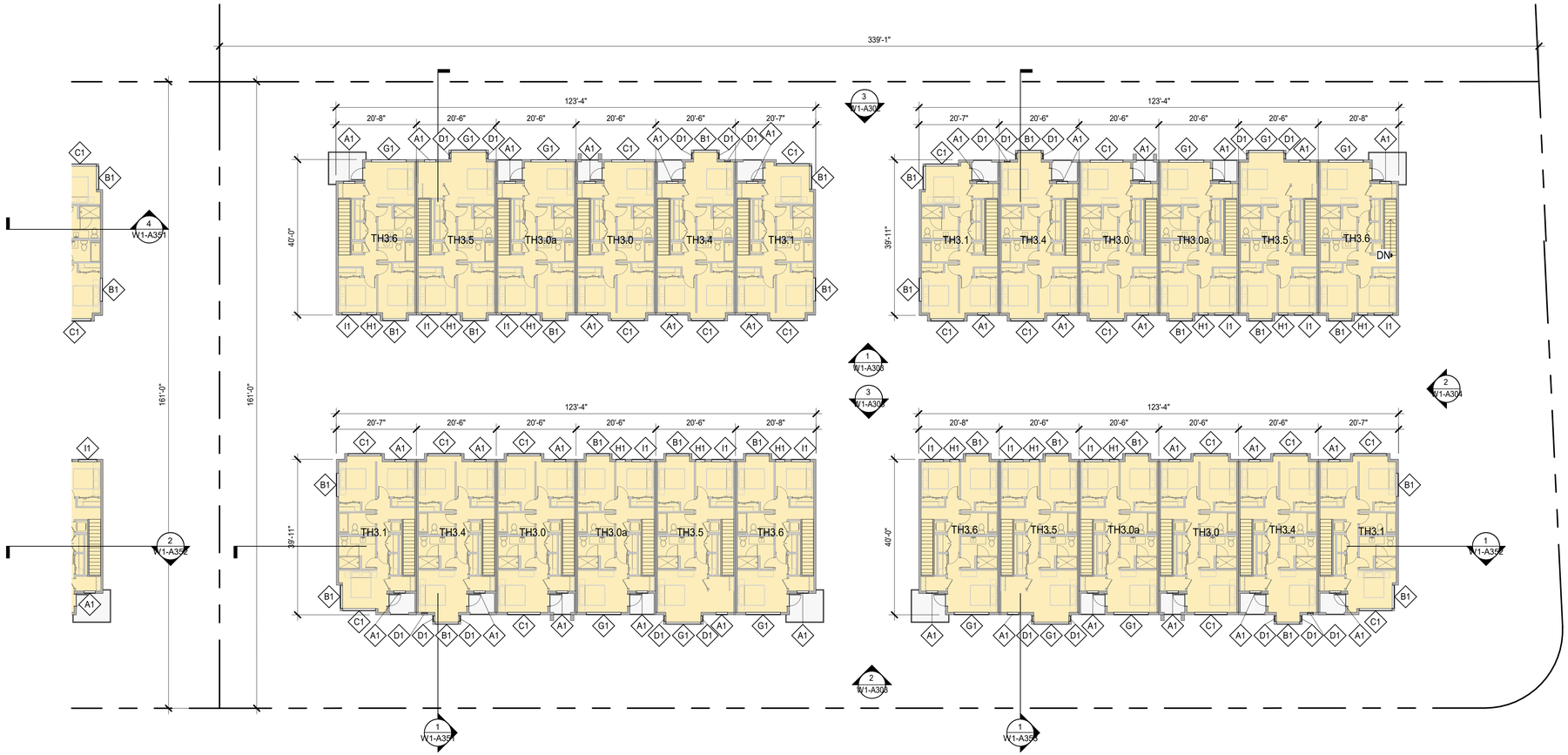
Sheet Title:

W1 - LEVEL 2 PLAN - ZONE B

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

Sheet Number

W1-A102B



1 W1 - LEVEL 3 PLAN - ZONE A
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS, LOADING
- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

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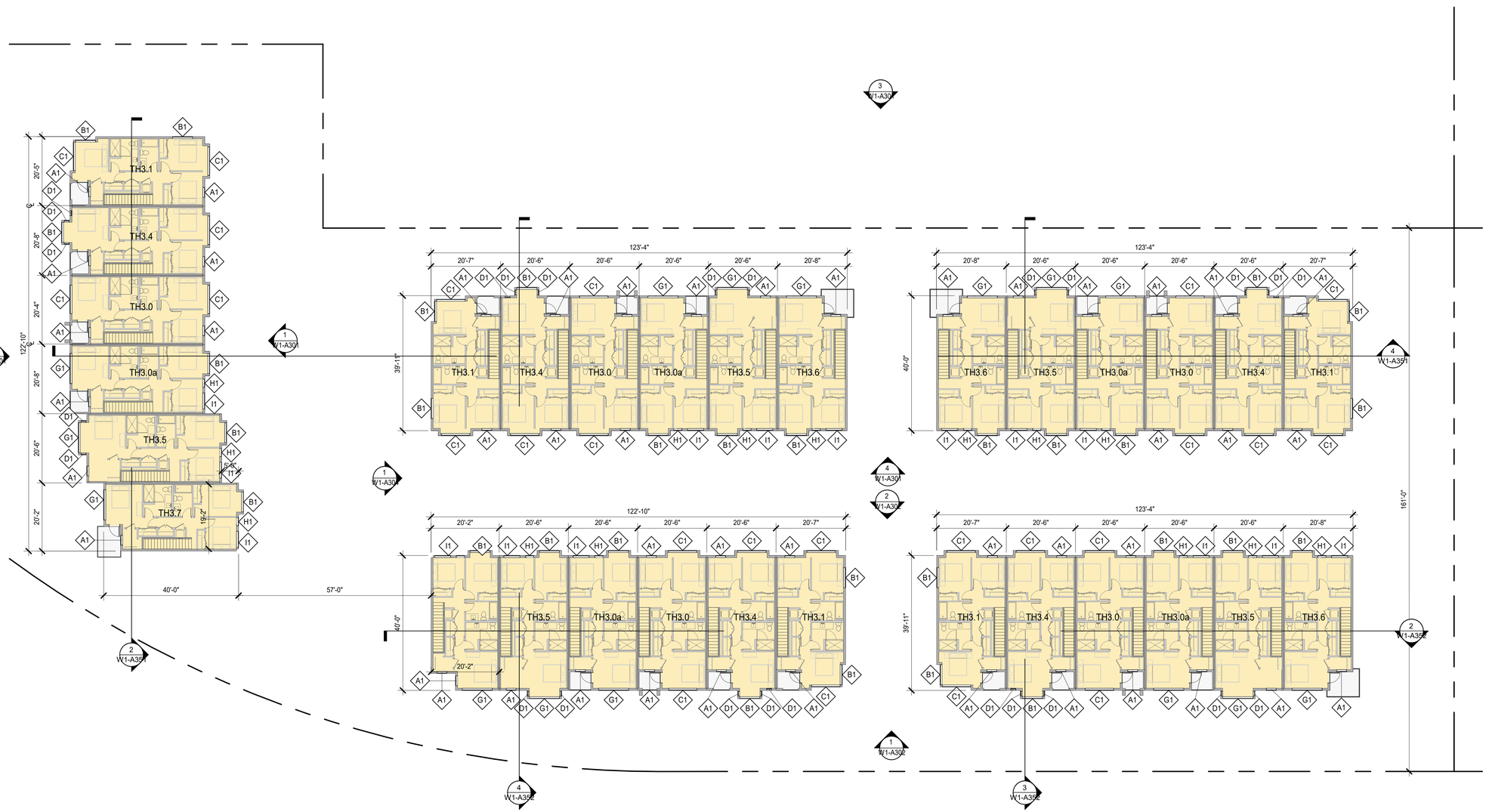
Sheet Title:

W1 - LEVEL 3 PLAN - ZONE A

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

Sheet Number

W1-A103A



1 W1 - LEVEL 3 PLAN - ZONE B
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS, LOADING
- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

HSC Property Owner LLC

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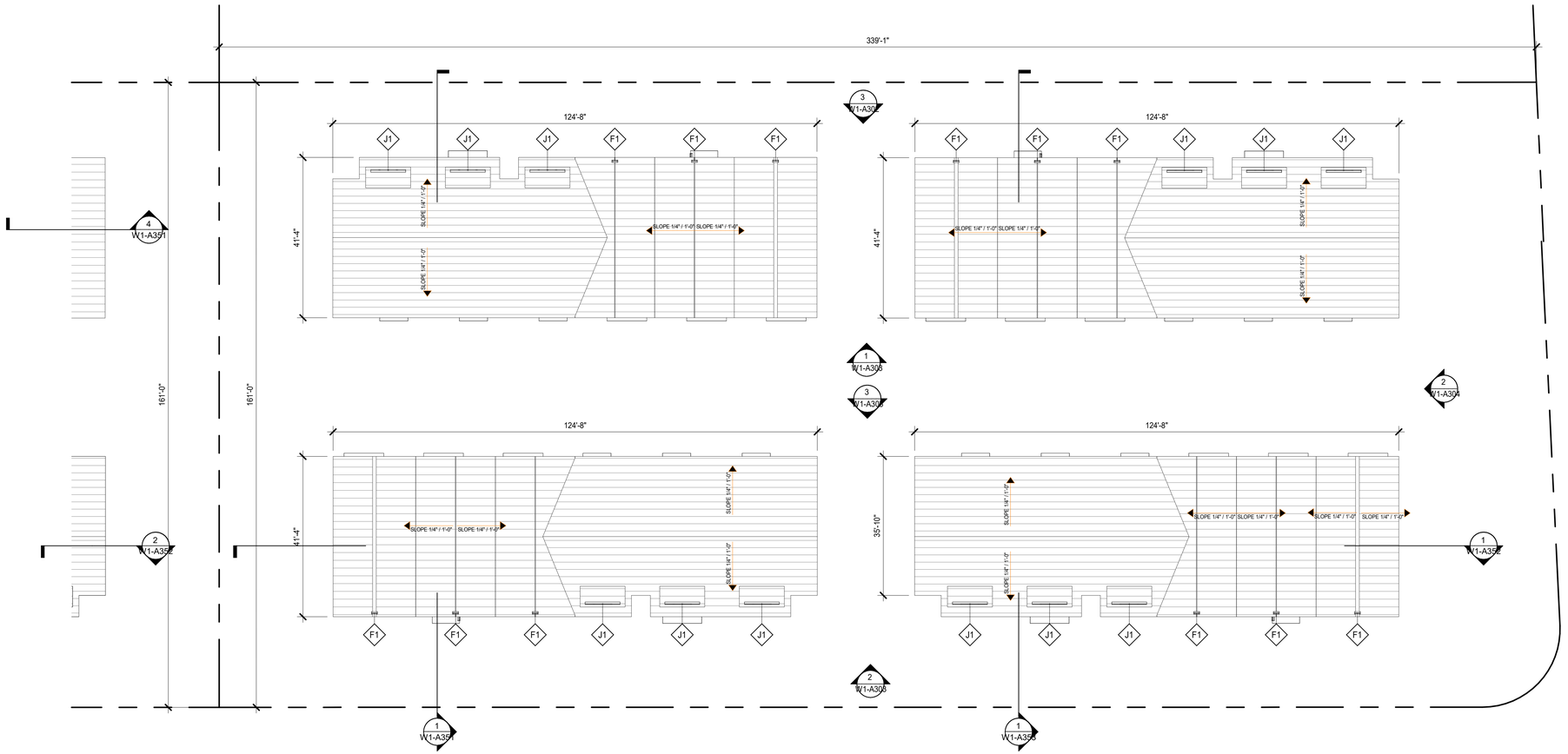
Sheet Title:

W1 - LEVEL 3 PLAN - ZONE B

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

Sheet Number

W1-A103B



1 W1 - ROOF LEVEL PLAN - ZONE A
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
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- VEHICULAR CIRCULATION
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- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

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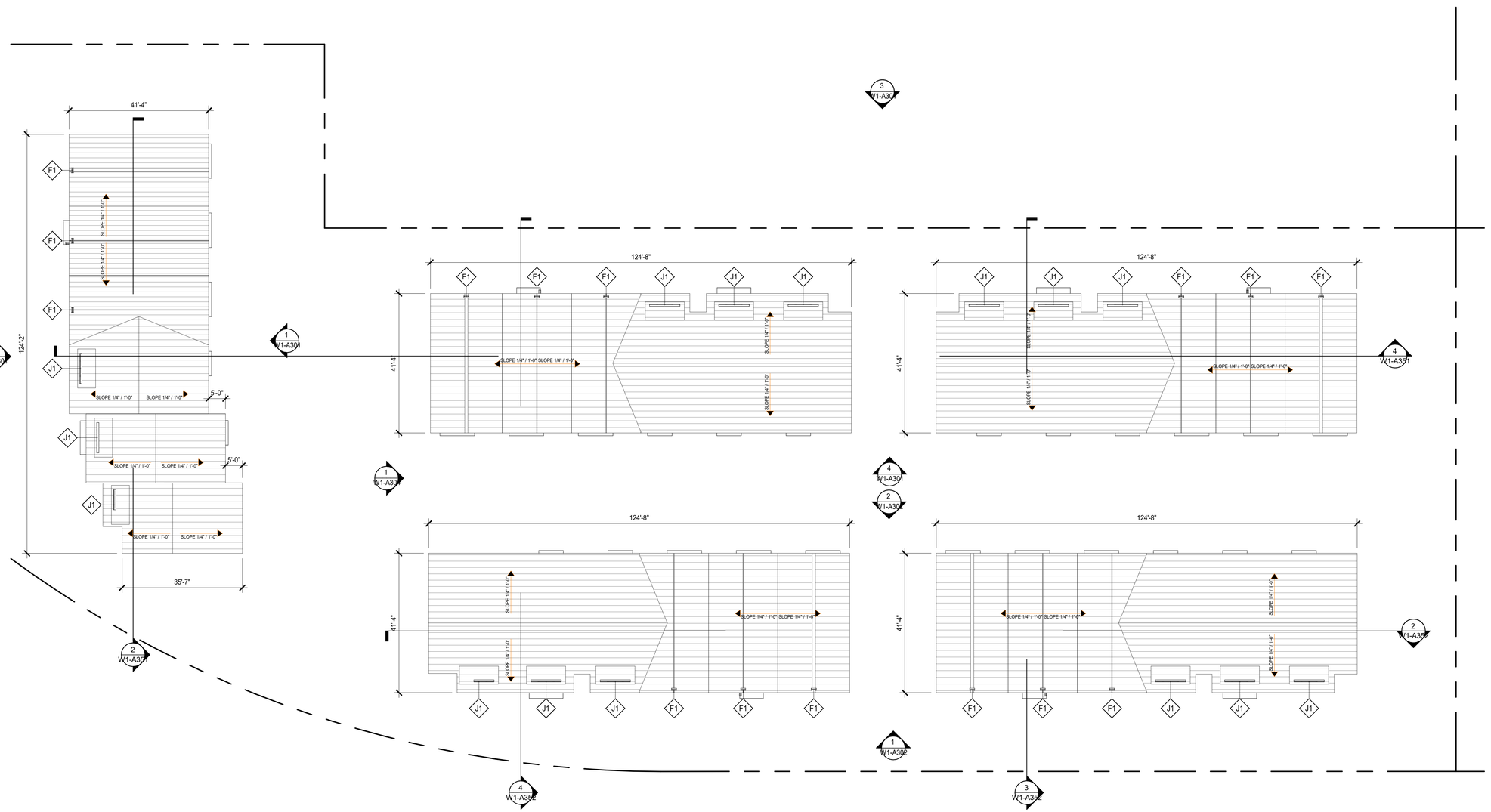
Sheet Title:

W1 - ROOF LEVEL PLAN - ZONE A

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

Sheet Number

W1-A104A



1 W1 - ROOF LEVEL PLAN - ZONE B
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS, LOADING
- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

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Project No: 23.04025.00

Sheet Title:

W1 - ROOF LEVEL PLAN - ZONE B

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

Sheet Number

W1-A104B



2 W1 NORTHWEST PERSPECTIVE
1" = 1'-0"



1 W1 SOUTHEST PERSPECTIVE
1" = 1'-0"

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Project No: 23.04025.00

Sheet Title:

W1 - PERSPECTIVE VIEWS

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

Sheet Number

W1-A300



4 W1.2 & W1.4 INNER ALLEY ELEVATION
1/16" = 1'-0"



3 W1.1, W1.2, W1.4 TOWNHOME WAY ELEVATION
1/16" = 1'-0"



2 W1.1 WEST ELEVATION
1/16" = 1'-0"



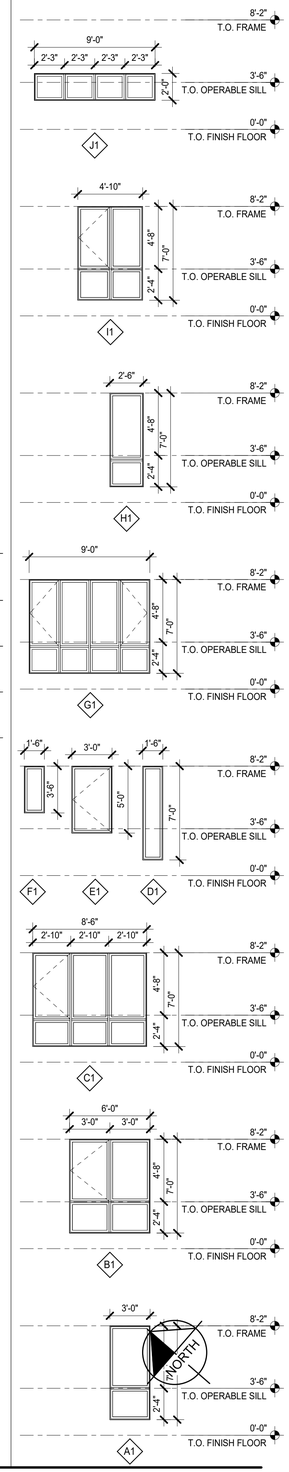
1 W1.1 EAST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET W1-A310 FOR MATERIAL PHOTOGRAPHS

- (01) **METAL:** DARK COLOR
- (08) **BRICK:** MEDIUM TONE
- (09) **BRICK:** LIGHT TONE
- (15) **CONCRETE:** COOL COLOR
- (19) **WOOD LOOK MATERIAL:** DARKER TONE
- (21) **FIBER CEMENT SIDING:** LIGHTER TONE
- (24) **PLASTER:** DARK TONE
- (25) **PLASTER:** MEDIUM TONE
- (26) **PLASTER:** LIGHT TONE
- (28) **VINYL:** DARK COLOR
- (30) **FIBER CEMENT SIDING:** DARKER TONE

WINDOW LEGEND



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Project No: 23.04025.00

Sheet Title:

W1 - BUILDING ELEVATIONS

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

Sheet Number

W1-A301



3 W1.6 & W1.8 TOWNHOME WAY ELEVATION
1/16" = 1'-0"

2 W1.3 & W1.5 INNER ALLEY ELEVATION
1/16" = 1'-0"



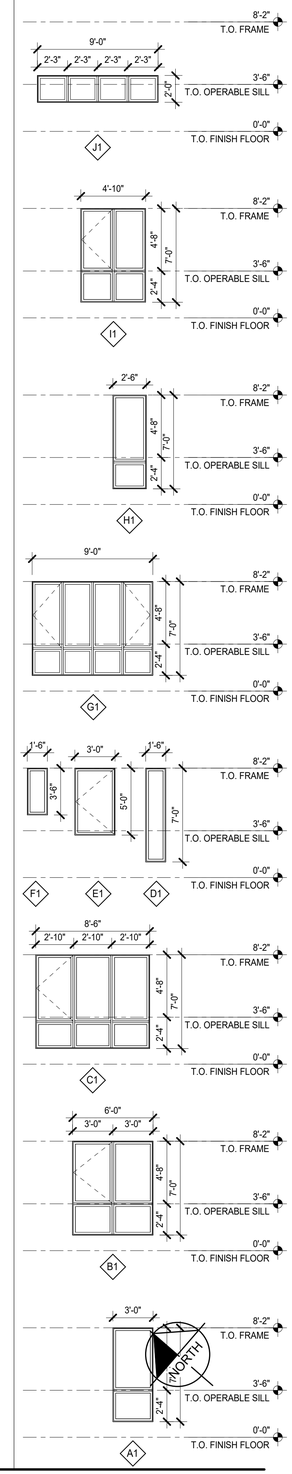
1 W1.1, W1.3, W1.5 EDISON ST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET W1-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR
(08) **BRICK:** MEDIUM TONE
(09) **BRICK:** LIGHT TONE
(15) **CONCRETE:** COOL COLOR
(19) **WOOD LOOK MATERIAL:** DARKER TONE
(21) **FIBER CEMENT SIDING:** LIGHTER TONE
(24) **PLASTER:** DARK TONE
(25) **PLASTER:** MEDIUM TONE
(26) **PLASTER:** LIGHT TONE
(28) **VINYL:** DARK COLOR
(30) **FIBER CEMENT SIDING:** DARKER TONE

WINDOW LEGEND



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Key Plan



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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00
Sheet Title:

W1 - BUILDING ELEVATIONS

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

W1-A302



3 W1.7 & W1.9 INNER ALLEY ELEVATION
1/16" = 1'-0"



2 W1.7 & W1.9 EDISON ST ELEVATION
1/16" = 1'-0"



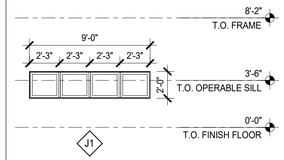
1 W1.6 & W1.8 INNER ALLEY ELEVATION
1/16" = 1'-0"

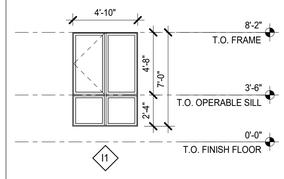
EXTERIOR MATERIAL LEGEND

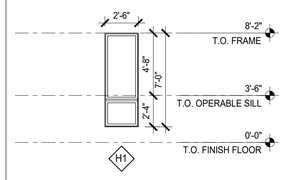
REFER TO SHEET W1-A310 FOR MATERIAL PHOTOGRAPHS

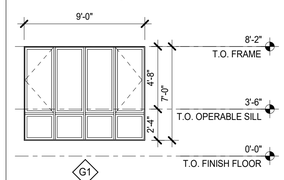
- (01) **METAL:** DARK COLOR
- (08) **BRICK:** MEDIUM TONE
- (09) **BRICK:** LIGHT TONE
- (15) **CONCRETE:** COOL COLOR
- (19) **WOOD LOOK MATERIAL:** DARKER TONE
- (21) **FIBER CEMENT SIDING:** LIGHTER TONE
- (24) **PLASTER:** DARK TONE
- (25) **PLASTER:** MEDIUM TONE
- (26) **PLASTER:** LIGHT TONE
- (28) **VINYL:** DARK COLOR
- (30) **FIBER CEMENT SIDING:** DARKER TONE

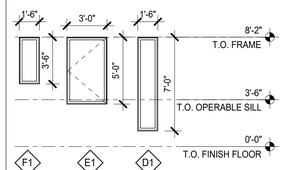
WINDOW LEGEND

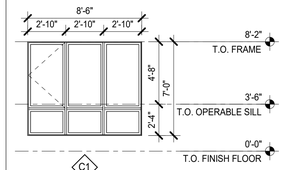


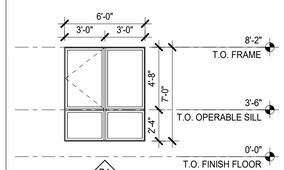


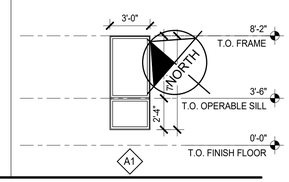












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Key Plan



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	APPLICATION CHECKLIST PLANS	10-17-2025
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Project No: 23.04025.00

Sheet Title:

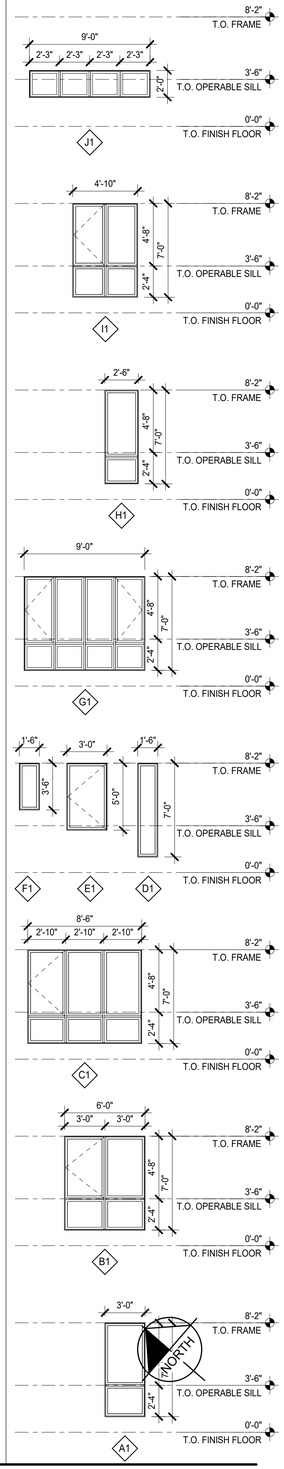
W1 - BUILDING ELEVATIONS

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

Sheet Number

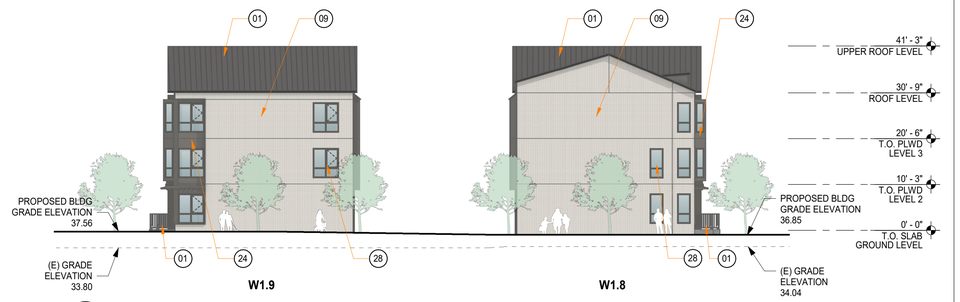
W1-A303

WINDOW LEGEND





2 W1.2 & W1.3 EAST ELEVATION
1/16" = 1'-0"



1 W1.8 & W1.9 WEST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET W1-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR
(08) **BRICK:** MEDIUM TONE
(09) **BRICK:** LIGHT TONE
(15) **CONCRETE:** COOL COLOR
(19) **WOOD LOOK MATERIAL:** DARKER TONE
(21) **FIBER CEMENT SIDING:** LIGHTER TONE
(24) **PLASTER:** DARK TONE
(25) **PLASTER:** MEDIUM TONE
(26) **PLASTER:** LIGHT TONE
(28) **VINYL:** DARK COLOR
(30) **FIBER CEMENT SIDING:** DARKER TONE

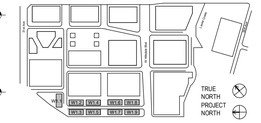
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Project No: 23.04025.00

Sheet Title:

W1 - BUILDING ELEVATIONS

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

Sheet Number

W1-A304



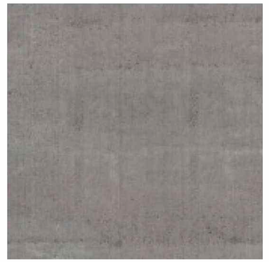
01 **METAL:** DARK COLOR (WINDOW AND DOOR FRAMES, CLADDING, ETC.)



08 **BRICK:** MEDIUM TONE (CLADDING)



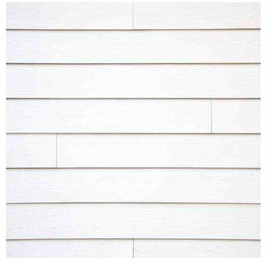
09 **BRICK:** LIGHT TONE (CLADDING)



15 **CONCRETE:** COOL COLOR (CLADDING, STRUCTURAL ELEMENTS)



19 **WOOD LOOK MATERIAL:** LIGHTER TONE (CLADDING)



21 **FIBER CEMENT SIDING:** LIGHTER TONE (CLADDING)



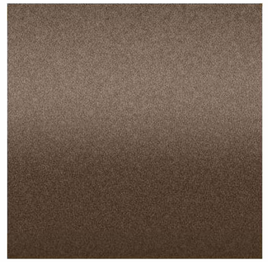
24 **PLASTER:** DARK TONE (EXTERIOR FINISH)



25 **PLASTER:** MEDIUM TONE (EXTERIOR FINISH)



26 **PLASTER:** LIGHT TONE (EXTERIOR FINISH)



28 **VINYL:** DARK COLOR (WINDOW AND DOOR FRAMES)



30 **FIBER CEMENT SIDING:** DARKER TONE (CLADDING)



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

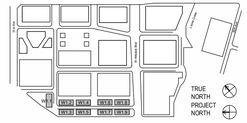
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Project No: 23.04025.00

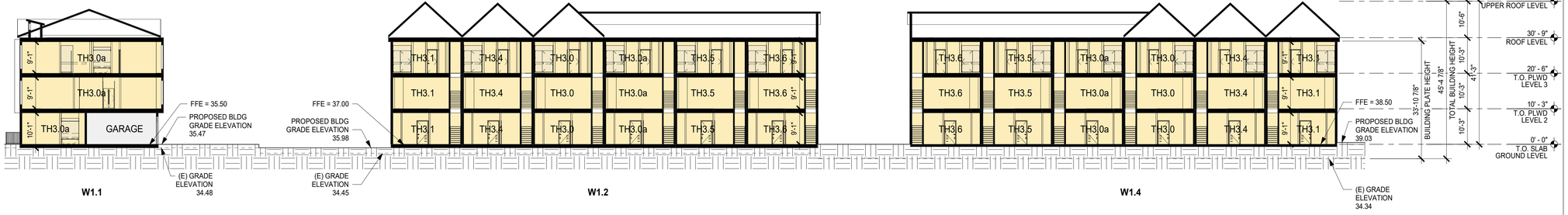
Sheet Title:

W1 - EXTERIOR MATERIALS

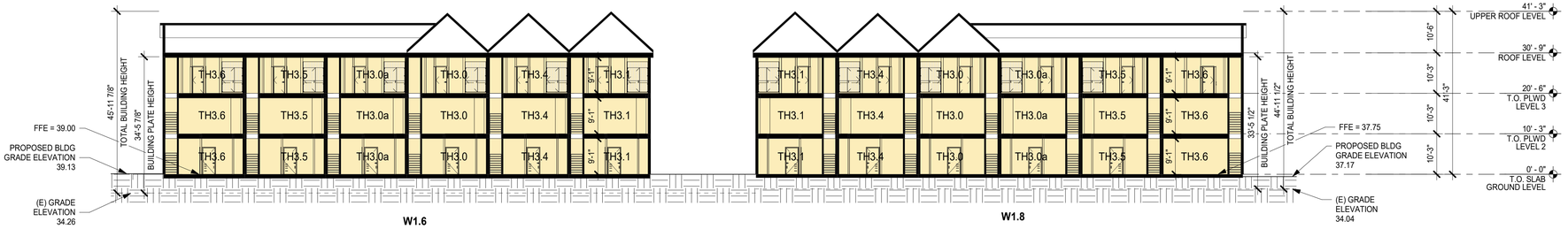
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

W1-A310



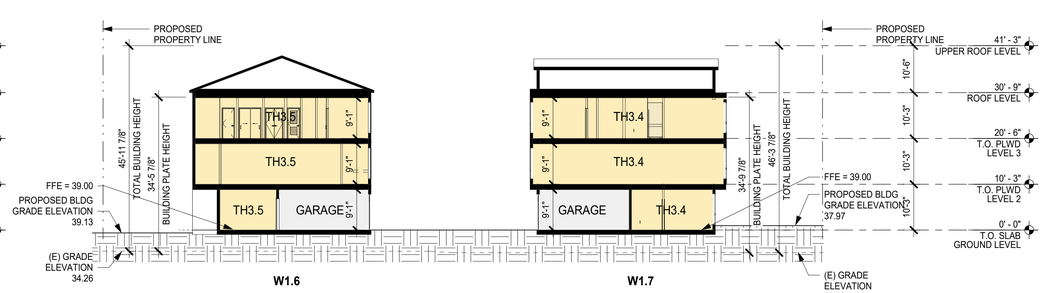
4 W1 - BUILDING SECTION
1/16" = 1'-0"



3 W1 - BUILDING SECTION
1/16" = 1'-0"



2 W1 - BUILDING SECTION
1/16" = 1'-0"



1 W1 - BUILDING SECTION
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS, LOADING
- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY

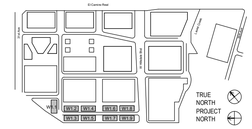
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Project No: 23.04025.00

Sheet Title:

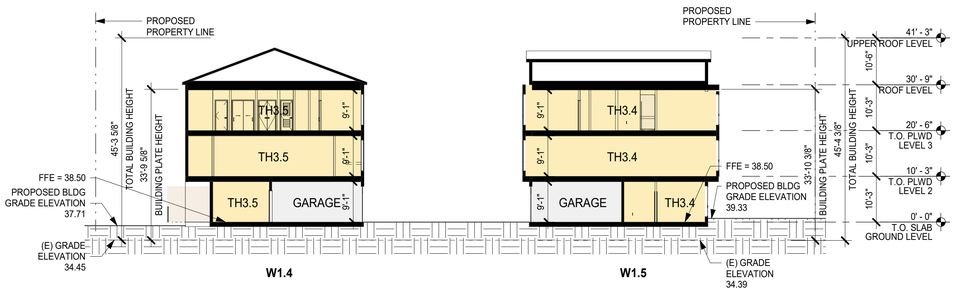
W1 - BUILDING SECTION

NORTH

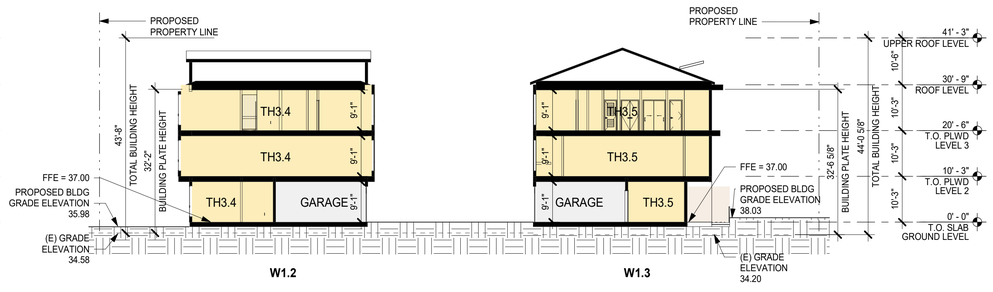
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

W1-A351



3 W1 - BUILDING SECTION
1/16" = 1'-0"



4 W1 - BUILDING SECTION
1/16" = 1'-0"

2 W1 - BUILDING SECTION
1/16" = 1'-0"

1 W1 - BUILDING SECTION
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS, LOADING
- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY

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Project No: 23.04025.00

Sheet Title:

W1 - BUILDING SECTION

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

Sheet Number

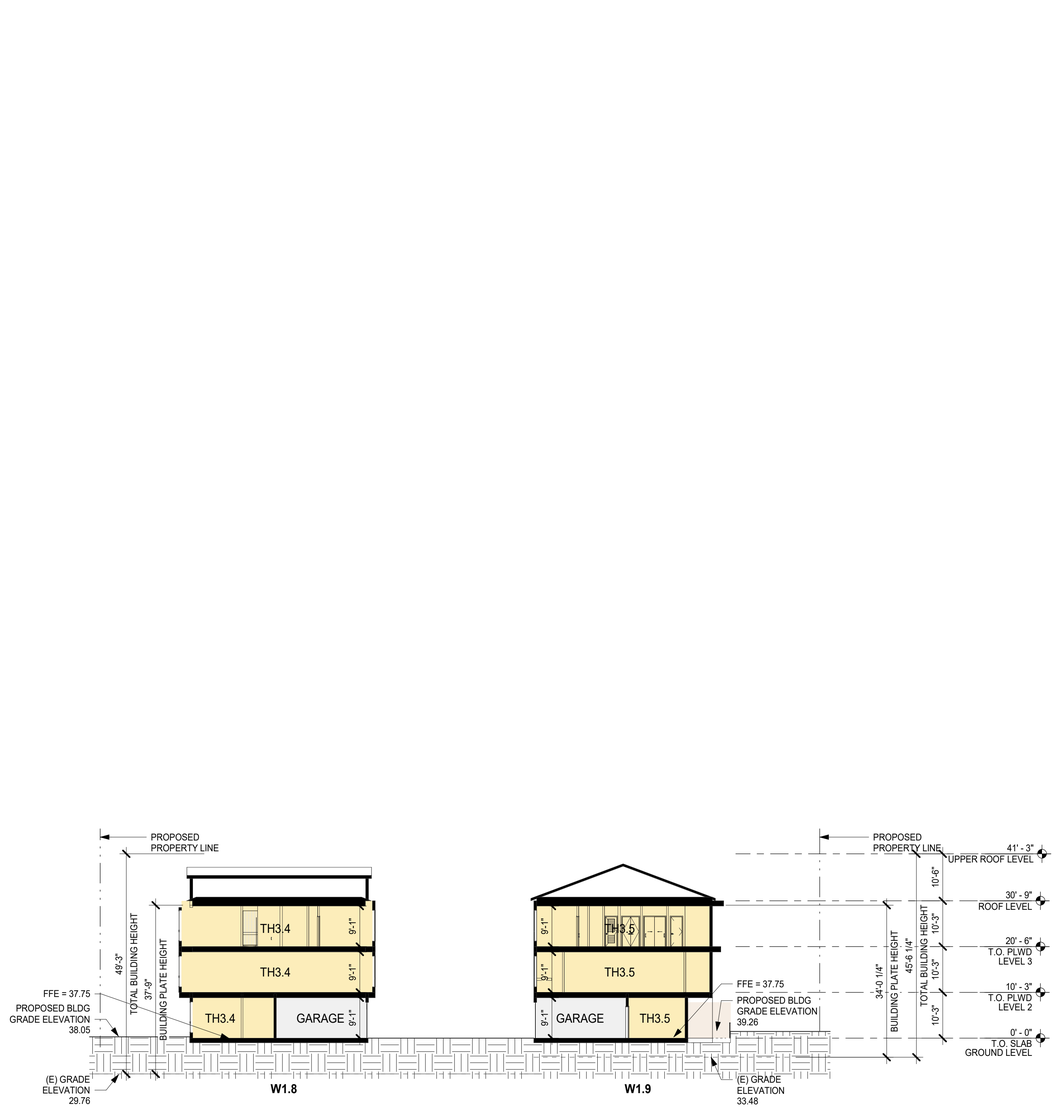
W1-A352

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS, LOADING
- RESIDENTIAL UNITS
- EXTERIOR TERRACE, BALCONY



1 W1 - BUILDING SECTION
1/16" = 1'-0"

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Project No: 23.04025.00

Sheet Title:

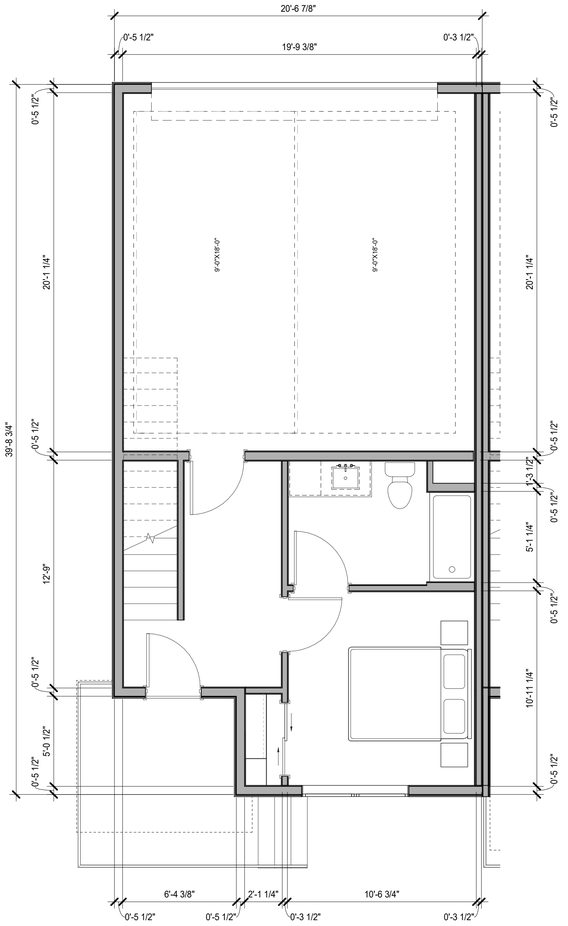
W1 - BUILDING SECTION

NORTH

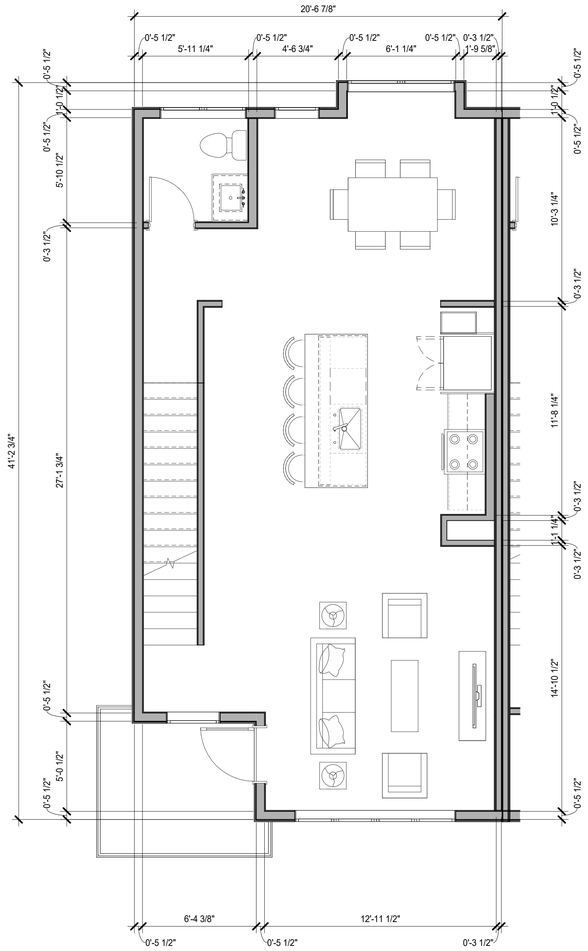
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

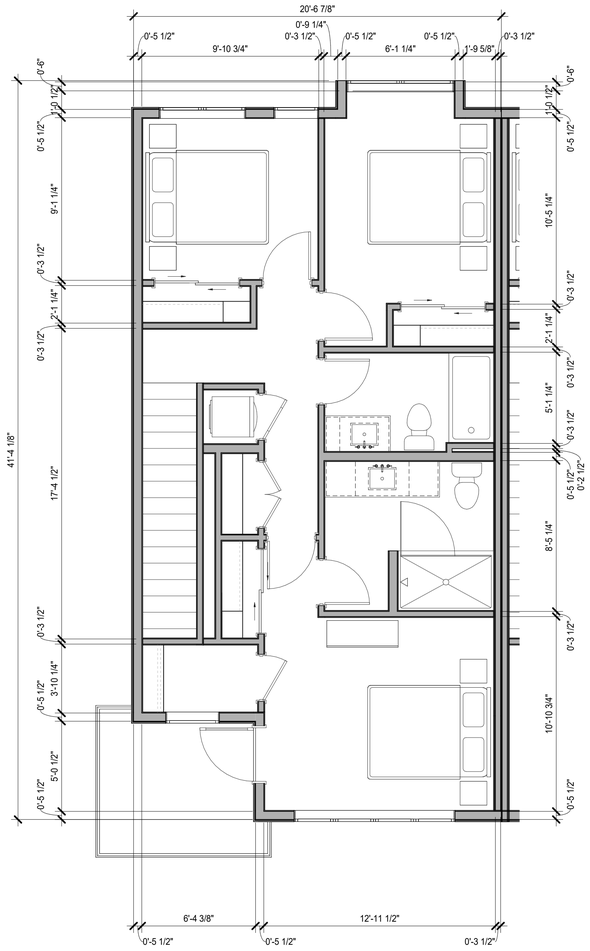
W1-A353



1 TH3.0 - UNIT PLAN - GROUND LEVEL
1/4" = 1'-0"



2 TH3.0 - UNIT PLAN - LEVEL 2
1/4" = 1'-0"



3 TH3.0 - UNIT PLAN - LEVEL 3
1/4" = 1'-0"

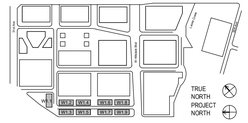
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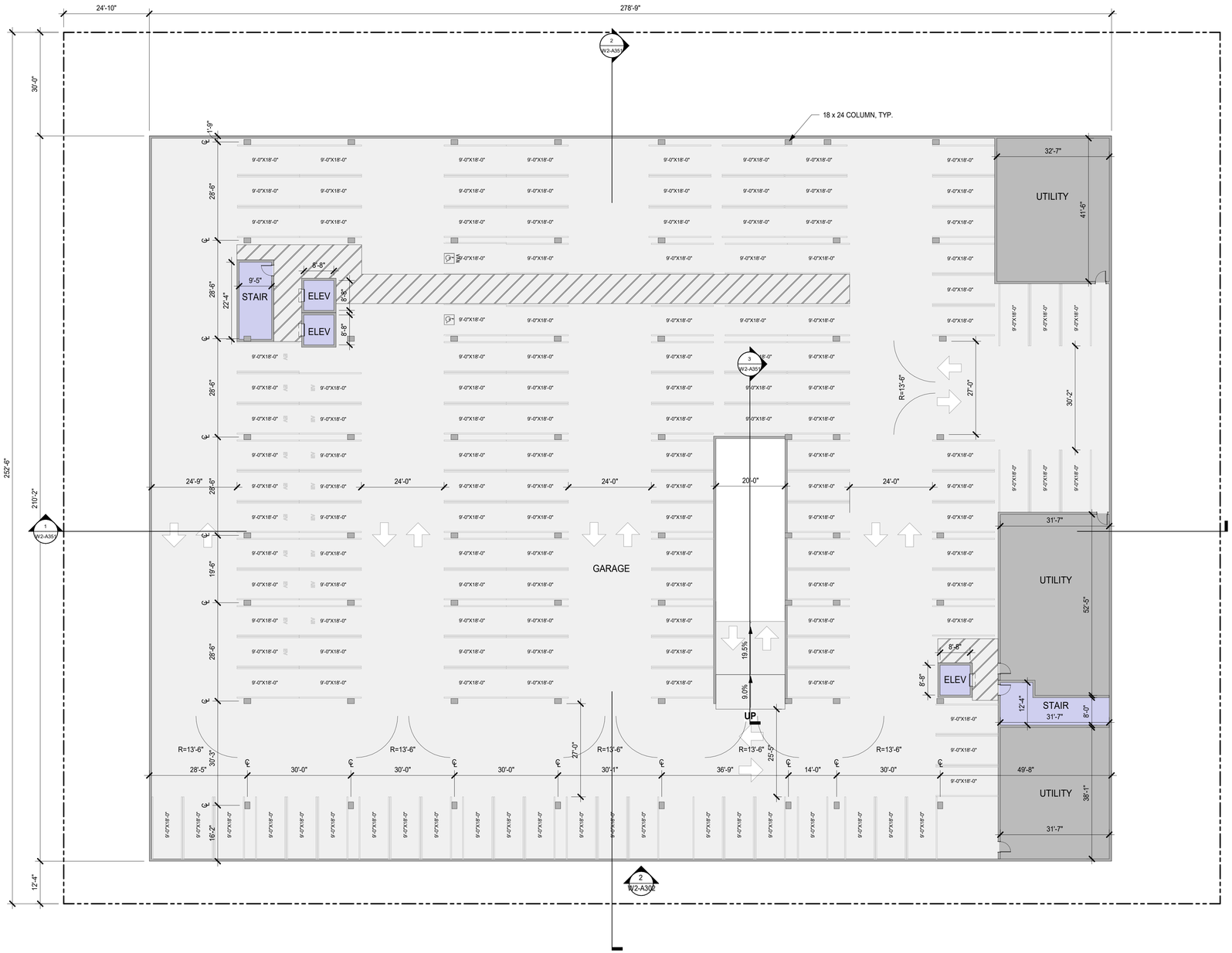
Sheet Title:

W1 - UNIT PLANS

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

Sheet Number

W1-A400



1 W2 - LEVEL B1 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING W2

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	120	1	1	18	0	0	0	0	0	0	140
GROUND	25	3	1	19*	1*	1	1*	0	17	8	66
LEVEL 2	67	1	0	0	0	0	0	0	0	0	68
TOTAL	212	5	2	37*	1*	1	1*	0	17	8	**274**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

HSC Property Owner LLC

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Key Plan



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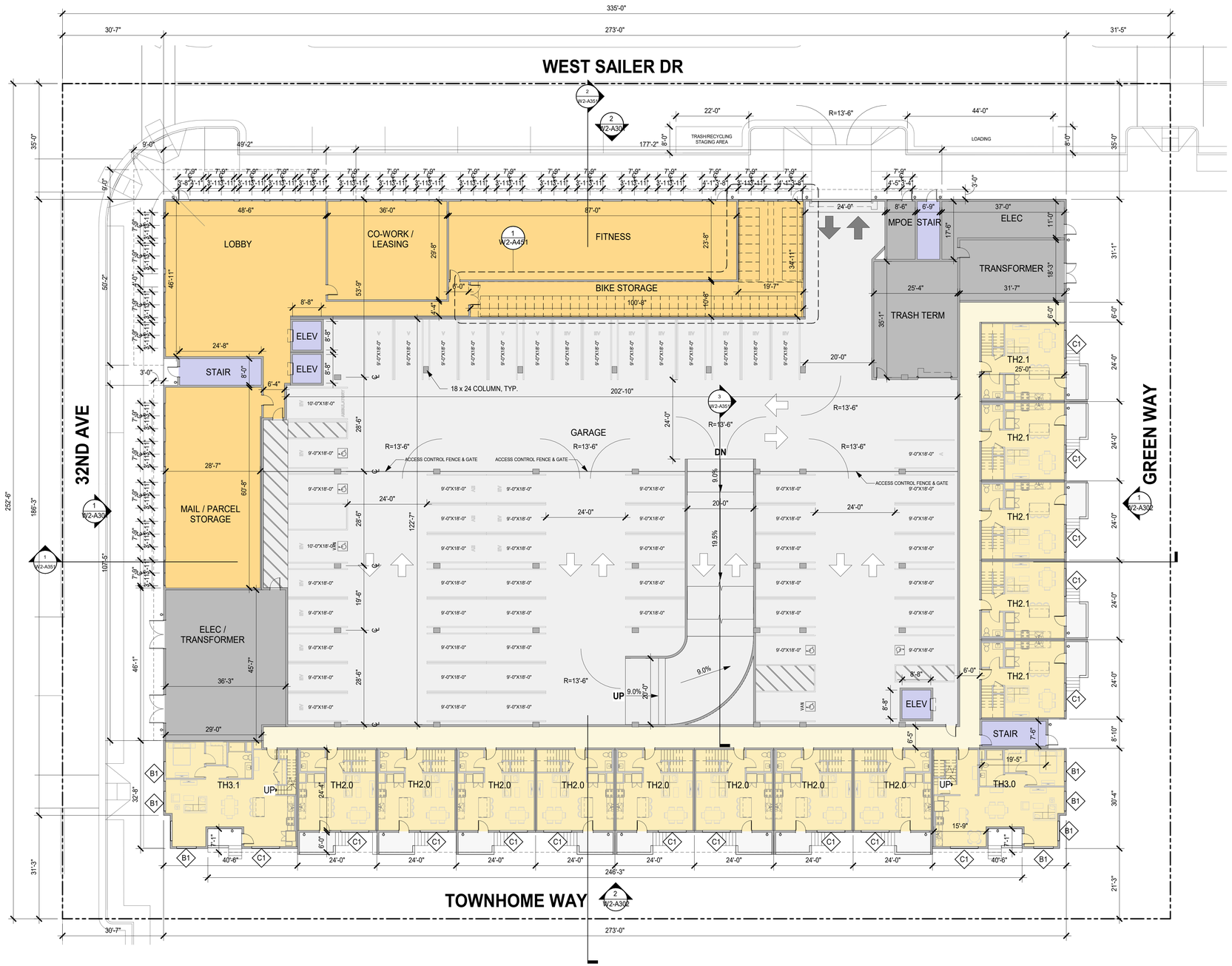
Sheet Title:

W2 - LEVEL B1 PLAN

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

Sheet Number

W2-A100



1 W2 - GROUND LEVEL PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING W2

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	120	1	1	18	0	0	0	0	0	0	140
GROUND	25	3	1	19*	1*	1	1*	0	17	8	66
LEVEL 2	67	1	0	0	0	0	0	0	0	0	68
TOTAL	212	5	2	37*	1*	1	1*	0	17	8	**274**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

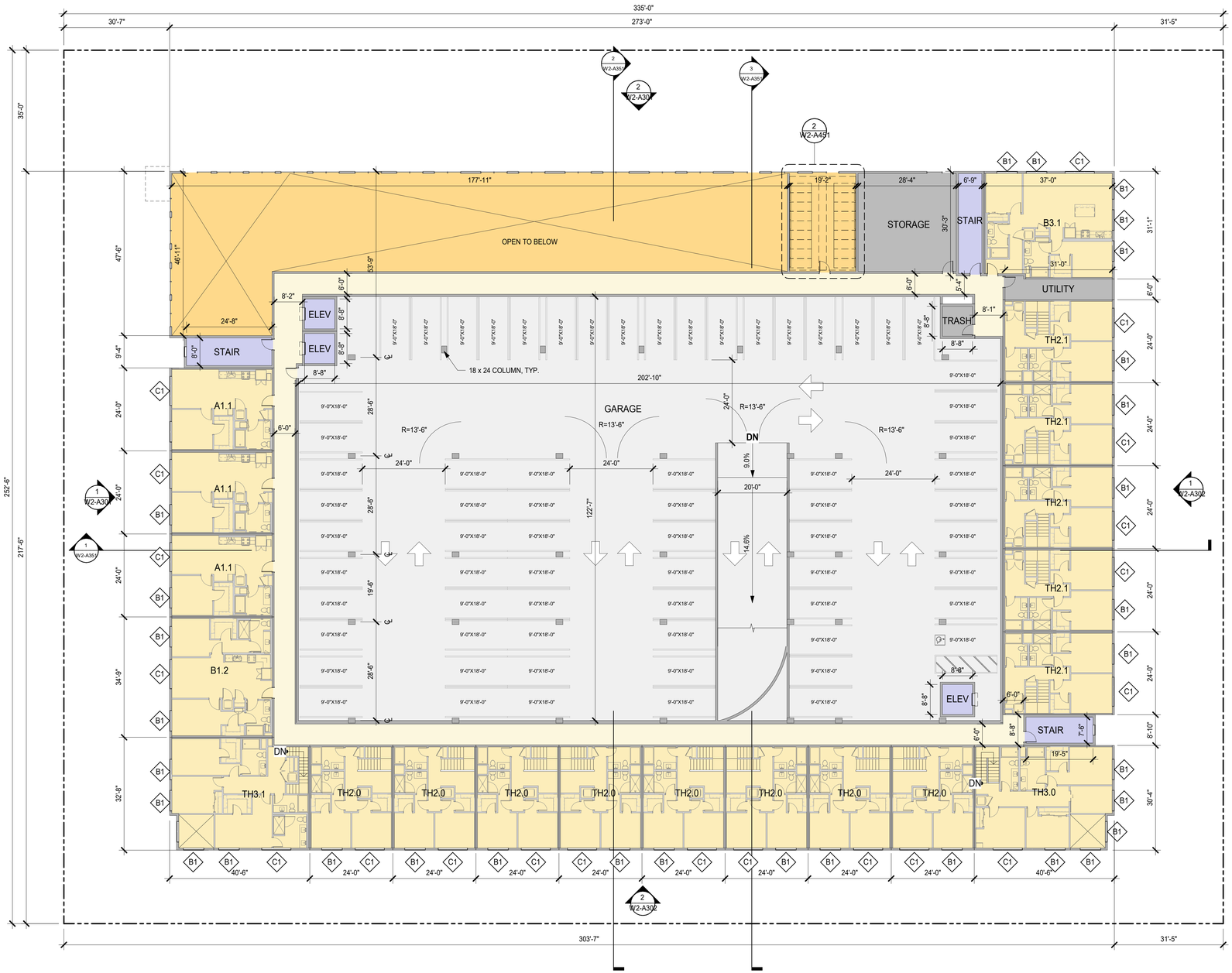
Sheet Title:

W2 - GROUND LEVEL PLAN

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

Sheet Number

W2-A101



1 W2 - LEVEL 2 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING W2

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	120	1	1	18	0	0	0	0	0	0	140
GROUND	25	3	1	19*	1*	1	1*	0	17	8	66
LEVEL 2	67	1	0	0	0	0	0	0	0	0	68
TOTAL	212	5	2	37*	1*	1	1*	0	17	8	**274**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

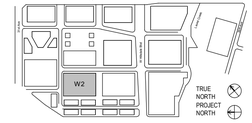
HSC Property Owner LLC

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Project No: 23.04025.00

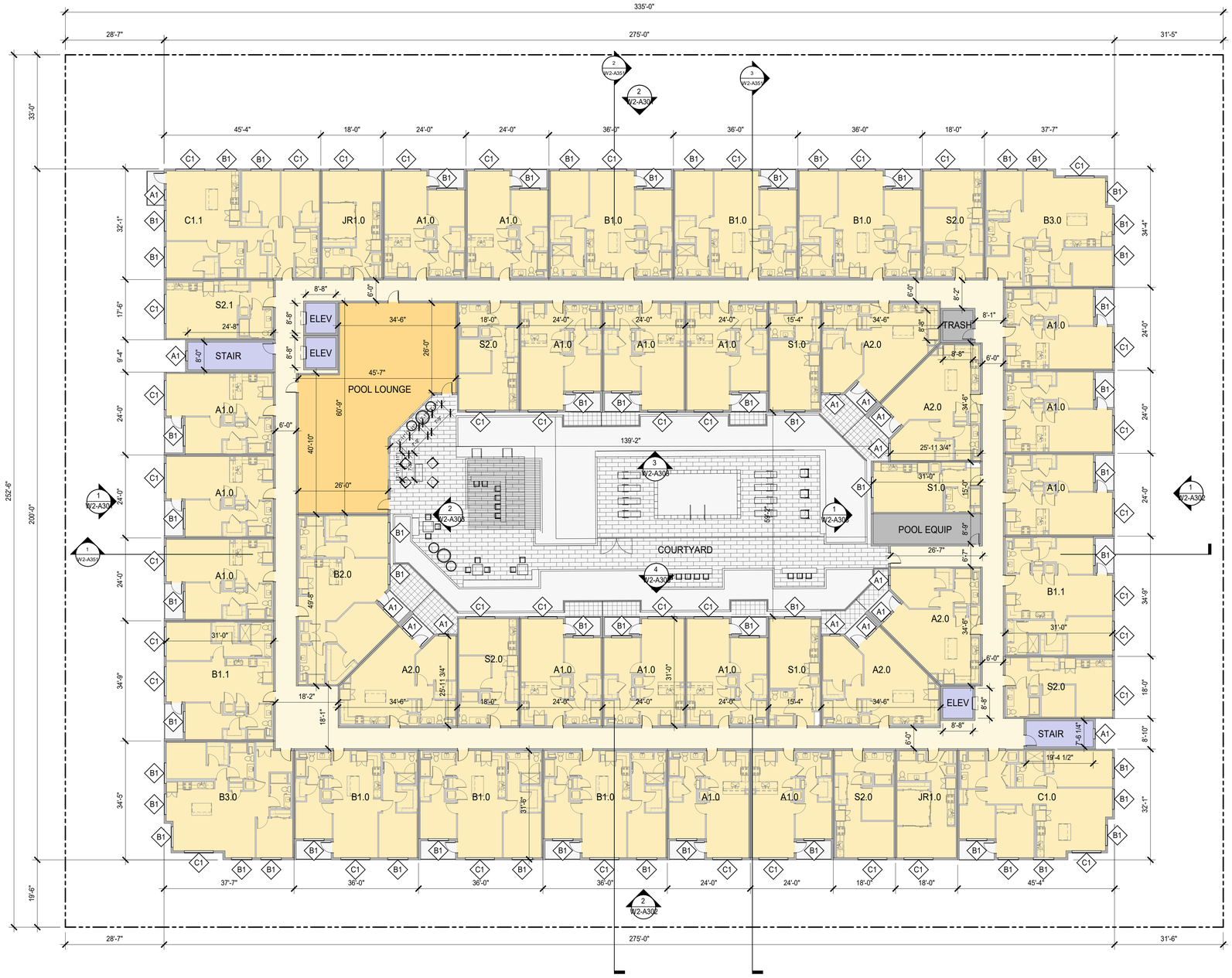
Sheet Title:

W2 - LEVEL 2 PLAN

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

Sheet Number

W2-A102



1 W2 - LEVEL 3 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

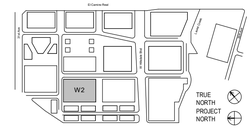
HSC Property Owner LLC

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Key Plan



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Project No: 23.04025.00

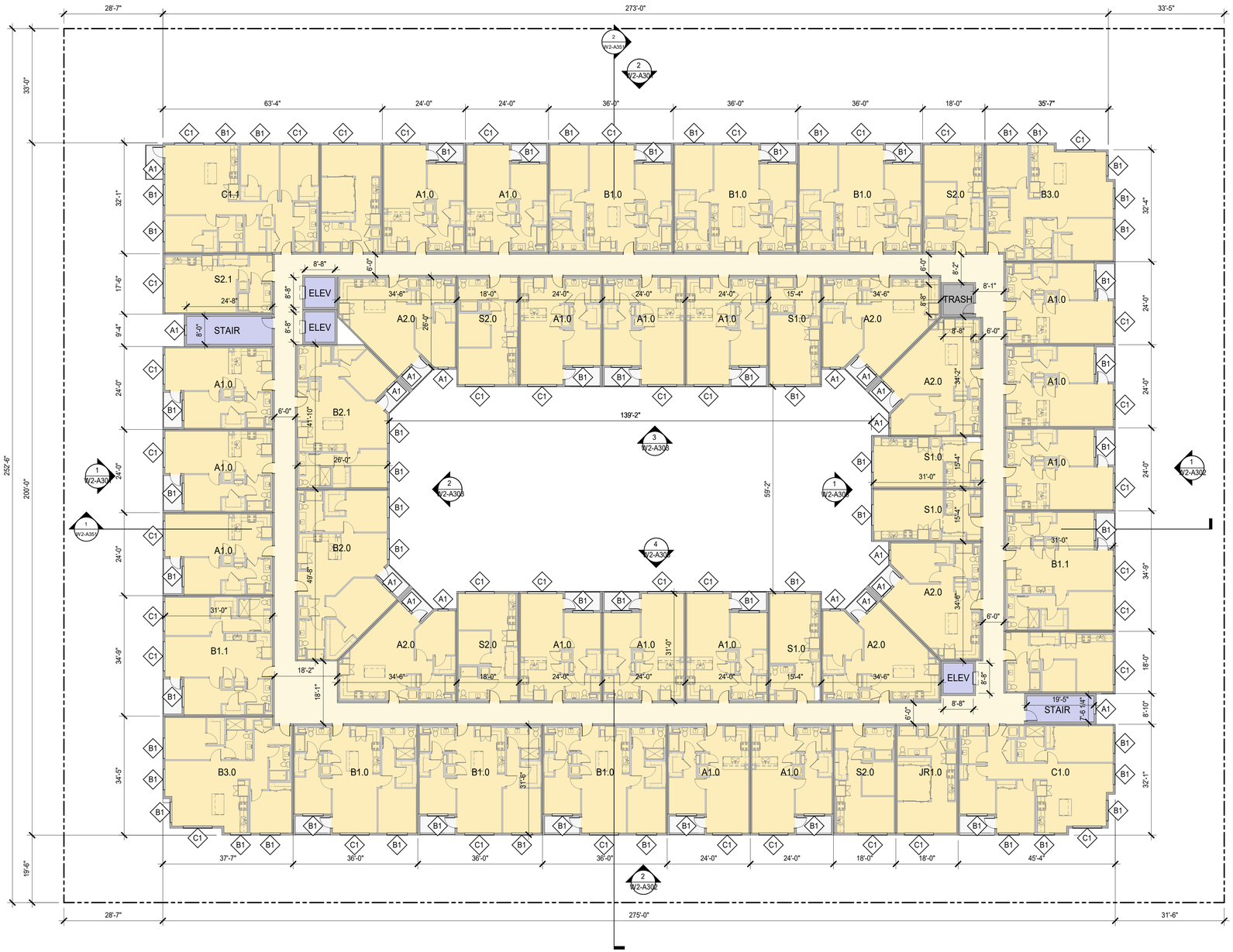
Sheet Title:

W2 - LEVEL 3 PLAN

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

Sheet Number

W2-A103



1 W2 - LEVEL 4 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

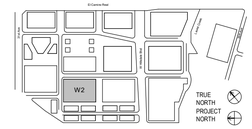
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

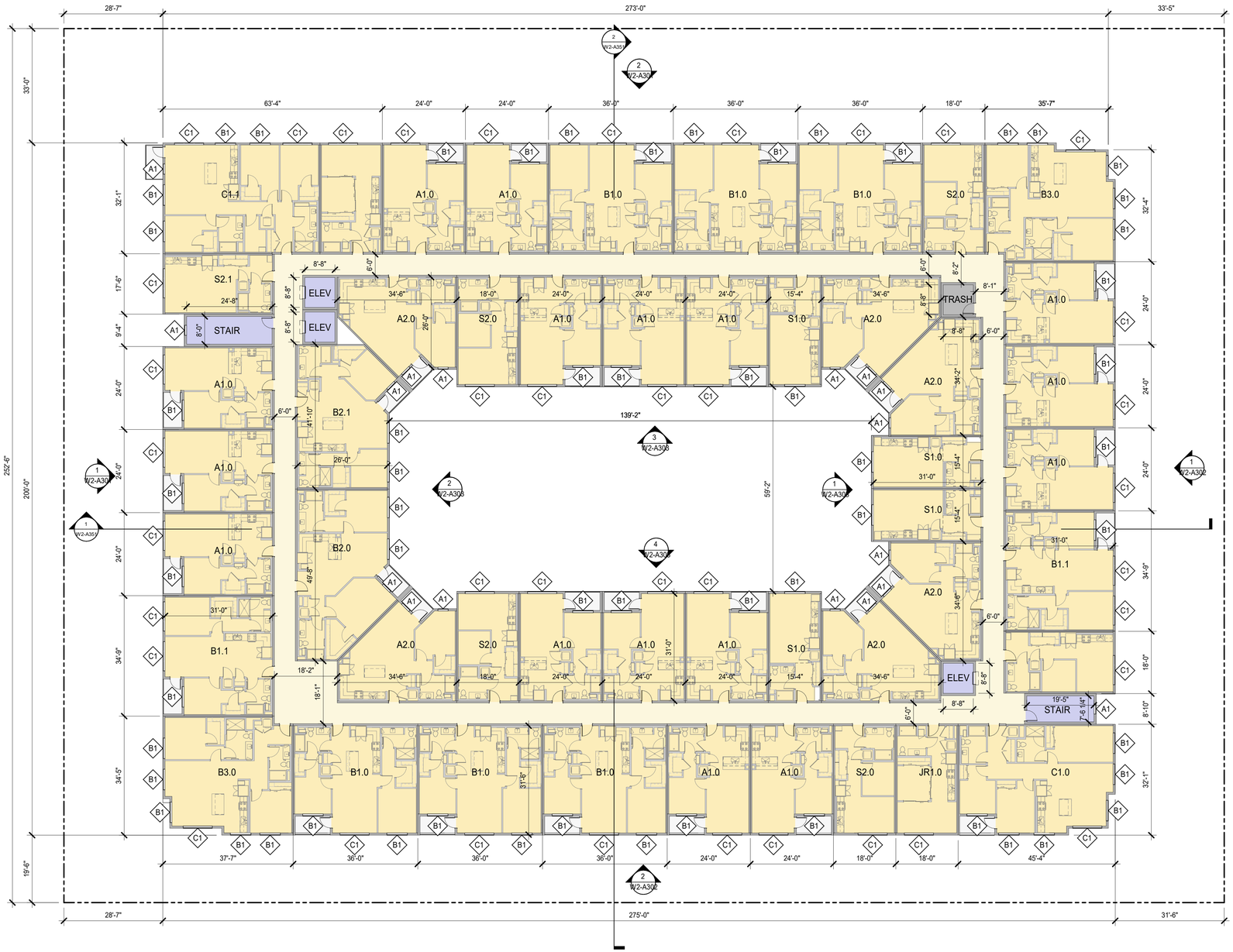
W2 - LEVEL 4 PLAN

NORTH

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

Sheet Number

W2-A104



1 W2 - LEVEL 5 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
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- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32"

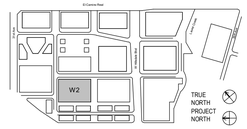
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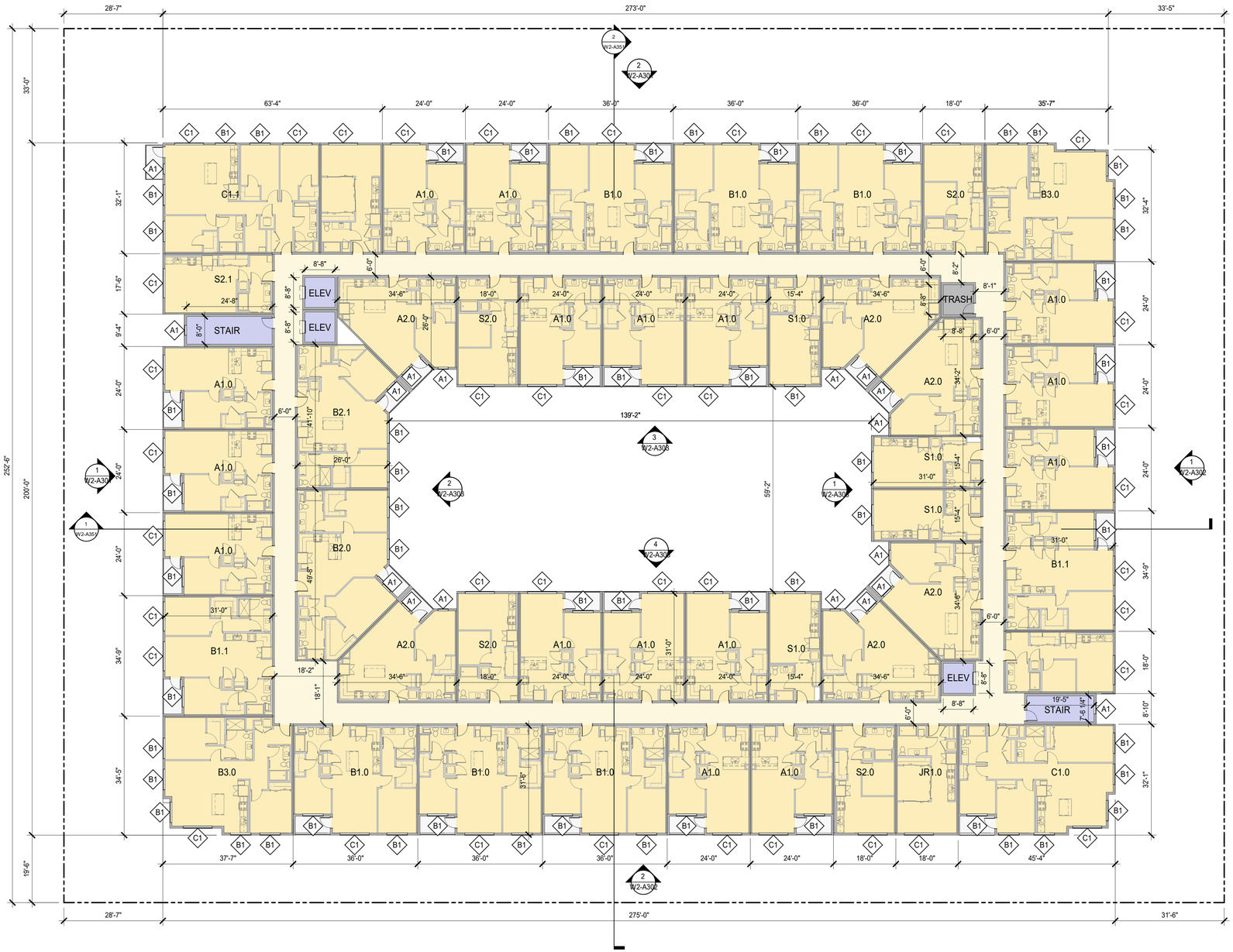
Sheet Title:

W2 - LEVEL 5 PLAN

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

Sheet Number

W2-A105



1 W2 - LEVEL 6 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
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- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32"

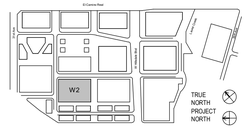
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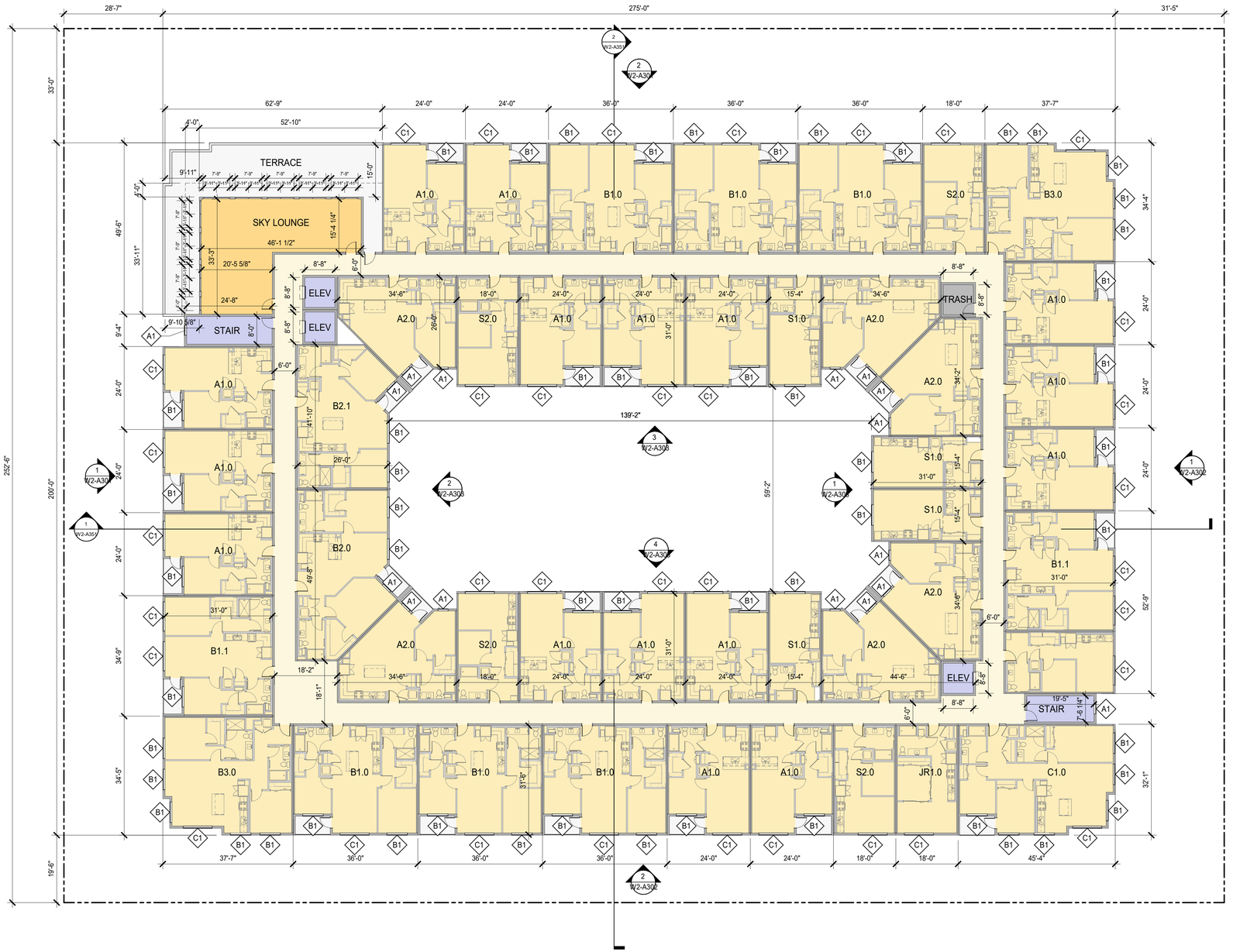
Sheet Title:

W2 - LEVEL 6 PLAN

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

Sheet Number

W2-A106



1 W2 - LEVEL 7 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
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- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32"

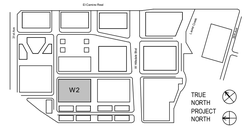
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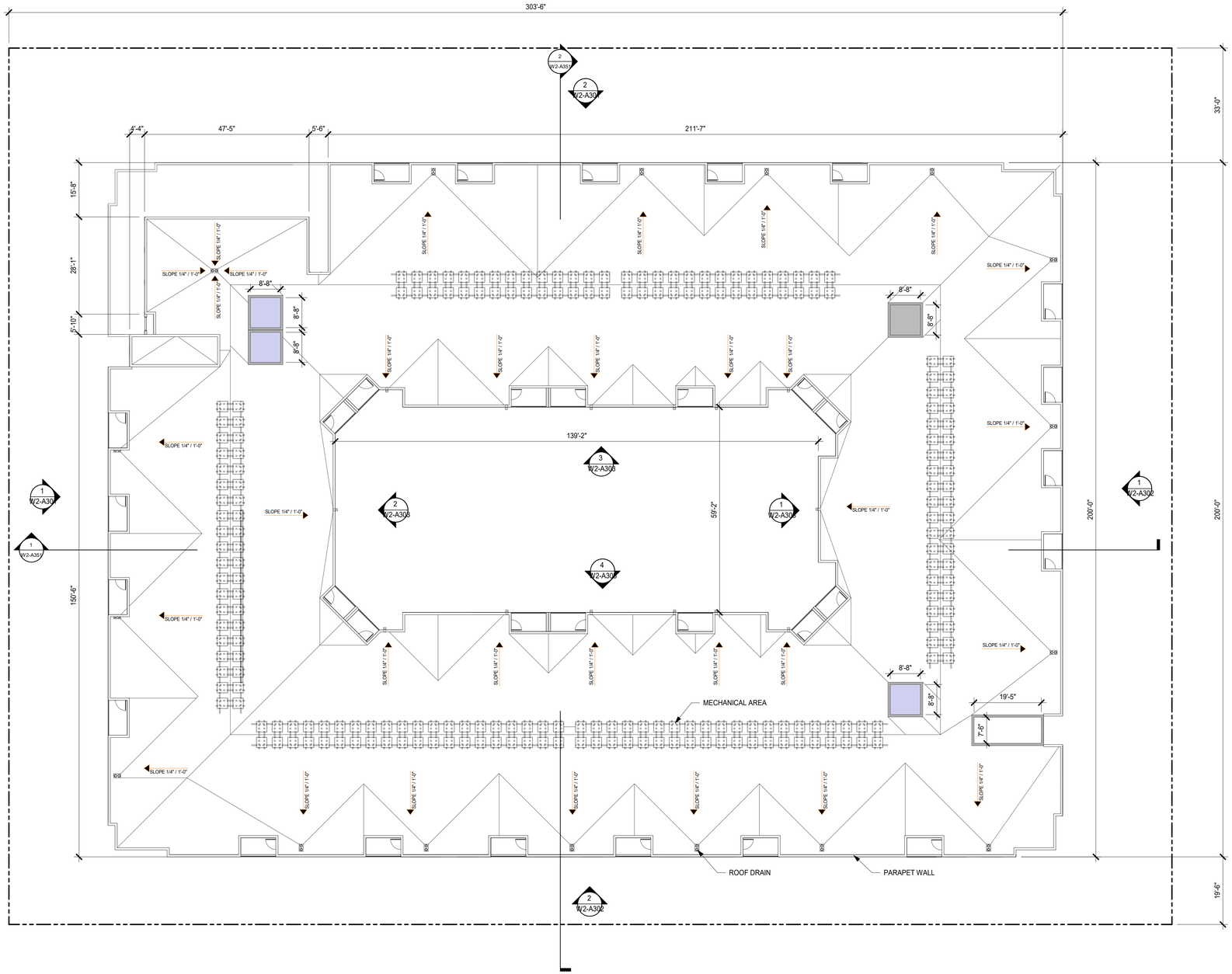
Sheet Title:

W2 - LEVEL 7 PLAN

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

Sheet Number

W2-A107



1 W2 - ROOF LEVEL PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

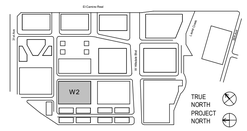
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Project No: 23.04025.00

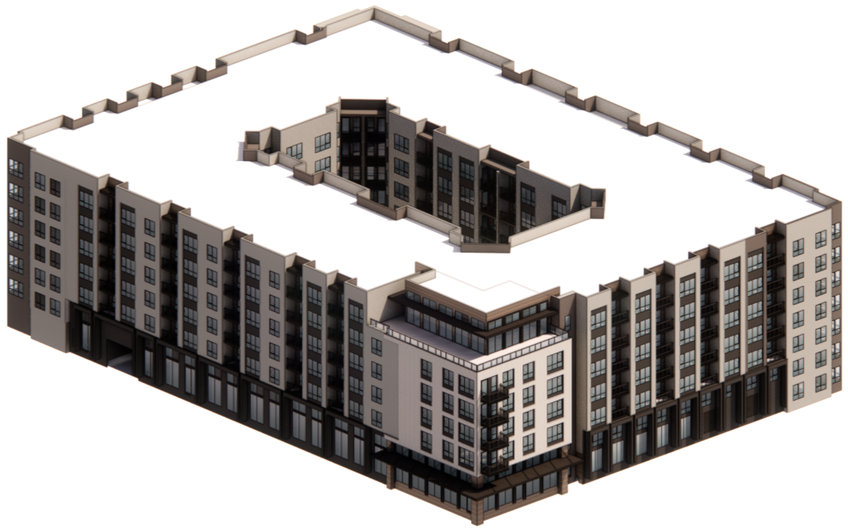
Sheet Title:

W2 - ROOF LEVEL PLAN

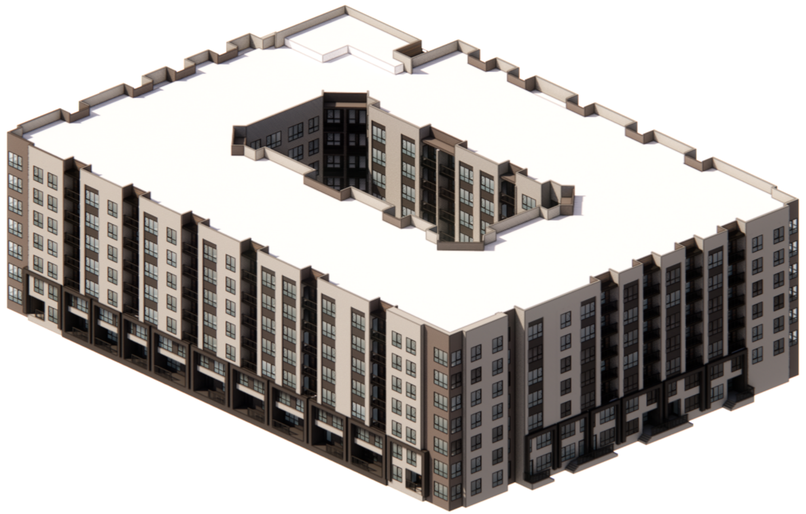
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

W2-A108



1 W2 NORTHWEST PERSPECTIVE
1" = 1'-0"



2 W2 SOUTHEAST PERSPECTIVE
1" = 1'-0"

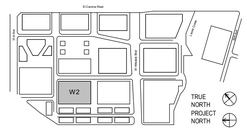
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Sheet Title:

W2 - PERSPECTIVE VIEW

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

Sheet Number

W2-A300



2 W2 WEST SAILER DR ELEVATION
1/16" = 1'-0"



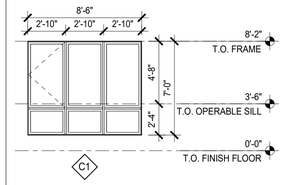
1 W2 32ND AVE ELEVATION
1/16" = 1'-0"

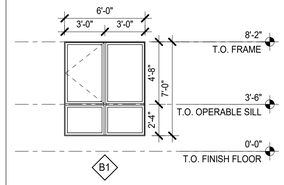
EXTERIOR MATERIAL LEGEND

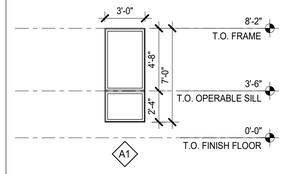
REFER TO SHEET W1-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR (09) **BRICK:** LIGHT TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND







0' 8' 16' 32'

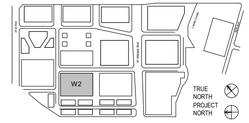
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Sheet Title:

W2 - ELEVATIONS

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

Sheet Number

W2-A301



2 W2 TOWNHOME WAY ELEVATION
1/16" = 1'-0"



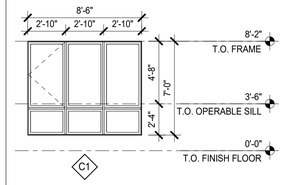
1 W2 GREENWAY ELEVATION
1/16" = 1'-0"

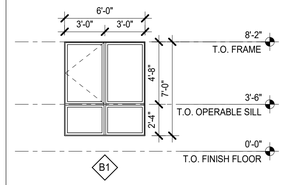
EXTERIOR MATERIAL LEGEND

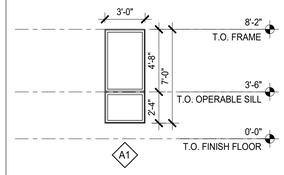
REFER TO SHEET W1-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR (09) **BRICK:** LIGHT TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND







0' 8' 16' 32'

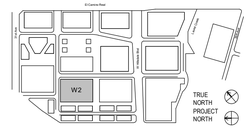
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Project No: 23.04025.00

Sheet Title:

W2 - ELEVATIONS

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

Sheet Number

W2-A302



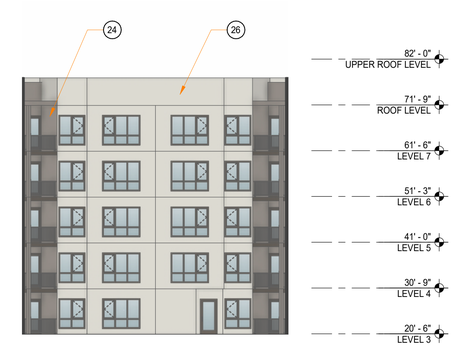
4 COURTYARD ELEVATION - NORTH
1/16" = 1'-0"



2 COURTYARD ELEVATION - EAST
1/16" = 1'-0"



3 COURTYARD ELEVATION - SOUTH
1/16" = 1'-0"



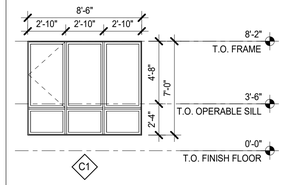
1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

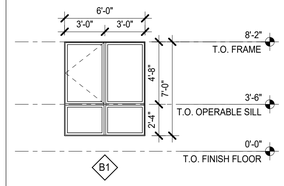
EXTERIOR MATERIAL LEGEND

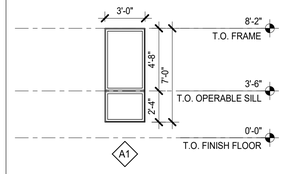
REFER TO SHEET W1-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR (09) **BRICK:** LIGHT TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND







0' 8' 16' 32'

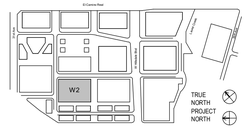
HSC Property Owner LLC

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

W2 - COURTYARD ELEVATIONS

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

Sheet Number

W2-A303



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



09 **BRICK:** LIGHT TONE (CLADDING)



18 **WOOD LOOK MATERIAL:** DARKER TONE (CLADDING)



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



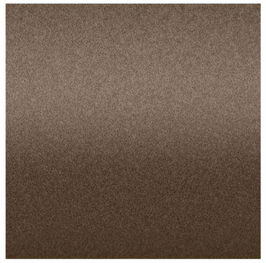
24 **PLASTER:** DARK TONE (EXTERIOR FINISH)



25 **PLASTER:** MEDIUM TONE (EXTERIOR FINISH)



26 **PLASTER:** LIGHT TONE (EXTERIOR FINISH)



28 **VINYL:** DARK COLOR (WINDOW AND DOOR FRAMES)



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

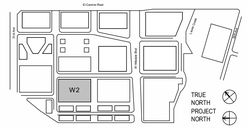
HSC Property Owner LLC

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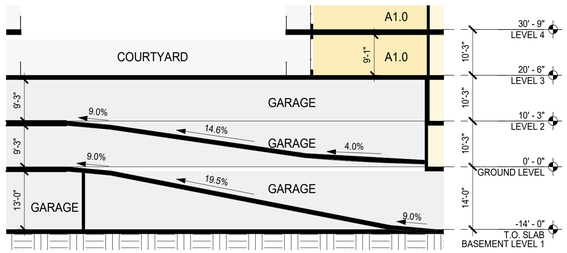
Sheet Title:

W2 - EXTERIOR MATERIALS

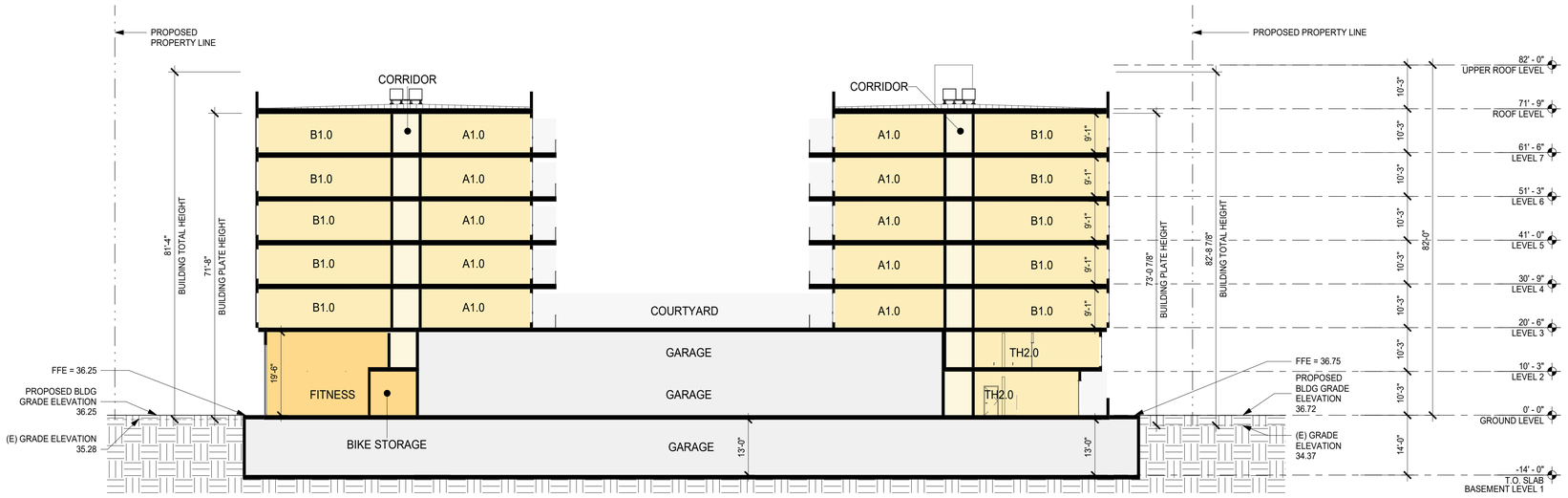
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

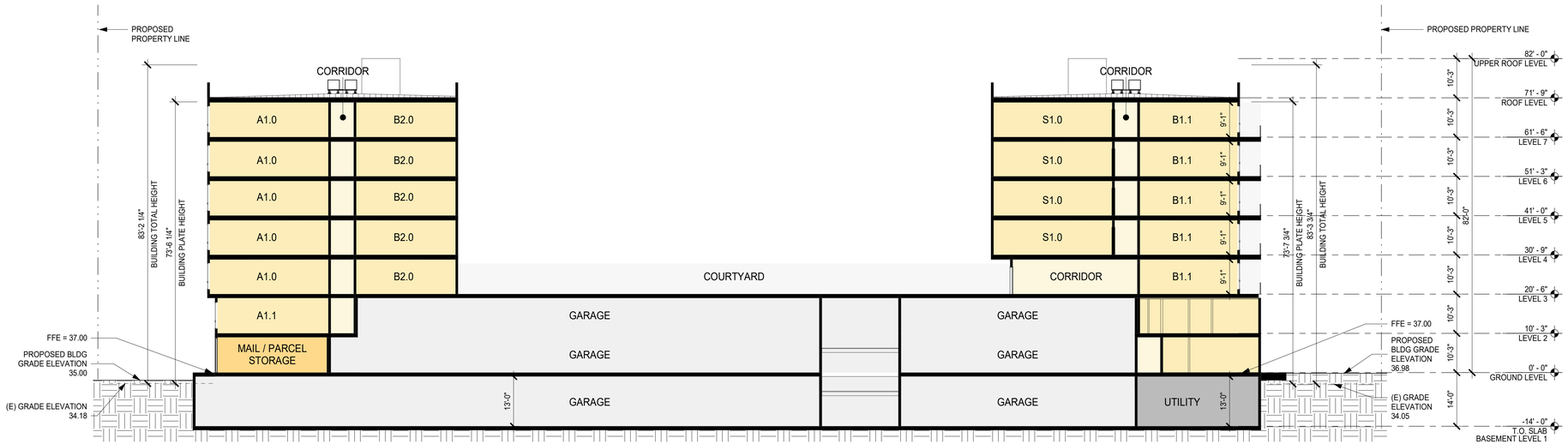
W2-A310



3 W2 - GARAGE RAMP SECTION
1/16" = 1'-0"



2 W2 - BUILDING SECTION
1/16" = 1'-0"



1 W2 - BUILDING SECTION
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

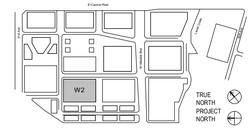
HSC Property Owner LLC

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Key Plan



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Project No: 23.04025.00

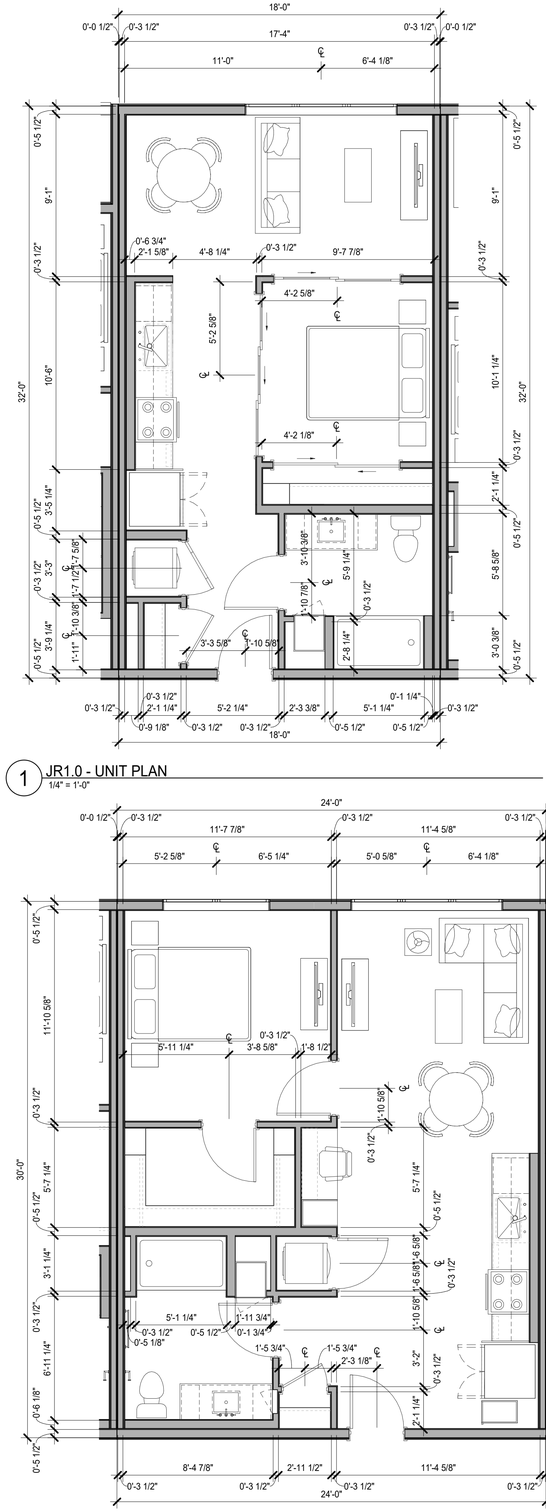
Sheet Title:

W2 - BUILDING SECTION

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

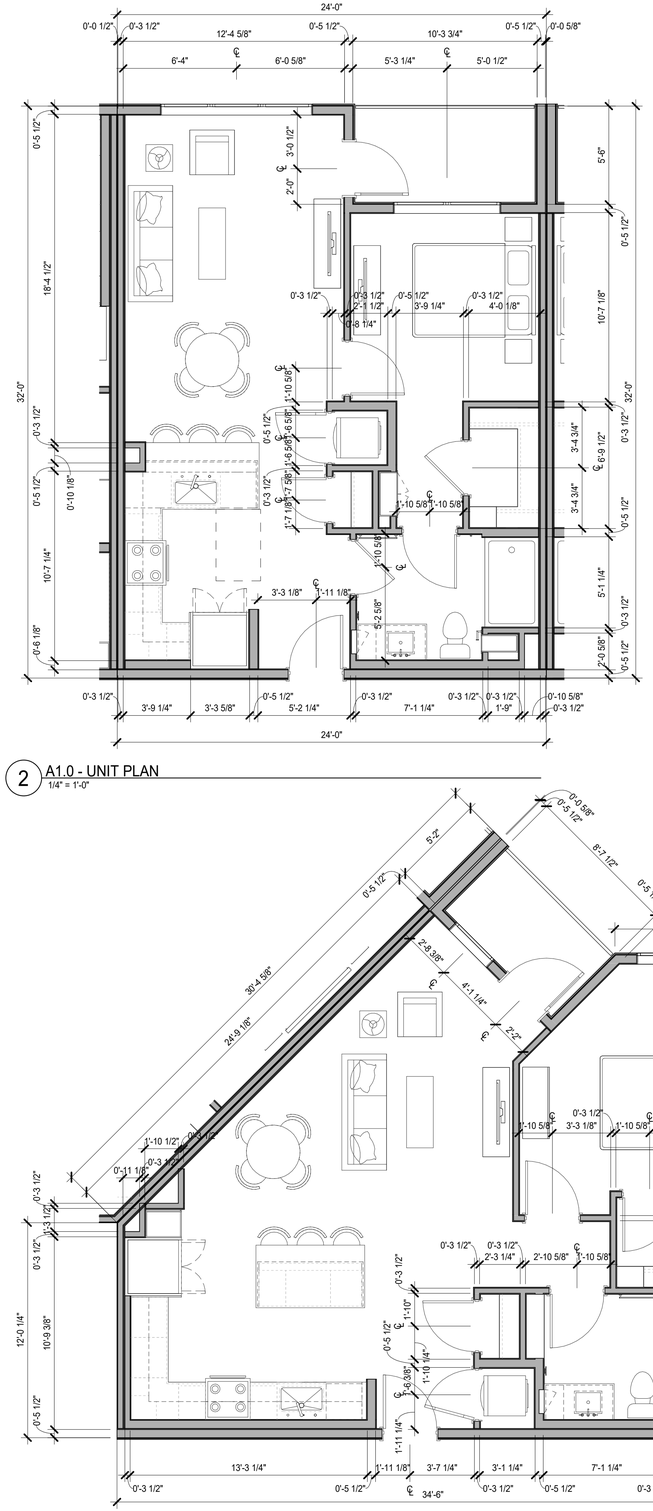
Sheet Number

W2-A351



1 JR1.0 - UNIT PLAN
1/4" = 1'-0"

3 A1.1 - MTL - UNIT PLAN
1/4" = 1'-0"



2 A1.0 - UNIT PLAN
1/4" = 1'-0"

4 A2.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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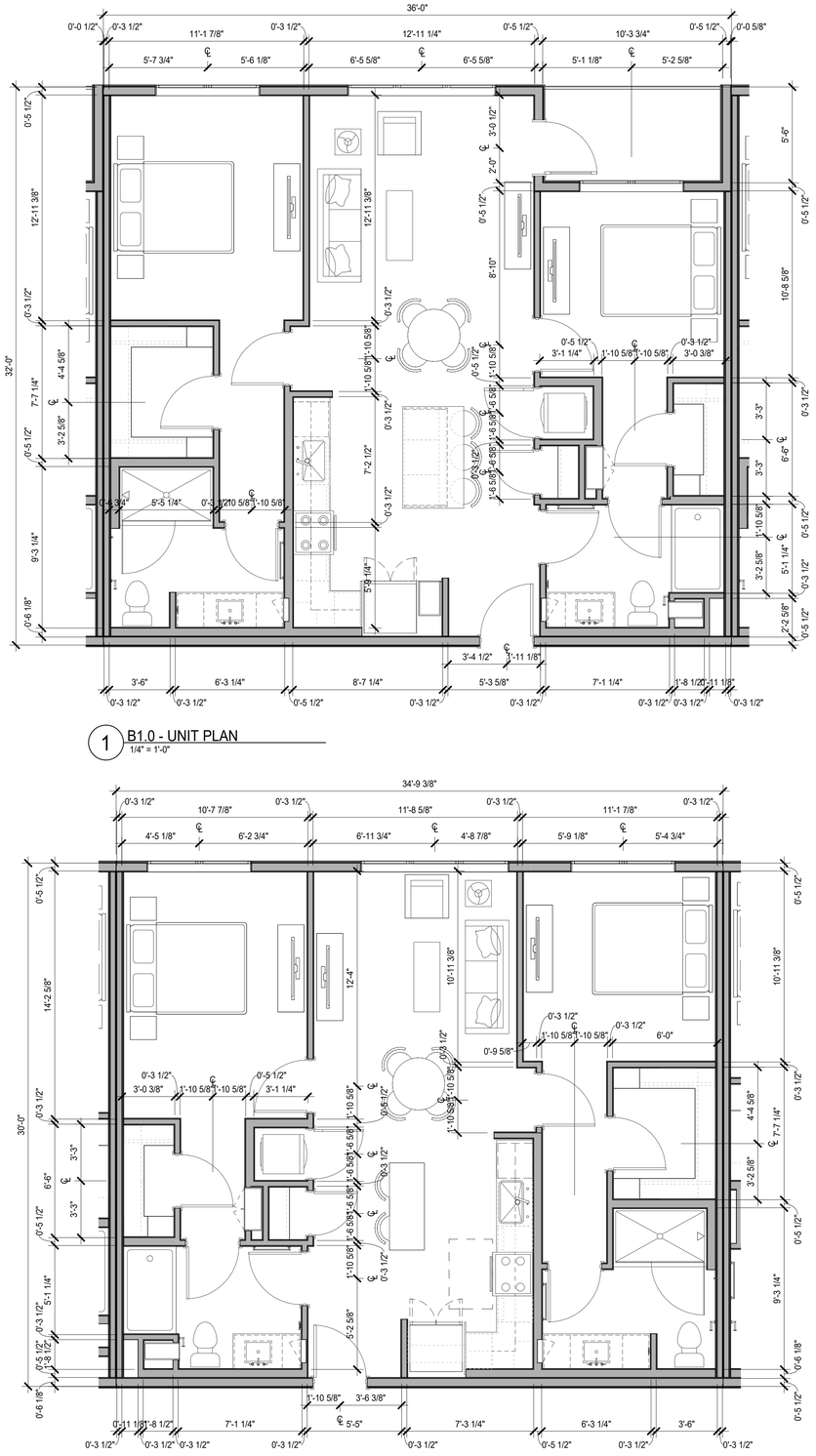
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W2 - UNIT PLANS

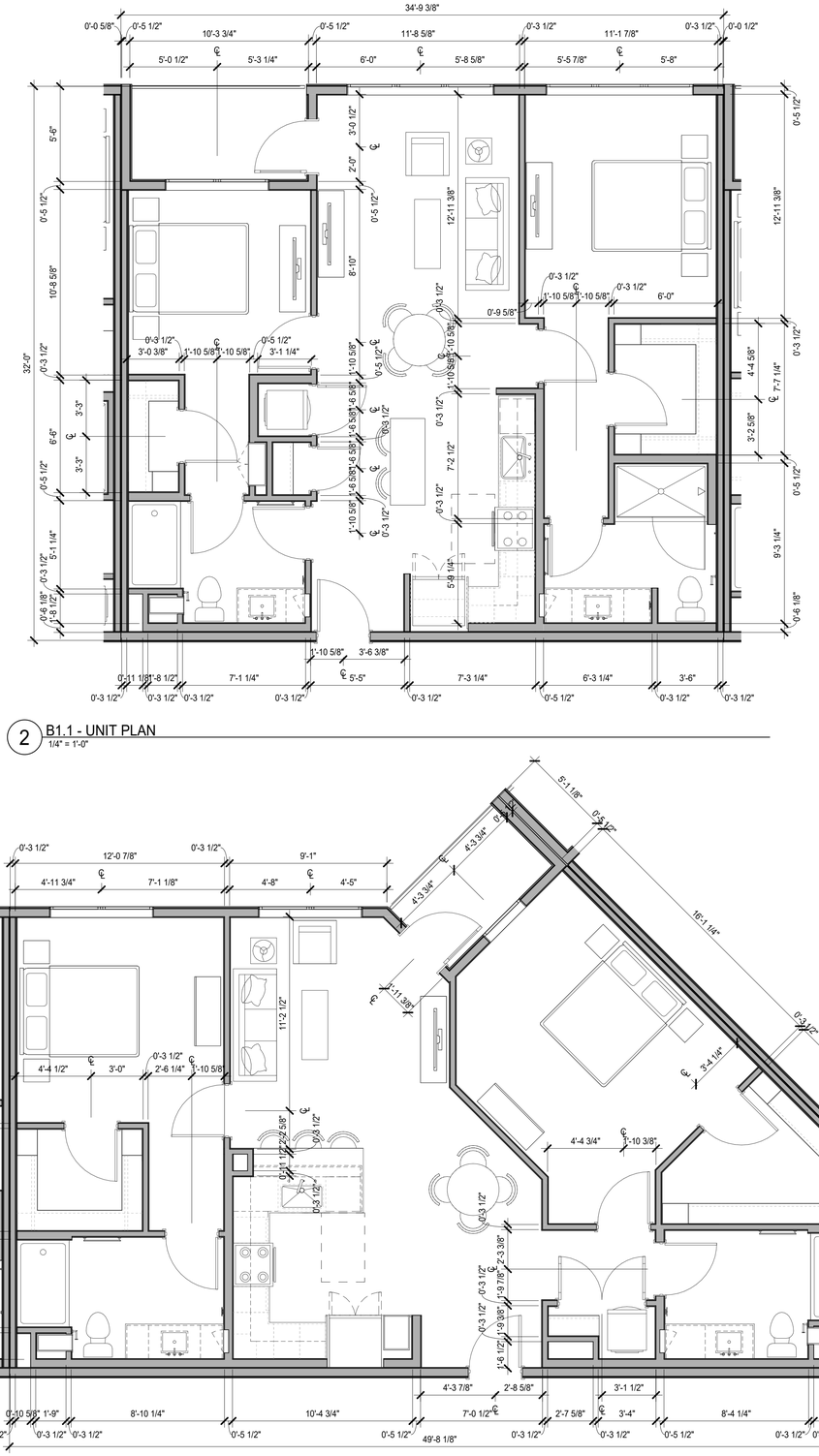
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

W2-A400



1 B1.0 - UNIT PLAN
1/4" = 1'-0"



2 B1.1 - UNIT PLAN
1/4" = 1'-0"

3 B1.2 - MTL - UNIT PLAN
1/4" = 1'-0"

4 B2.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

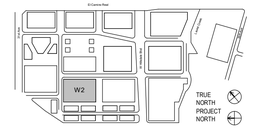
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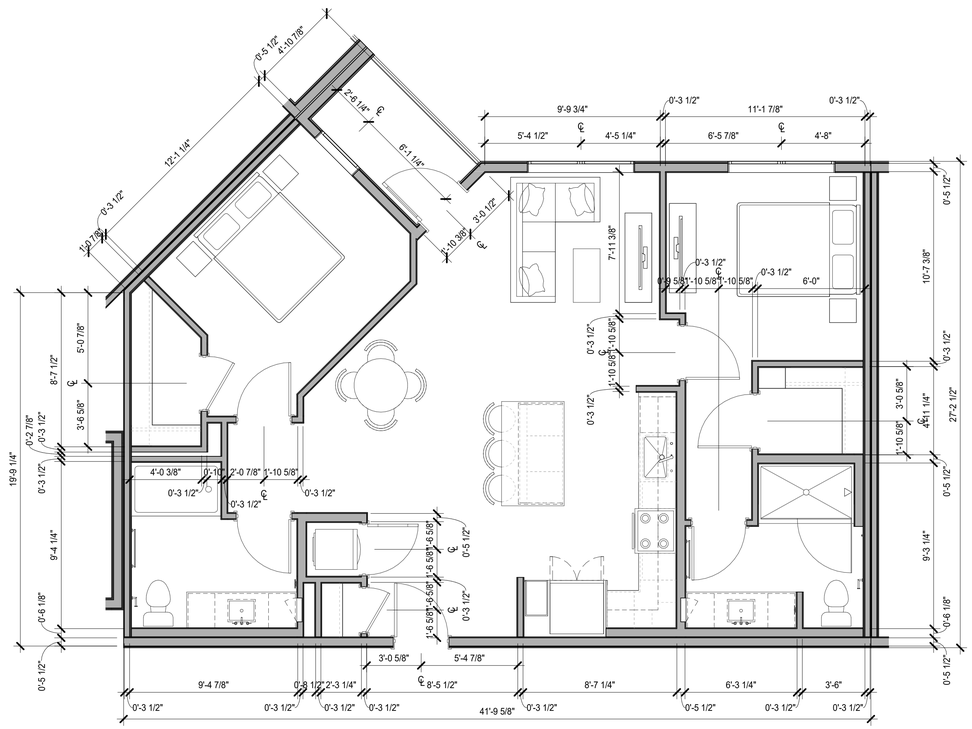
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W2 - UNIT PLANS

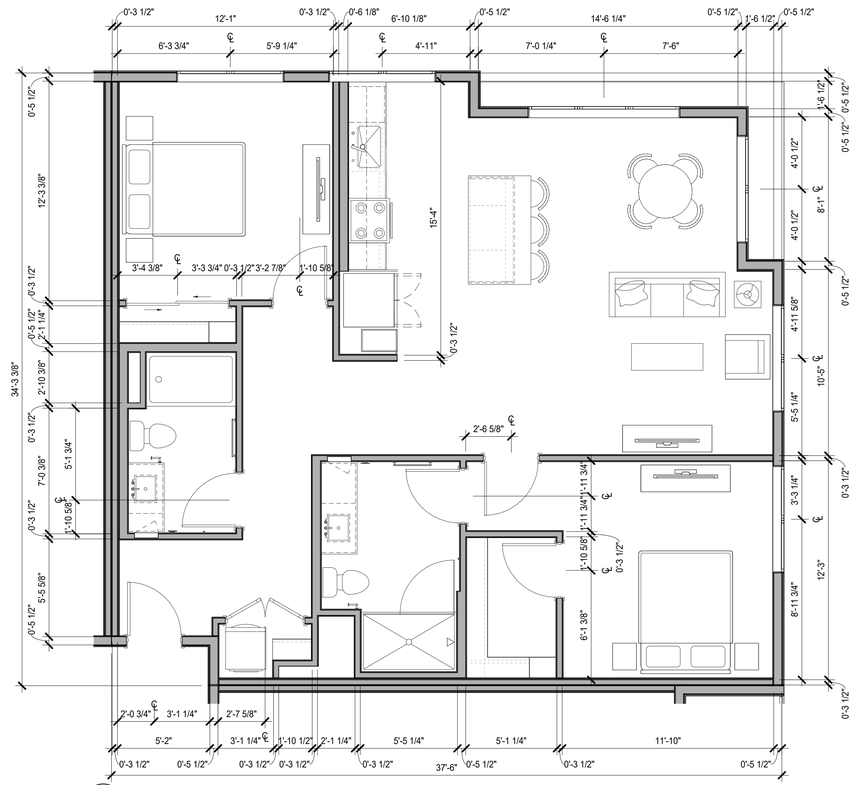
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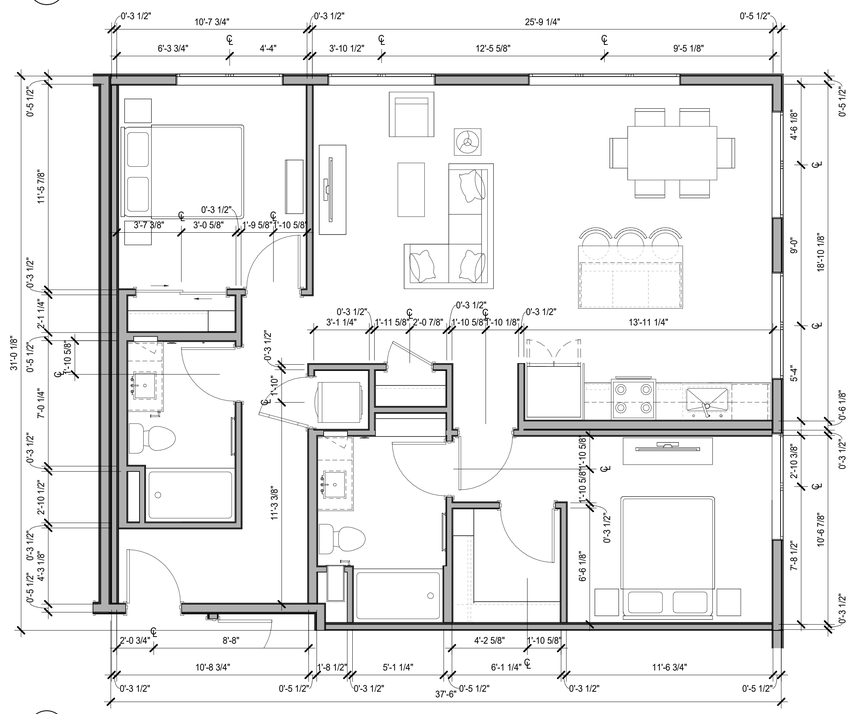
W2-A401



1 B2.1 - UNIT PLAN
1/4" = 1'-0"



2 B3.0 - UNIT PLAN
1/4" = 1'-0"



3 B3.1 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

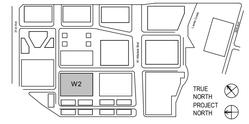
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Project No: 23.04025.00

Sheet Title:

W2 - UNIT PLANS

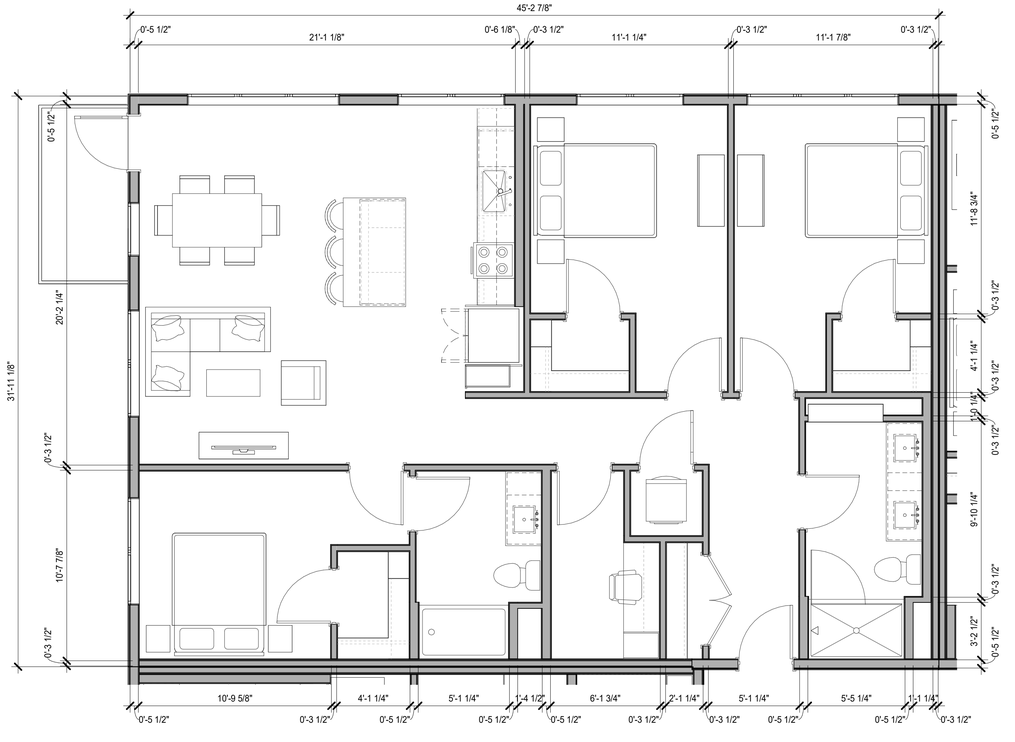
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Sheet Number

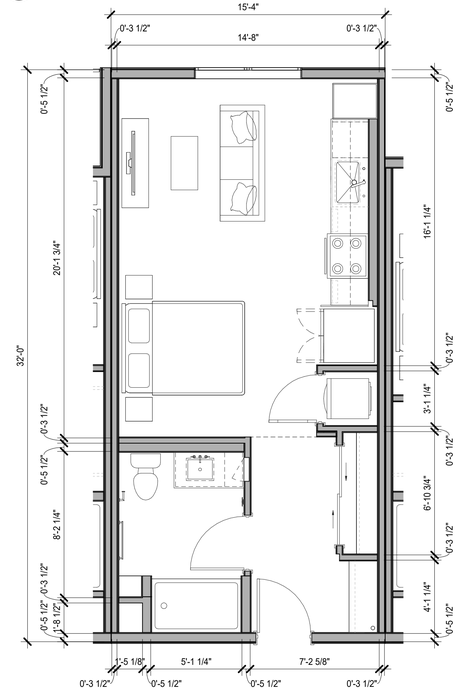
W2-A402



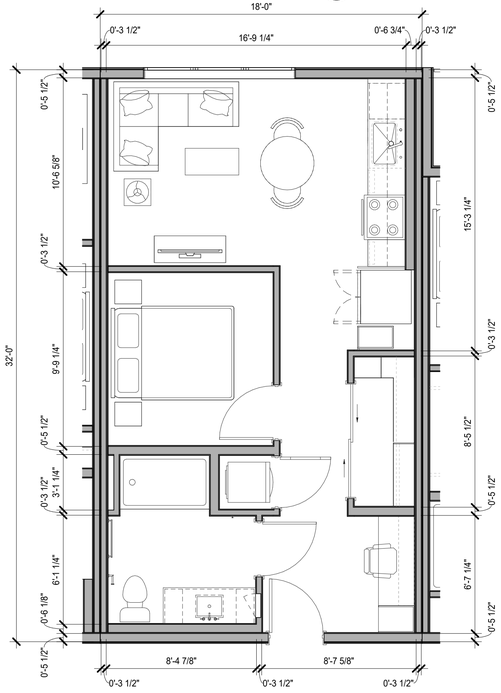
1 C1.0 - UNIT PLAN
1/4" = 1'-0"



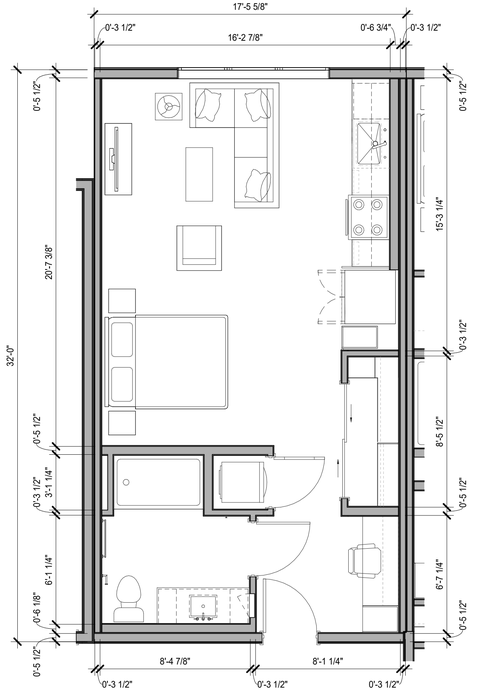
2 C1.1 - UNIT PLAN
1/4" = 1'-0"



3 S1.0 - UNIT PLAN
1/4" = 1'-0"



4 S2.0 - UNIT PLAN
1/4" = 1'-0"



5 S2.1 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

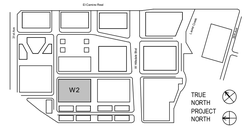
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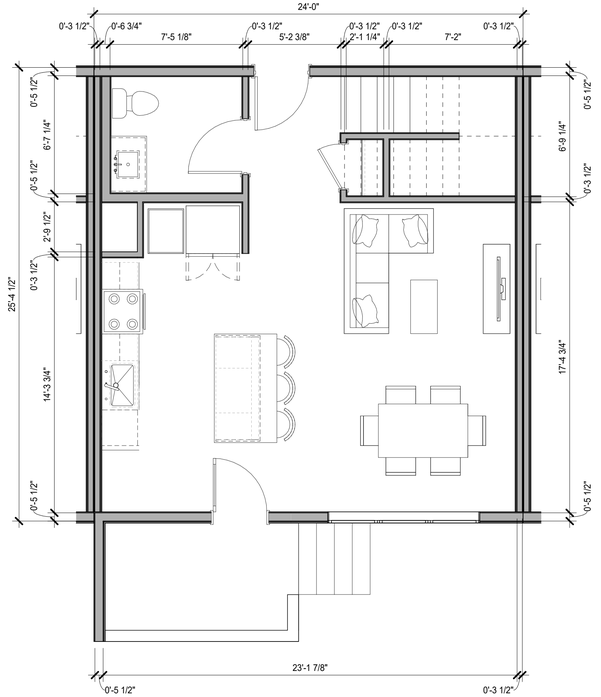
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W2 - UNIT PLANS

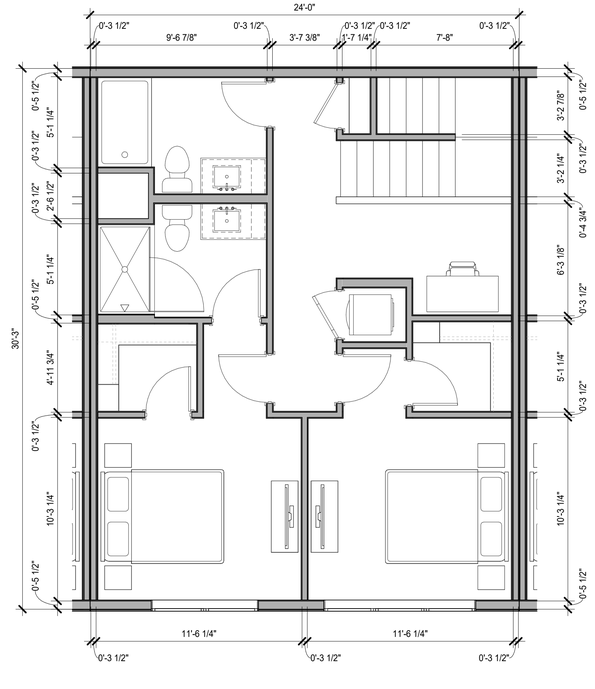
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

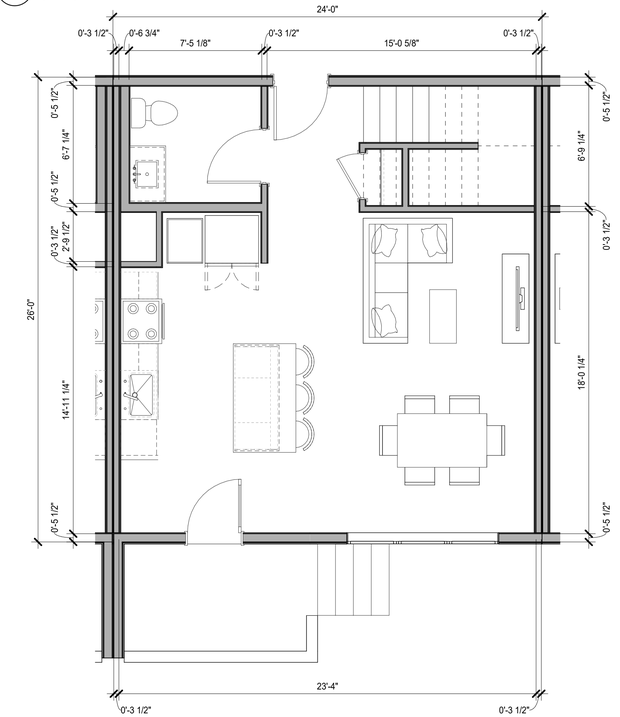
W2-A403



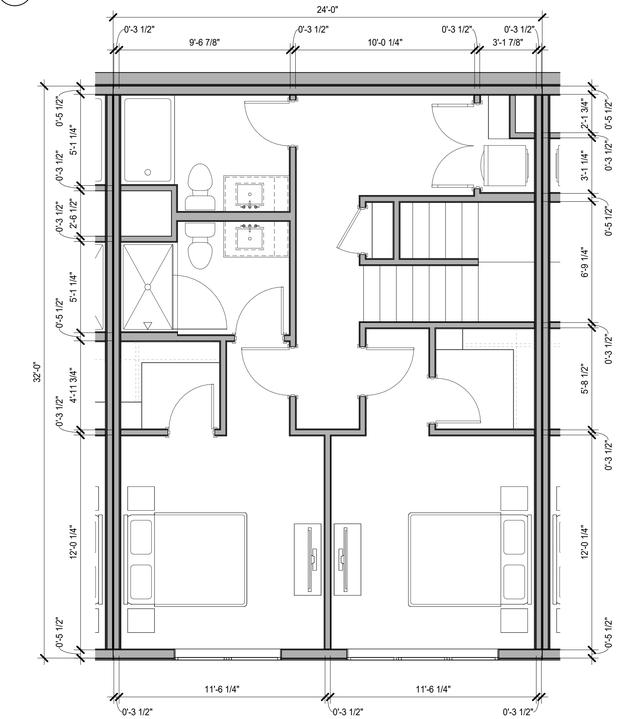
1 TH2.0 - UNIT PLAN - GROUND LEVEL
1/4" = 1'-0"



2 TH2.0 - UNIT PLAN - LEVEL 2
1/4" = 1'-0"



3 TH2.1 - UNIT PLAN - GROUND LEVEL
1/4" = 1'-0"



4 TH2.1 - UNIT PLAN - LEVEL 2
1/4" = 1'-0"

0' 2' 4' 8'

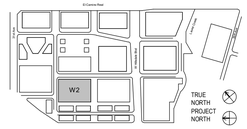
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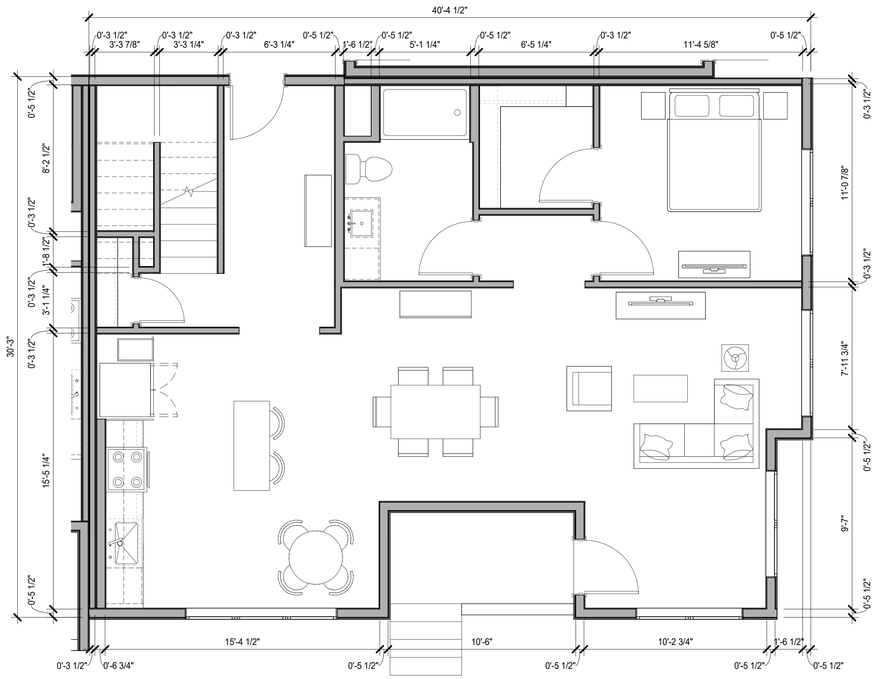
Sheet Title:

W2 - UNIT PLANS

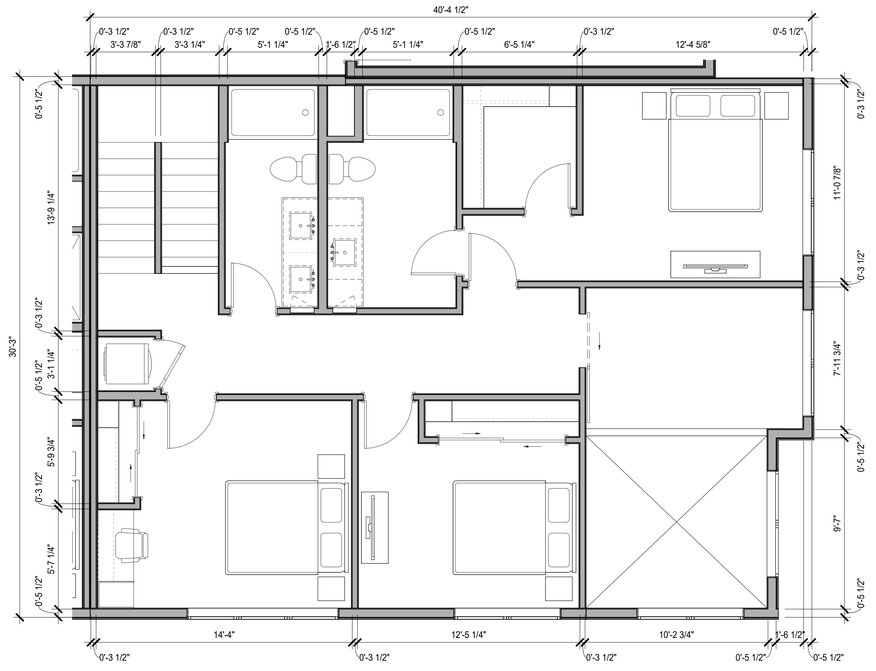
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Sheet Number

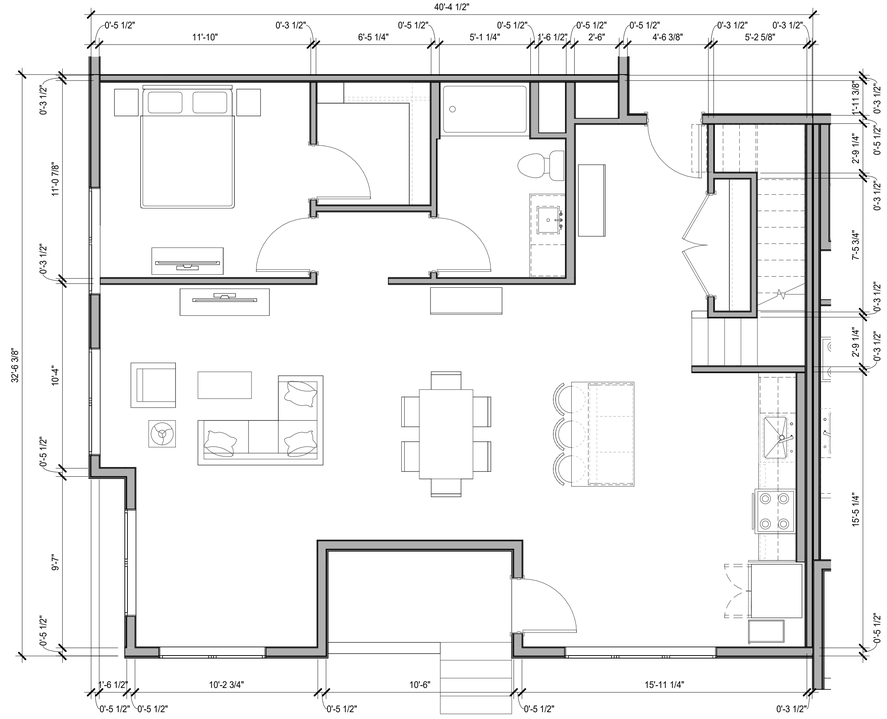
W2-A404



1 TH3.0 - UNIT PLAN - GROUND LEVEL
1/4" = 1'-0"



2 TH3.0 - UNIT PLAN - LEVEL 2
1/4" = 1'-0"



3 TH3.1 - UNIT PLAN - GROUND LEVEL
1/4" = 1'-0"



4 TH3.1 - UNIT PLAN - LEVEL 2
1/4" = 1'-0"

0' 2' 4' 8'

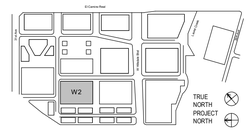
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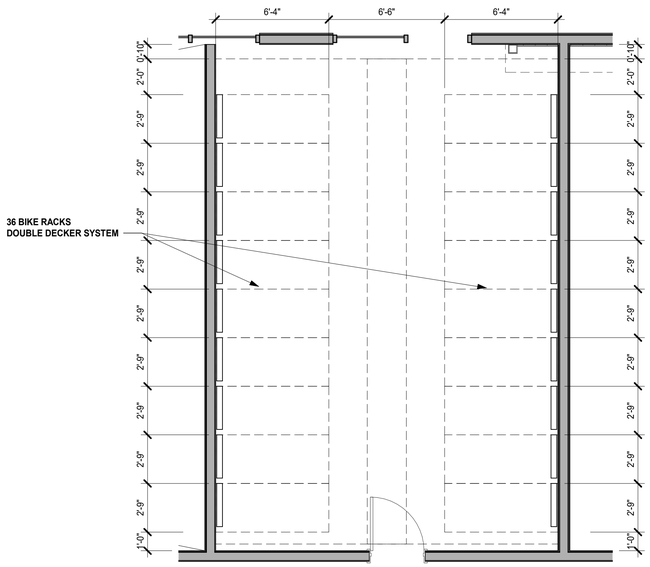
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W2 - UNIT PLANS

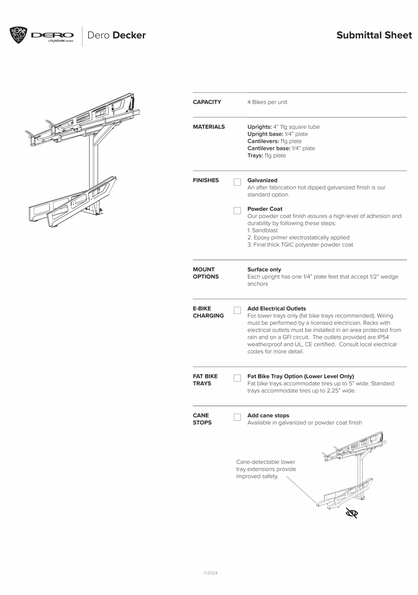
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

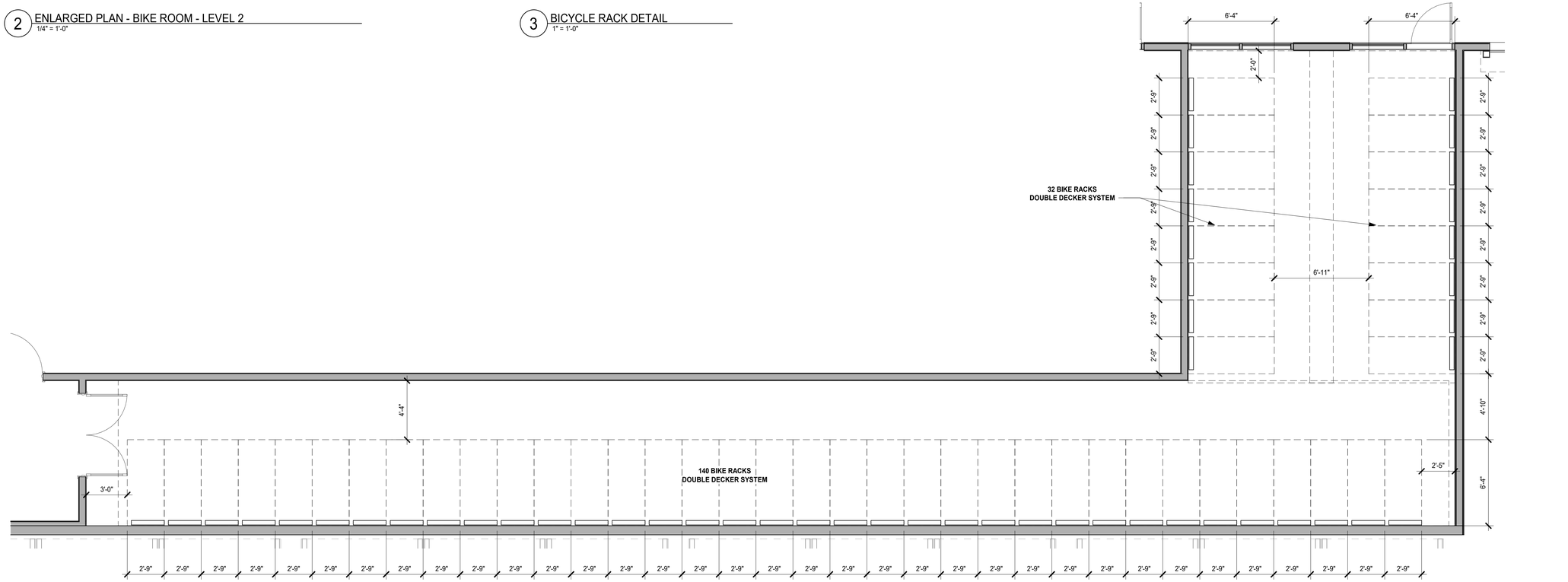
W2-A405



2 ENLARGED PLAN - BIKE ROOM - LEVEL 2
1/4" = 1'-0"



3 BICYCLE RACK DETAIL
1" = 1'-0"



NOTE: 280 TOTAL BIKE RACKS PROVIDED

1 ENLARGED PLAN - BIKE ROOM - GROUND LEVEL
1/4" = 1'-0"

0' 2' 4' 8'

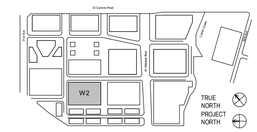
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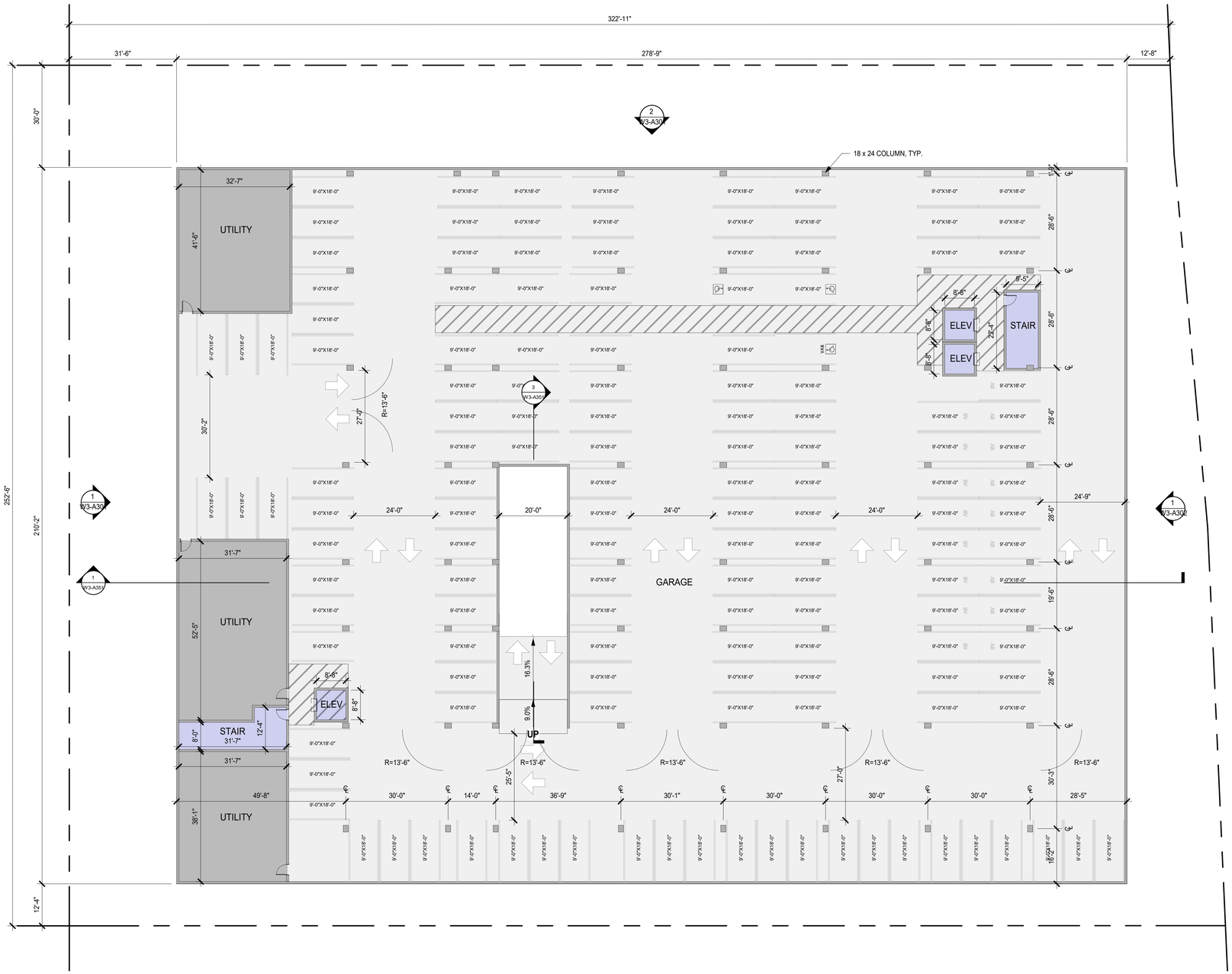
Sheet Title:

W2 - ENLARGED PLANS

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

Sheet Number

W2-A451



1 W3 - LEVEL B1 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

PARKING STALL TABULATION - BUILDING W3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	121	2	1	17	0	0	0	0	0	0	141
GROUND	26	2*	1*	20*	1	1	1	0	14	1	58
LEVEL 2	67	1	0	0	0	0	0	0	0	0	68
TOTAL	214	5*	2*	37*	1	1	1	0	14	1	**267**

NORTH

0' 8' 16' 32'

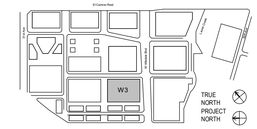
HSC Property Owner LLC

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

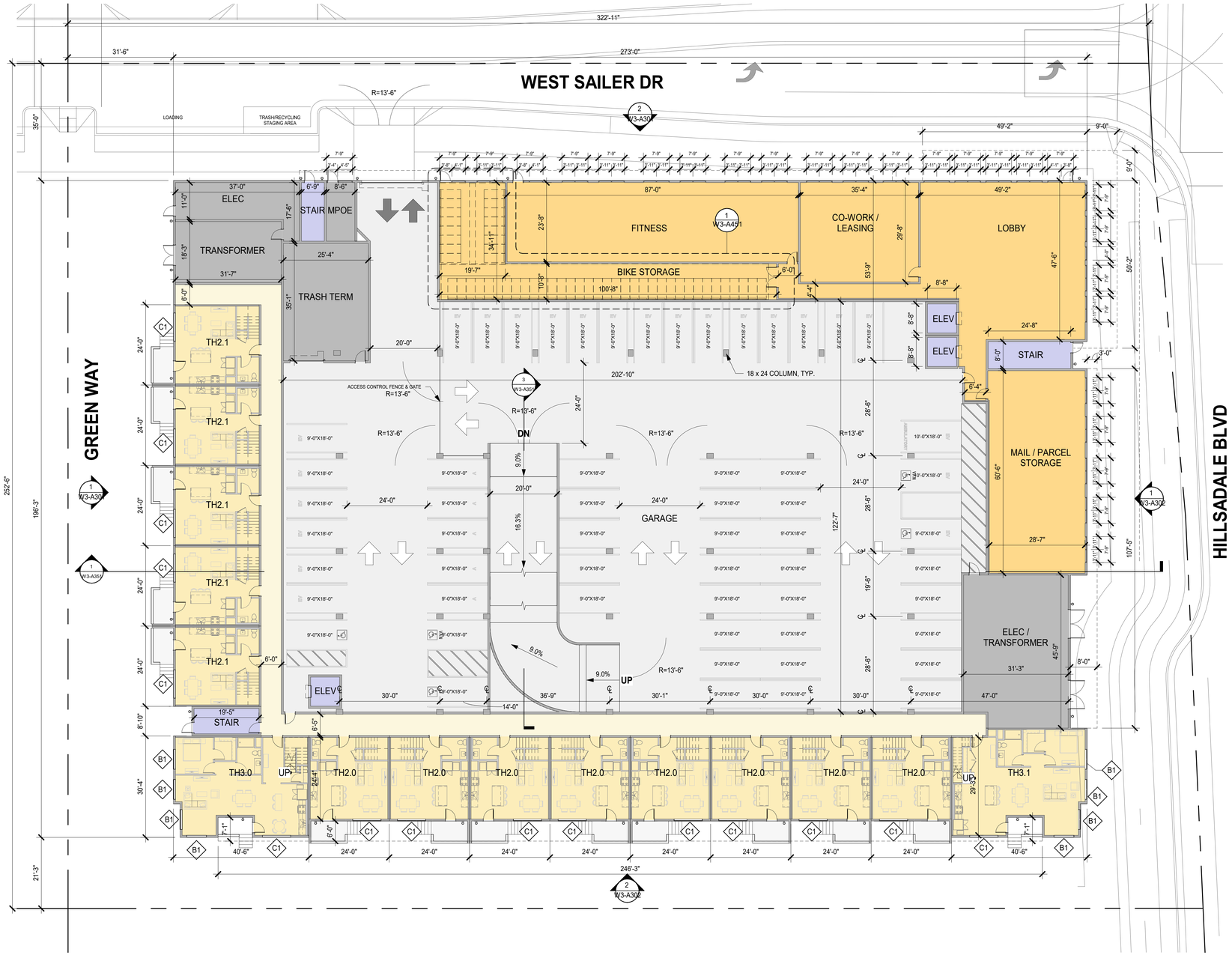
Sheet Title:

W3 - LEVEL B1 PLAN

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

Sheet Number

W3-A100



1 W3 - GROUND LEVEL PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING W3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	121	2	1	17	0	0	0	0	0	0	141
GROUND	26	2*	1*	20*	1	1	1	0	14	1	58
LEVEL 2	67	1	0	0	0	0	0	0	0	0	68
TOTAL	214	5*	2*	37*	1	1	1	0	14	1	**267**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

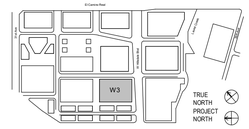
HSC Property Owner LLC

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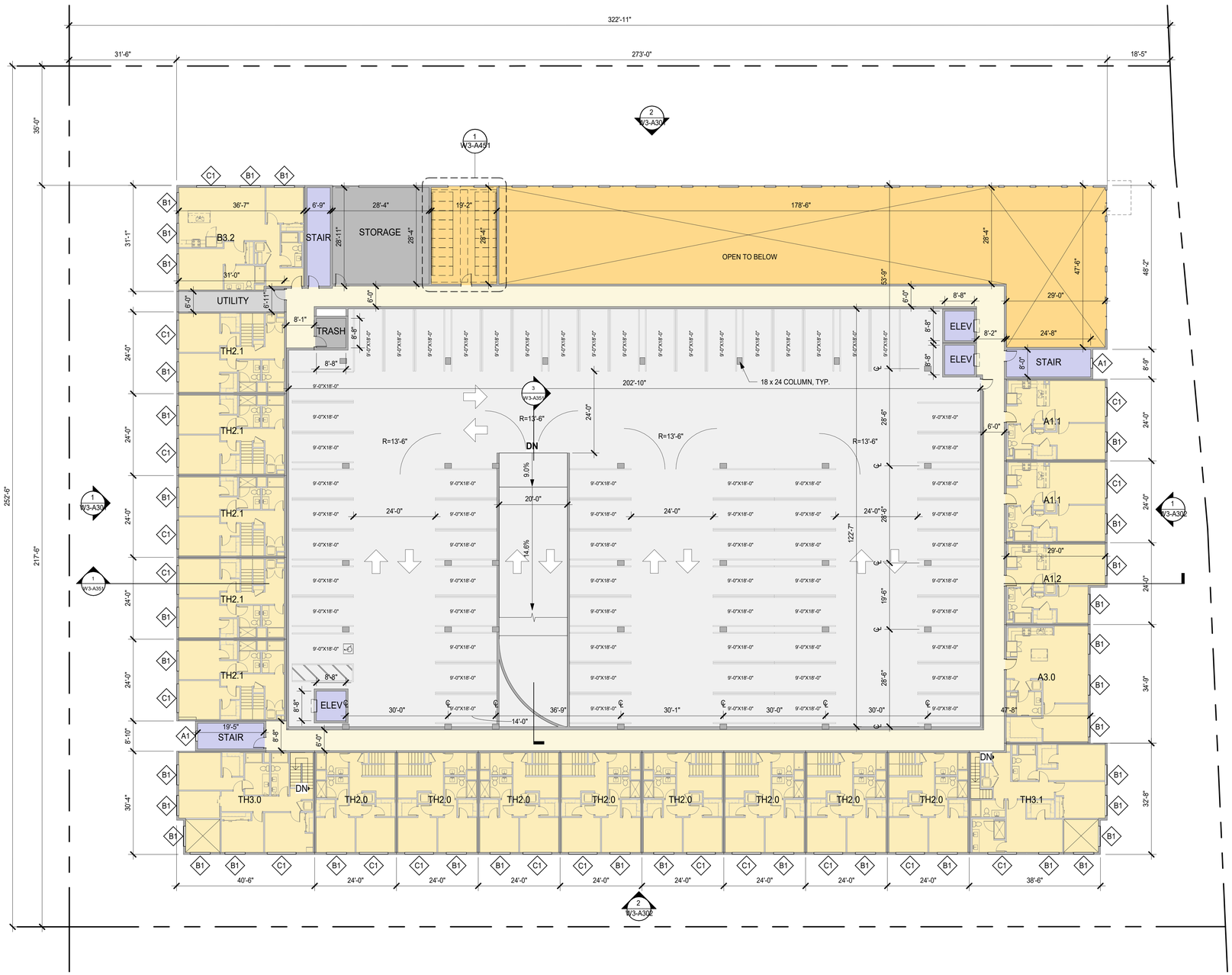
Sheet Title:

W3 - GROUND LEVEL PLAN

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

Sheet Number

W3-A101



1 W3 - LEVEL 2 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING W3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	121	2	1	17	0	0	0	0	0	0	141
GROUND	26	2*	1*	20*	1	1	1	0	14	1	58
LEVEL 2	67	1	0	0	0	0	0	0	0	0	68
TOTAL	214	5*	2*	37*	1	1	1	0	14	1	**267**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

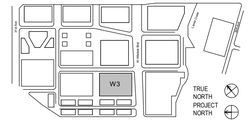
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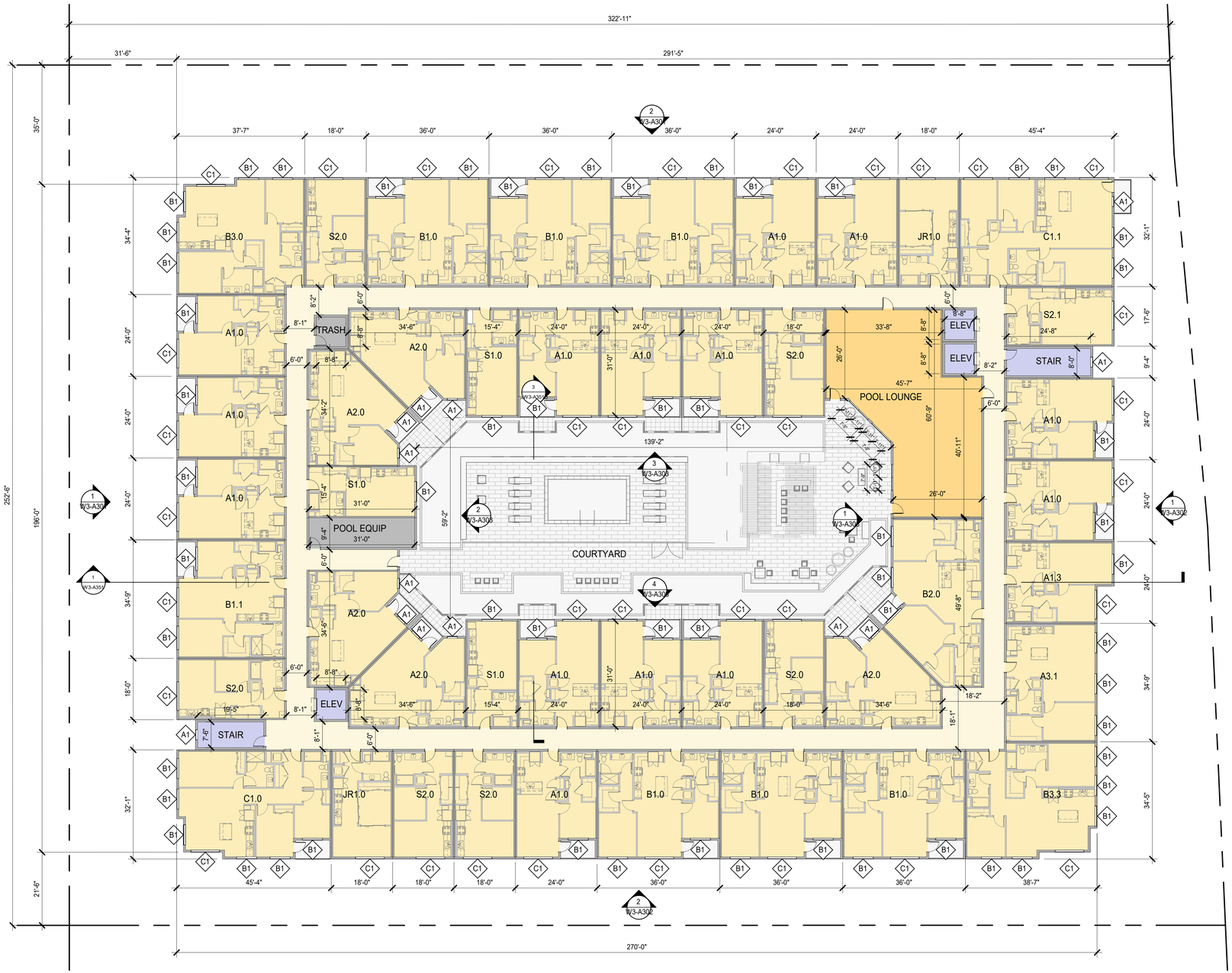
Sheet Title:

W3 - LEVEL 2 PLAN

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

Sheet Number

W3-A102



1 W3 - LEVEL 3 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

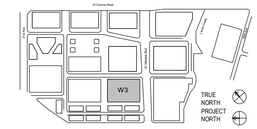
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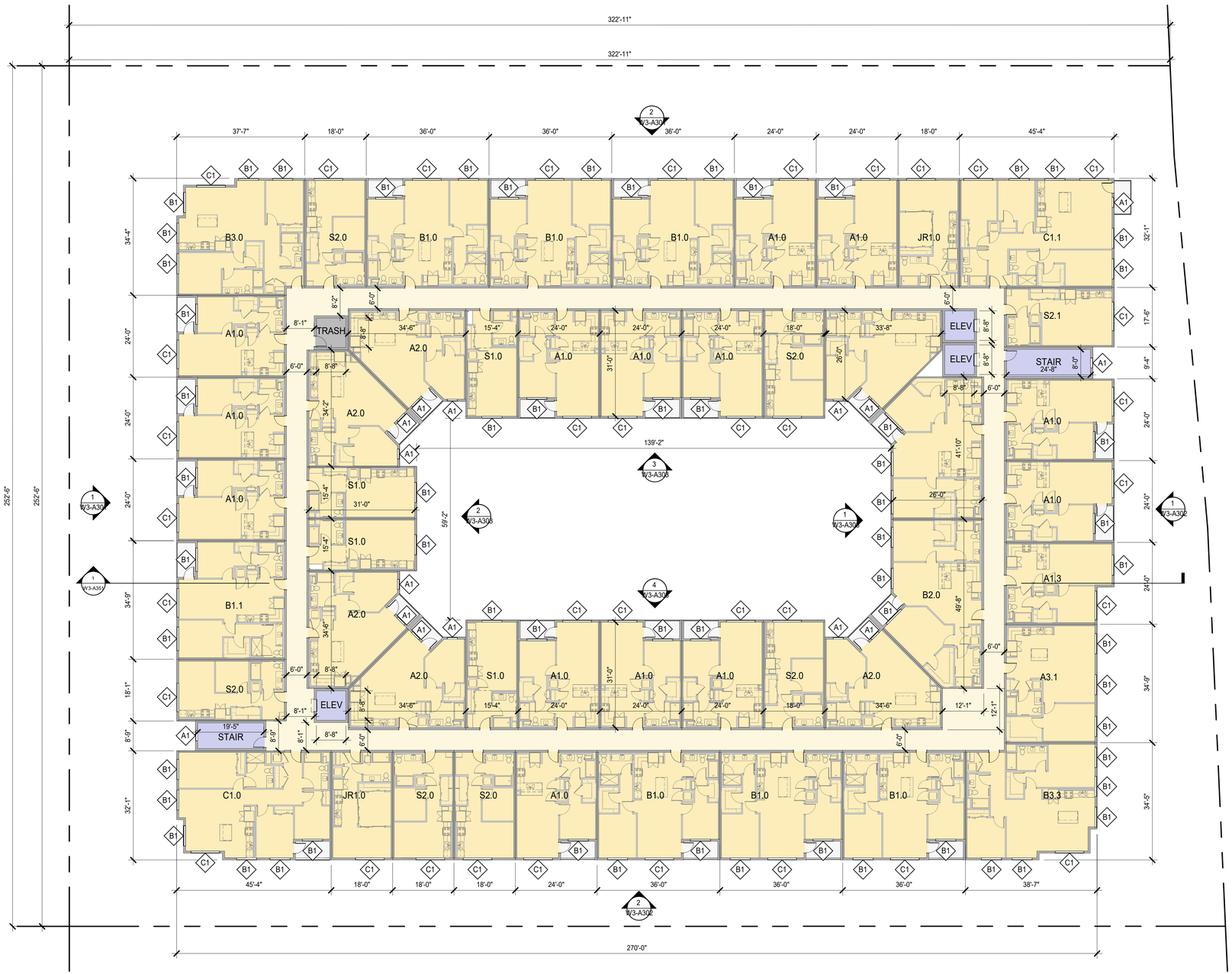
Sheet Title:

W3 - LEVEL 3 PLAN

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

Sheet Number

W3-A103



1 W3 - LEVEL 4 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

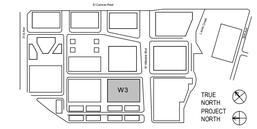
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Project No: 23.04025.00

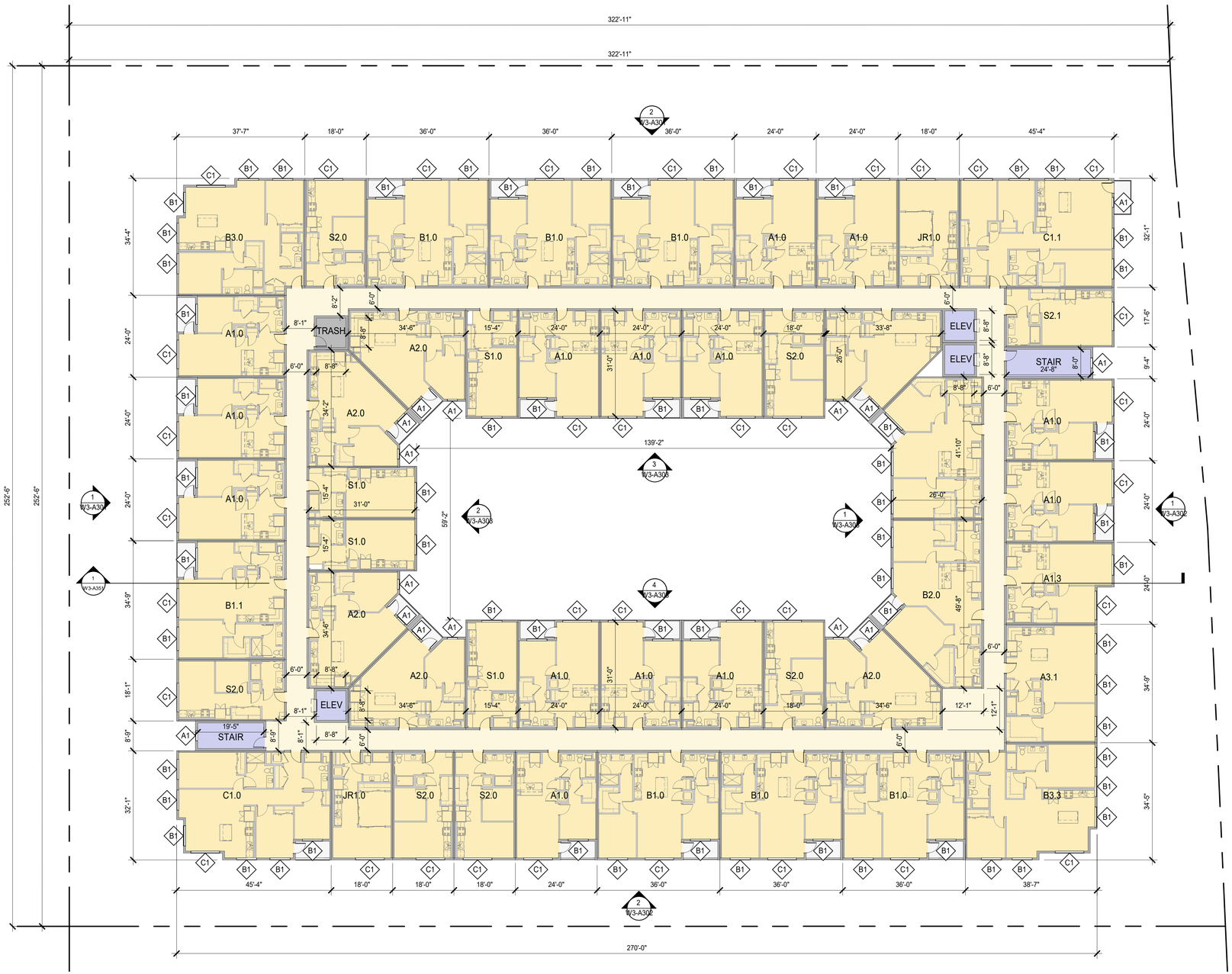
Sheet Title:

W3 - LEVEL 4 PLAN

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

Sheet Number

W3-A104



1 W3 - LEVEL 5 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

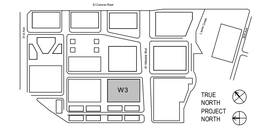
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Project No: 23.04025.00

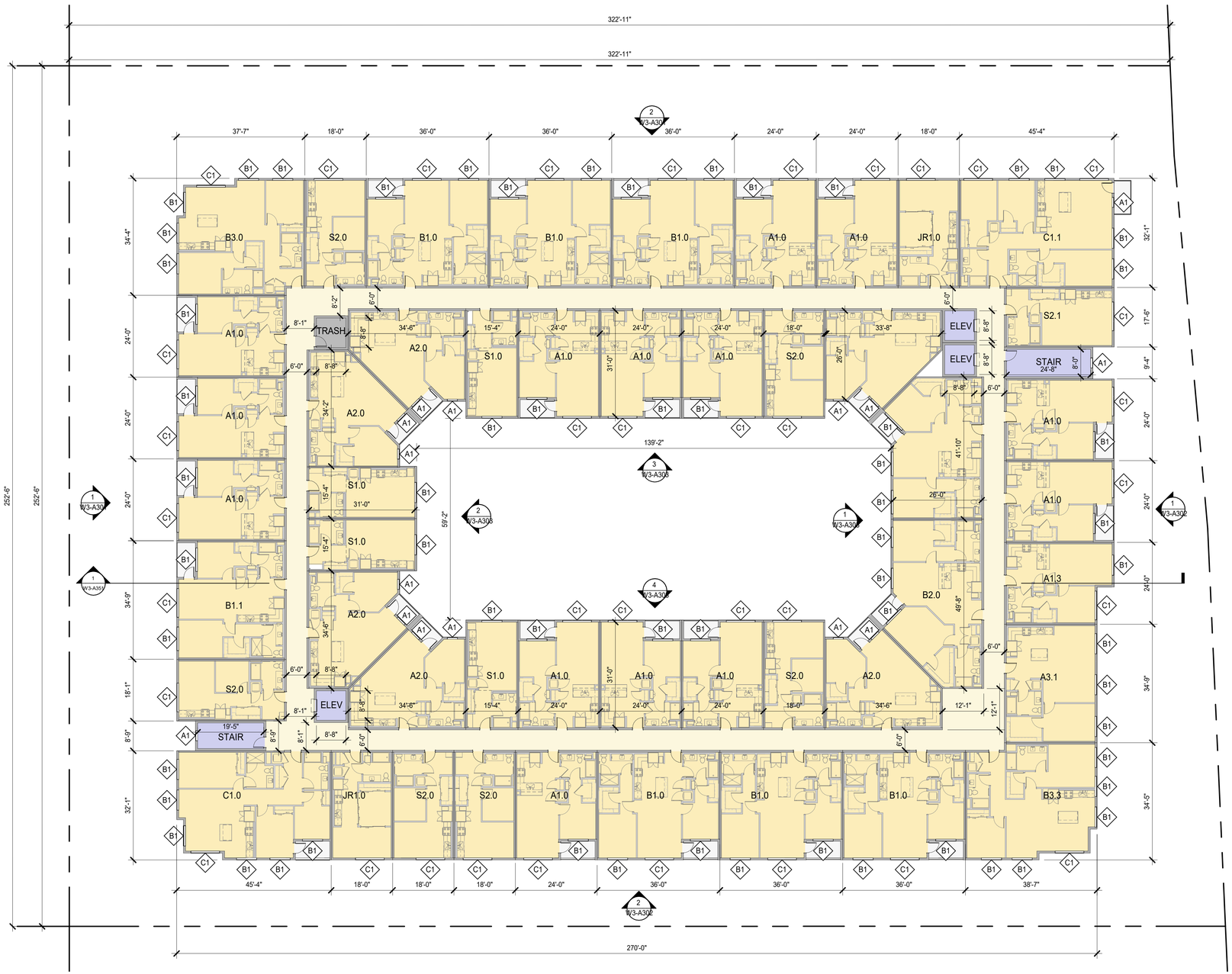
Sheet Title:

W3 - LEVEL 5 PLAN

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

Sheet Number

W3-A105



1 W3 - LEVEL 6 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
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- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32"

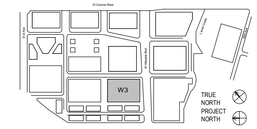
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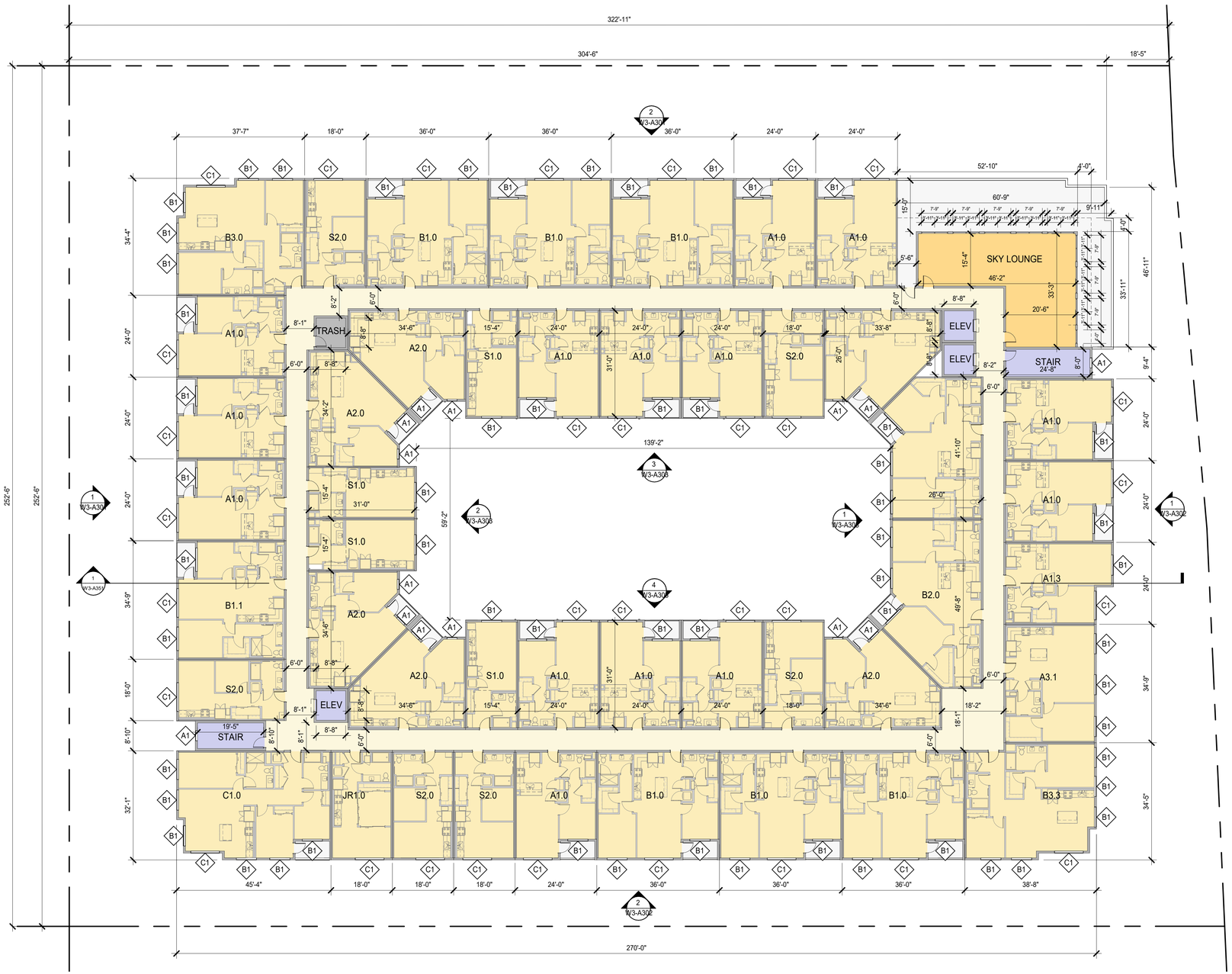
Sheet Title:

W3 - LEVEL 6 PLAN

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

Sheet Number

W3-A106



1 W3 - LEVEL 7 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32"

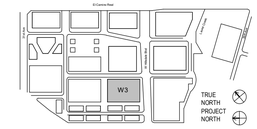
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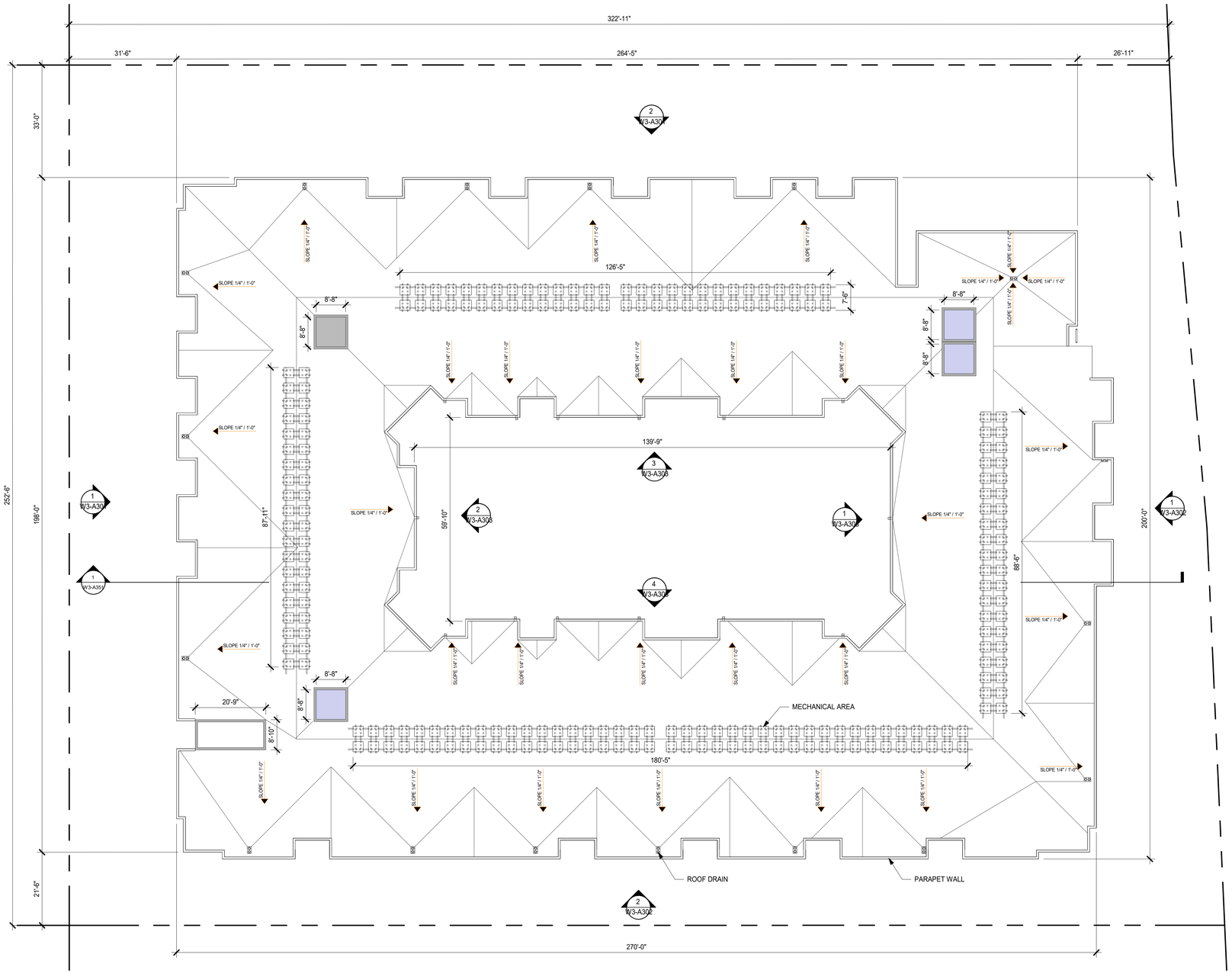
Sheet Title:

W3 - LEVEL 7 PLAN

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

Sheet Number

W3-A107



1 W3 - ROOF LEVEL PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32"

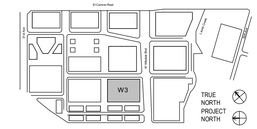
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Project No: 23.04025.00

Sheet Title:

W3 - ROOF LEVEL PLAN

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

Sheet Number

W3-A108



1 W3 NORTHWEST PERSPECTIVE
1" = 1'-0"



2 W3 SOUTHEAST PERSPECTIVE
1" = 1'-0"

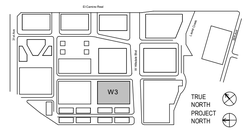
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Project No: 23.04025.00

Sheet Title:

W3 - PERSPECTIVE VIEW

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

Sheet Number

W3-A300



2 W3 WEST SAILER DR ELEVATION
1/16" = 1'-0"



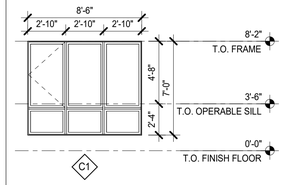
1 W3 GREENWAY ELEVATION
1/16" = 1'-0"

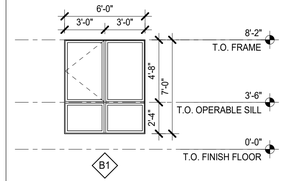
EXTERIOR MATERIAL LEGEND

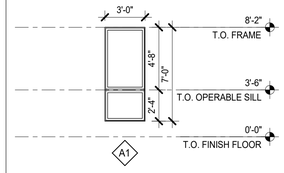
REFER TO SHEET W3-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR (09) **BRICK:** LIGHT TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND







0' 8' 16' 32'

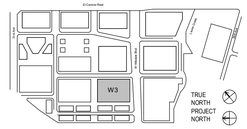
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Project No: 23.04025.00

Sheet Title:

W3 - ELEVATIONS

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

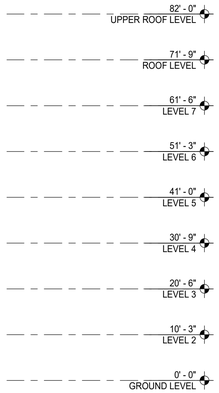
Sheet Number

W3-A301



2 W3 TOWNHOME WAY ELEVATION
1/16" = 1'-0"





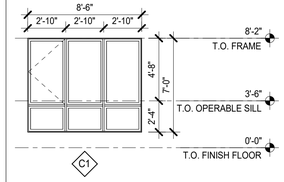
1 W3 HILLSDALE BLVD ELEVATION
1/16" = 1'-0"

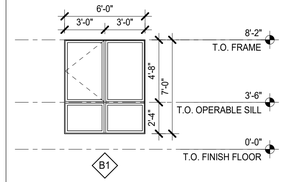
EXTERIOR MATERIAL LEGEND

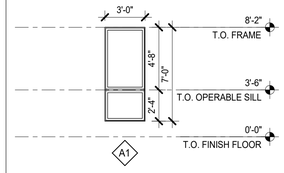
REFER TO SHEET W3-A310 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR
09 **BRICK:** LIGHT TONE
18 **WOOD LOOK MATERIAL:** DARKER TONE
22 **GLASS:** CLEAR GLASS COLOR
24 **PLASTER:** DARK TONE
25 **PLASTER:** MEDIUM TONE
26 **PLASTER:** LIGHT TONE
28 **VINYL:** DARK COLOR

WINDOW LEGEND







0' 8' 16' 32'

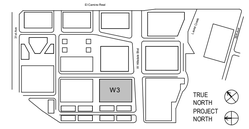
HSC Property Owner LLC

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

W3 - ELEVATIONS

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

Sheet Number

W3-A302



4 COURTYARD ELEVATION - NORTH
1/16" = 1'-0"



2 COURTYARD ELEVATION - EAST
1/16" = 1'-0"



3 COURTYARD ELEVATION - SOUTH
1/16" = 1'-0"



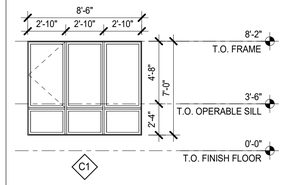
1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

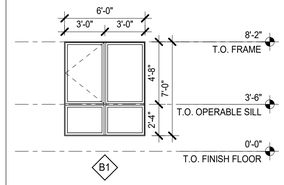
EXTERIOR MATERIAL LEGEND

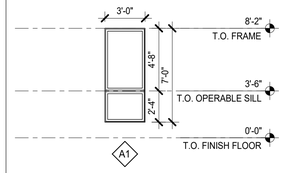
REFER TO SHEET W3-A310 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR
09 **BRICK:** LIGHT TONE
18 **WOOD LOOK MATERIAL:** DARKER TONE
22 **GLASS:** CLEAR GLASS COLOR
24 **PLASTER:** DARK TONE
25 **PLASTER:** MEDIUM TONE
26 **PLASTER:** LIGHT TONE
28 **VINYL:** DARK COLOR

WINDOW LEGEND







0' 8' 16' 32'

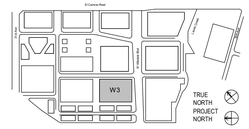
HSC Property Owner LLC

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Key Plan



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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

W3 - COURTYARD ELEVATIONS

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

Sheet Number

W3-A303



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



09 **BRICK:** LIGHT TONE (CLADDING)



18 **WOOD LOOK MATERIAL:** DARKER TONE (CLADDING)



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



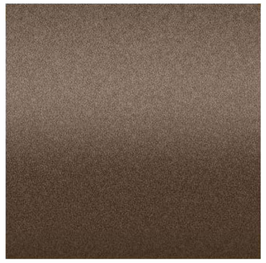
24 **PLASTER:** DARK TONE (EXTERIOR FINISH)



25 **PLASTER:** MEDIUM TONE (EXTERIOR FINISH)



26 **PLASTER:** LIGHT TONE (EXTERIOR FINISH)



28 **VINYL:** DARK COLOR (WINDOW AND DOOR FRAMES)



40 **GLASS RAILING:** CLEAR GLASS COLOR (WITHIN CURTAIN WALL, STOREFRONT, WINDOWS,

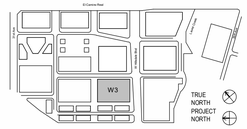
HSC Property Owner LLC

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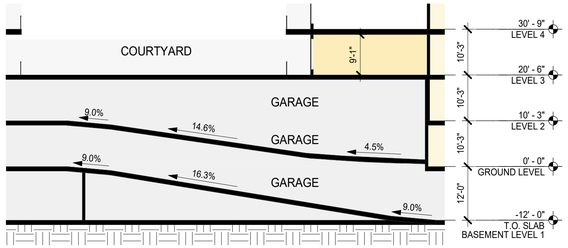
Sheet Title:

W3 - EXTERIOR MATERIALS

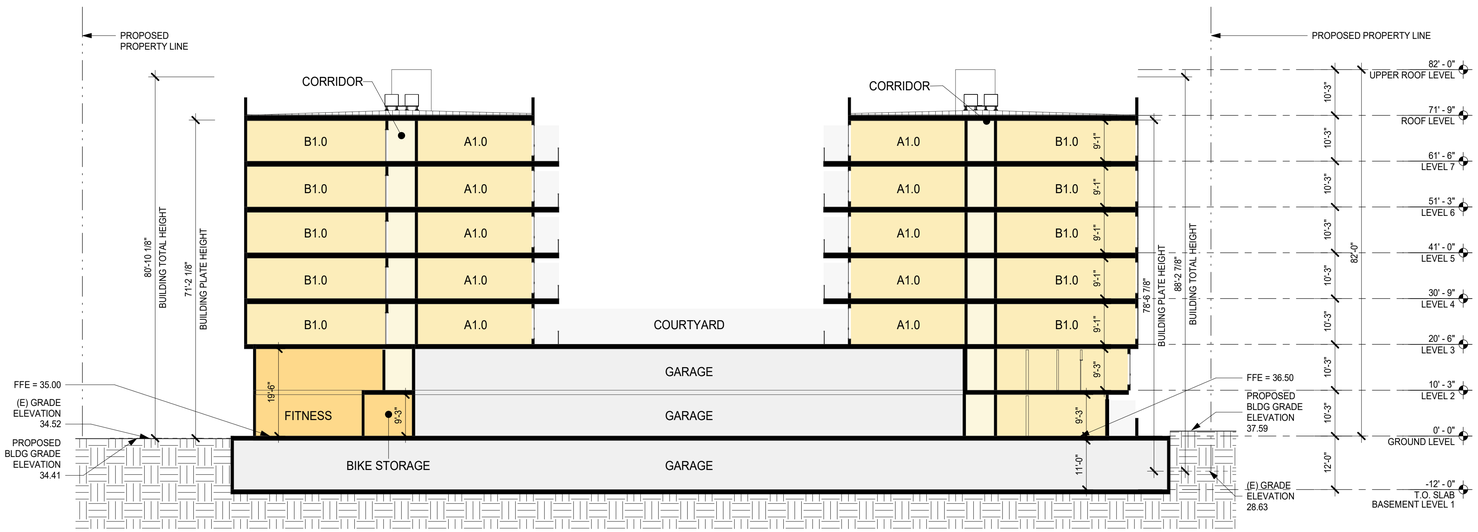
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

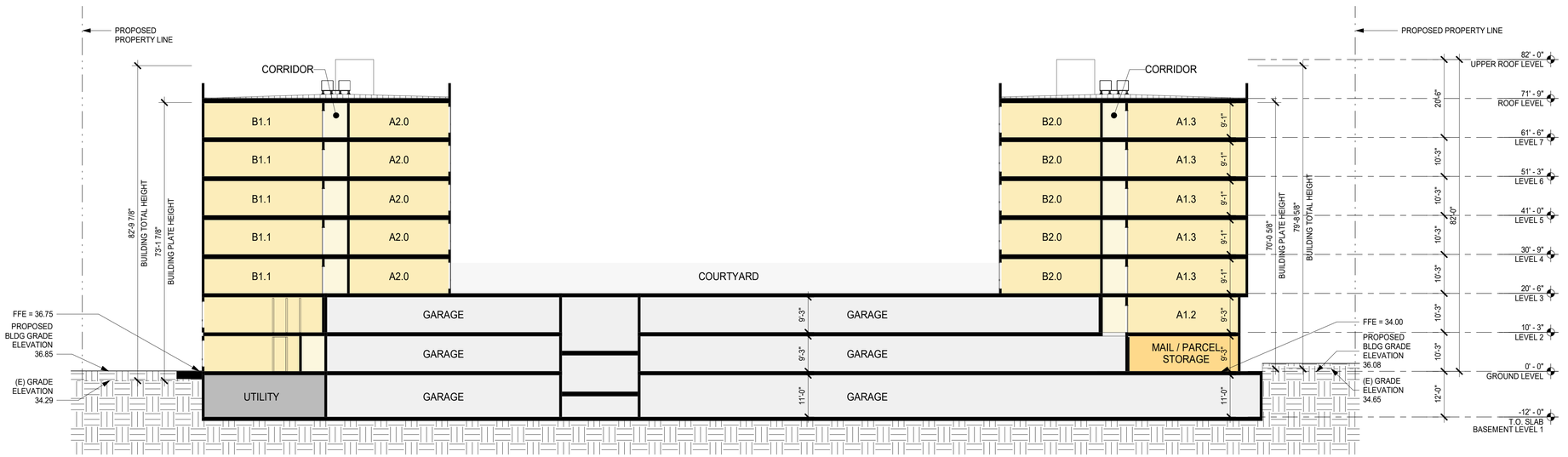
W3-A310



3 W3 - RAMP SECTION
1/16" = 1'-0"



2 W3 - BUILDING SECTION
1/16" = 1'-0"



1 W3 - BUILDING SECTION
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

0' 8' 16' 32'

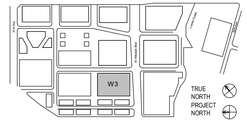
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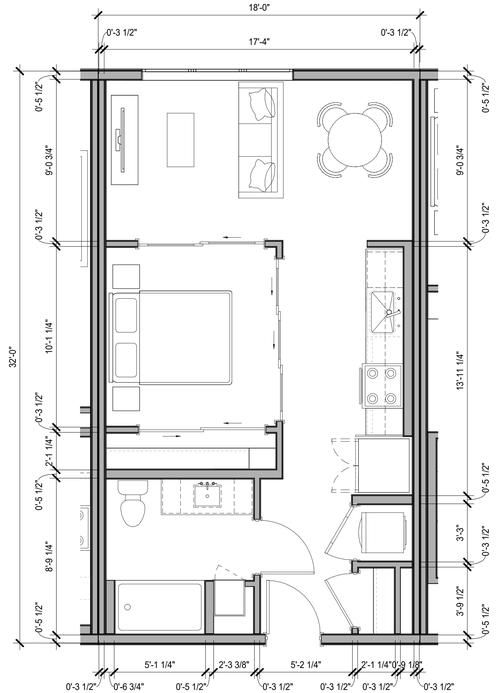
Sheet Title:

W3 - BUILDING SECTION

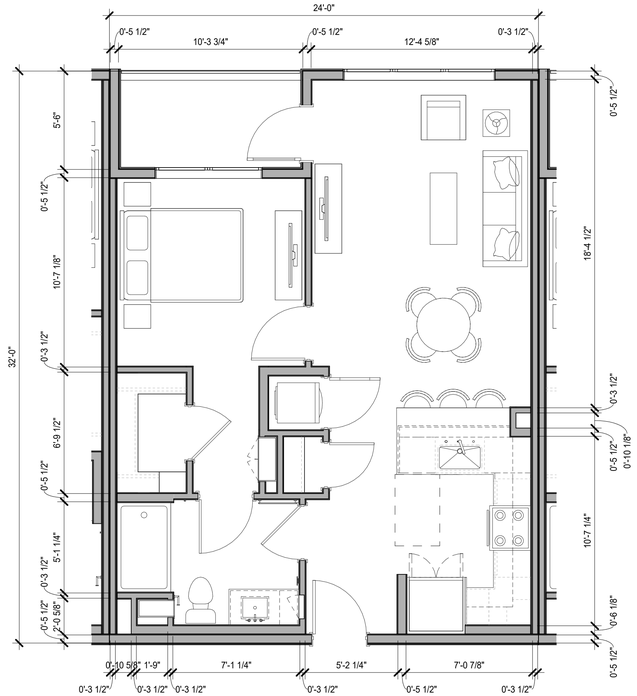
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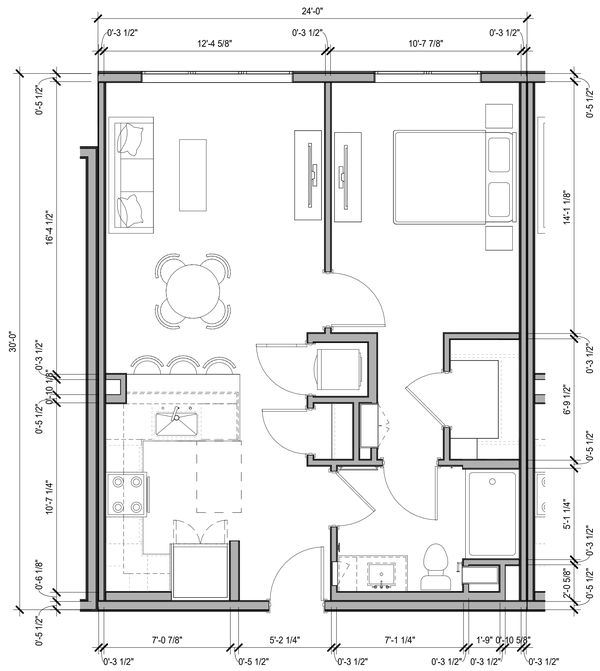
W3-A351



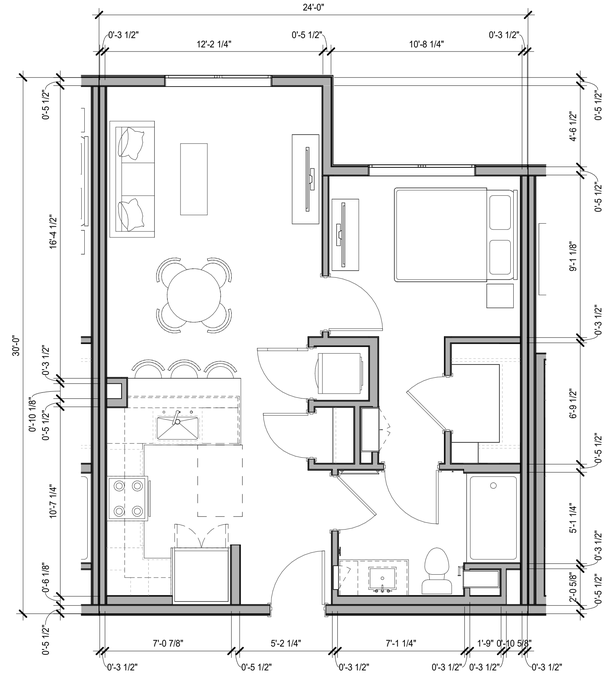
1 JR1.0 - UNIT PLAN
1/4" = 1'-0"



2 A1.0 - UNIT PLAN
1/4" = 1'-0"



3 A1.1 - UNIT PLAN
1/4" = 1'-0"



4 A1.2 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

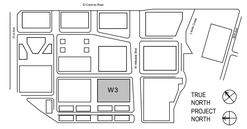
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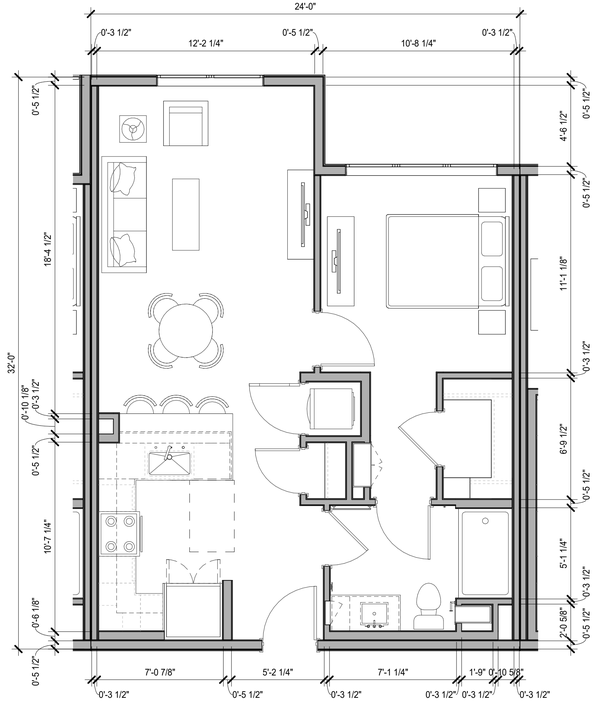
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W3 - UNIT PLANS

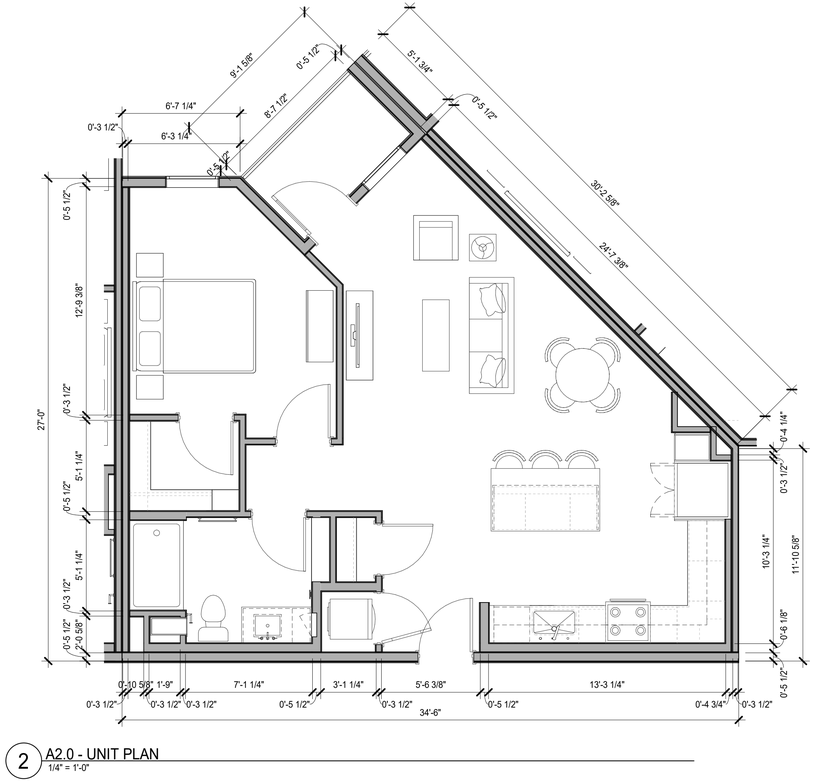
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

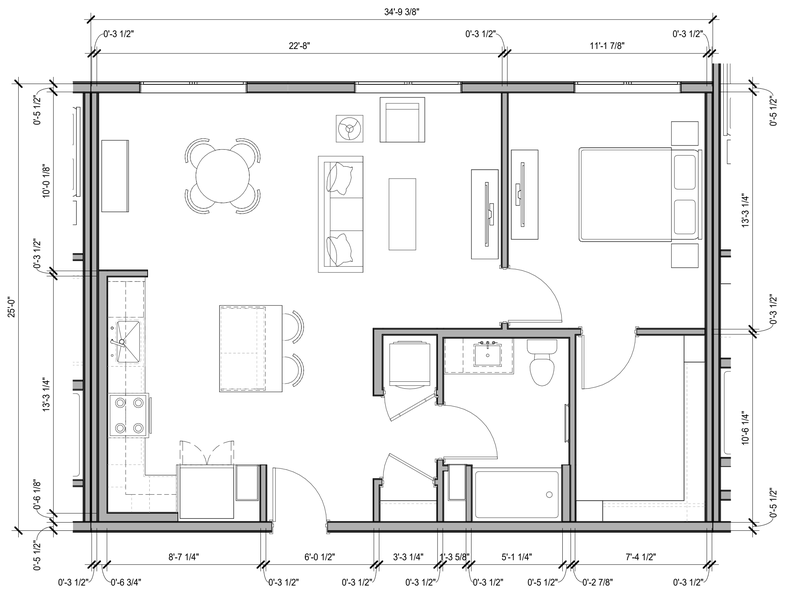
W3-A400



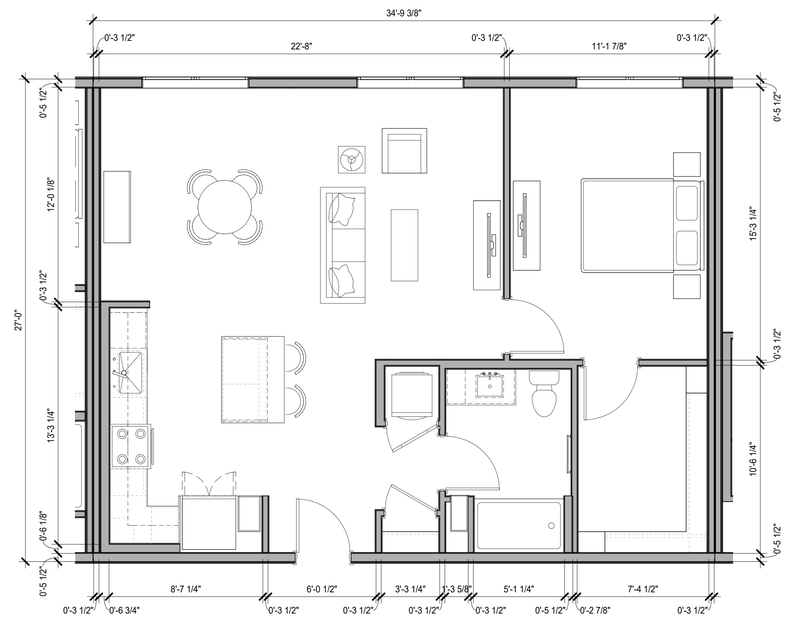
1 A1.3 - UNIT PLAN
1/4" = 1'-0"



2 A2.0 - UNIT PLAN
1/4" = 1'-0"



3 A3.0 - UNIT PLAN
1/4" = 1'-0"



4 A3.1 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

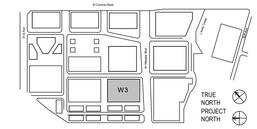
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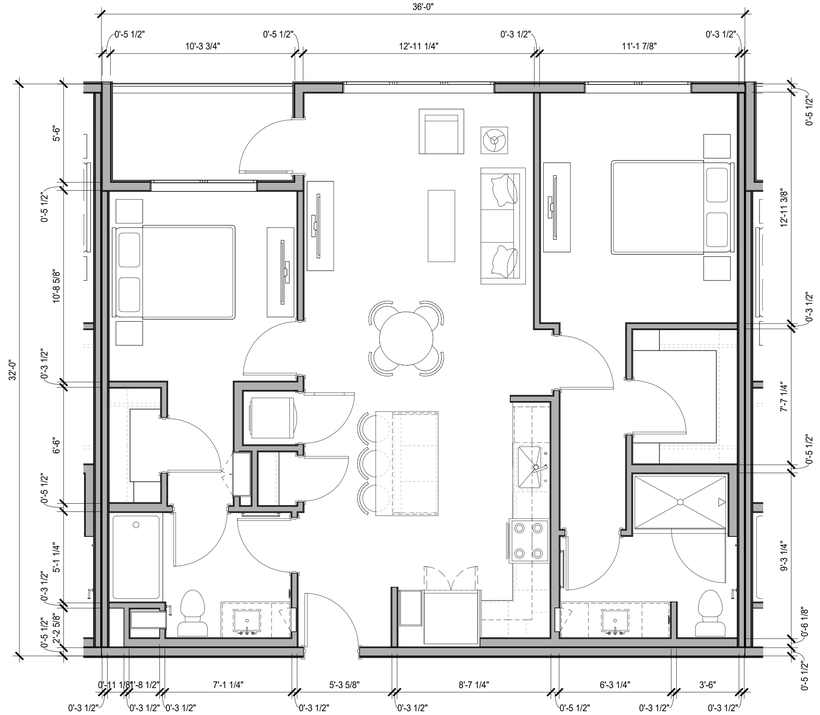
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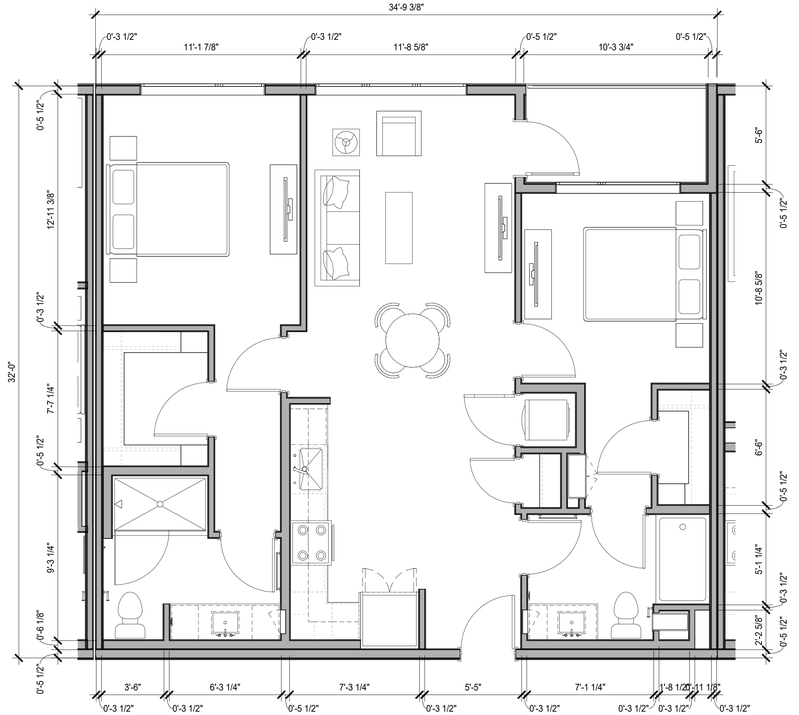
W3 - UNIT PLANS

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

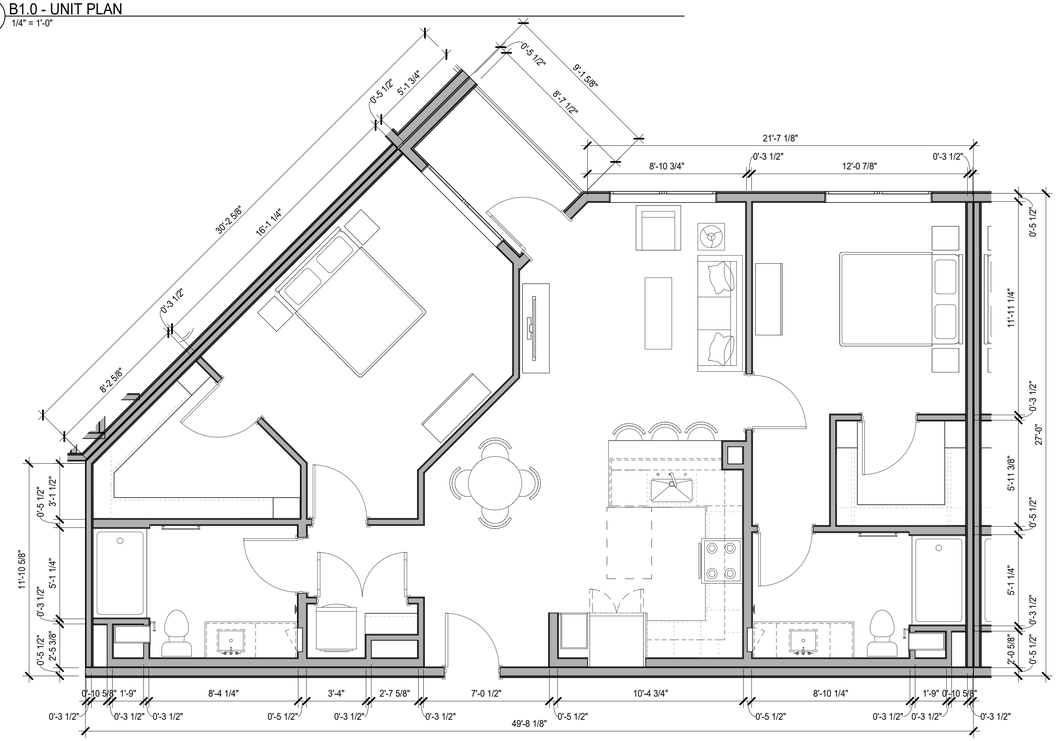
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W3-A401

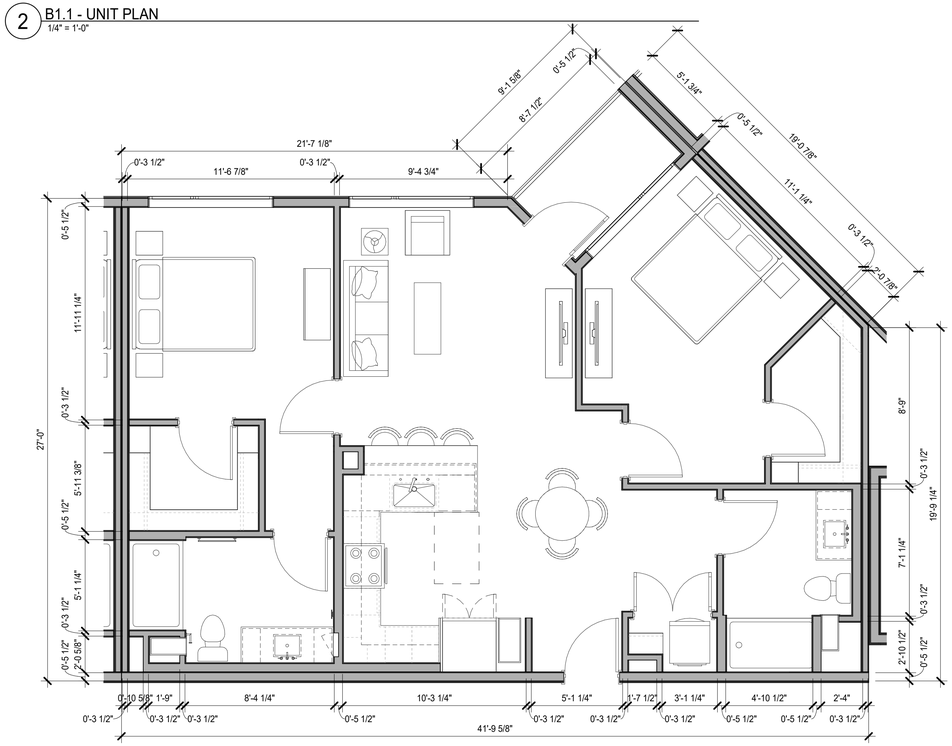




1 B1.0 - UNIT PLAN
1/4" = 1'-0"



2 B1.1 - UNIT PLAN
1/4" = 1'-0"



3 B2.0 - UNIT PLAN
1/4" = 1'-0"

4 B2.1 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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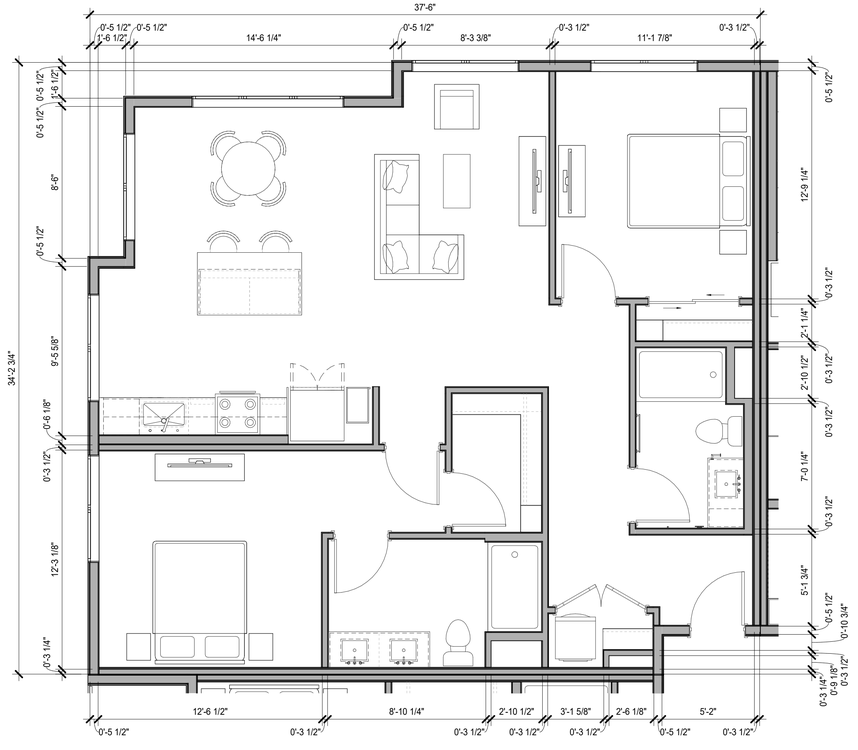
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W3 - UNIT PLANS

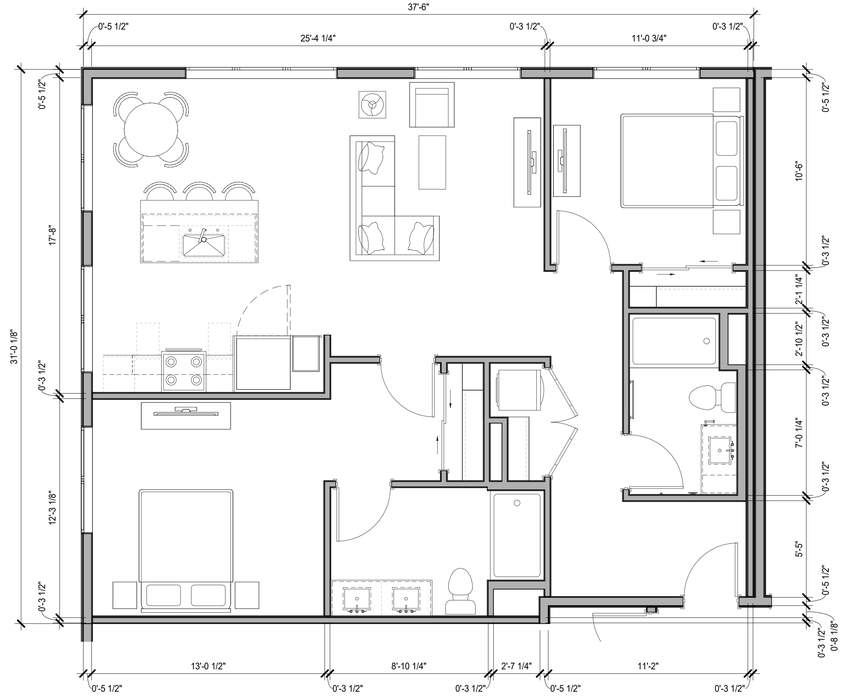
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

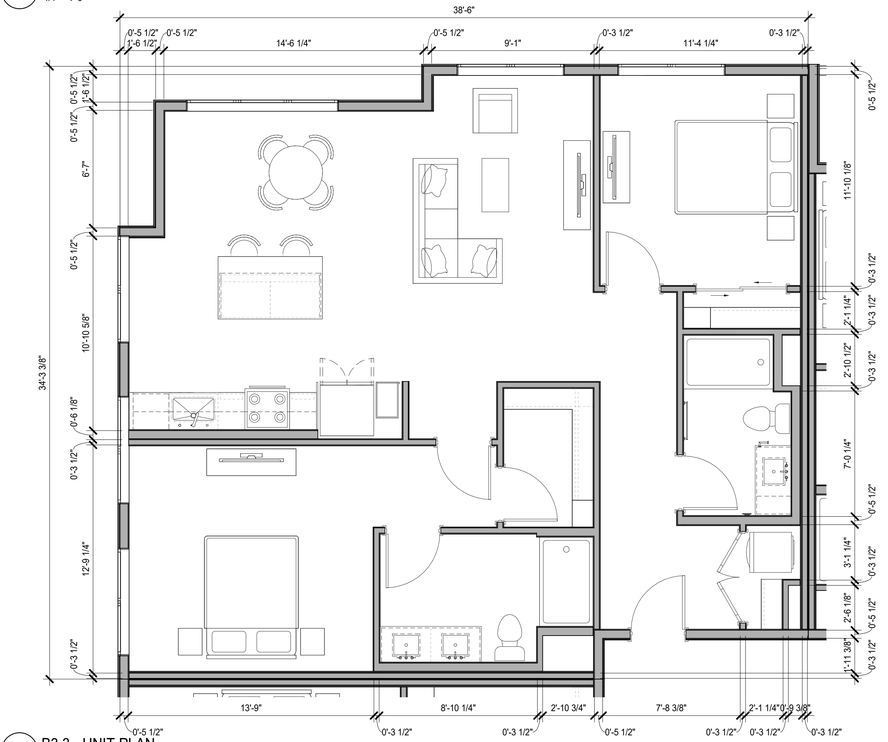
W3-A402



1 B3.0 - UNIT PLAN
1/4" = 1'-0"



2 B3.2 - UNIT PLAN
1/4" = 1'-0"



3 B3.3 - UNIT PLAN
1/4" = 1'-0"



4 C1.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

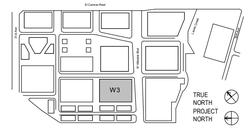
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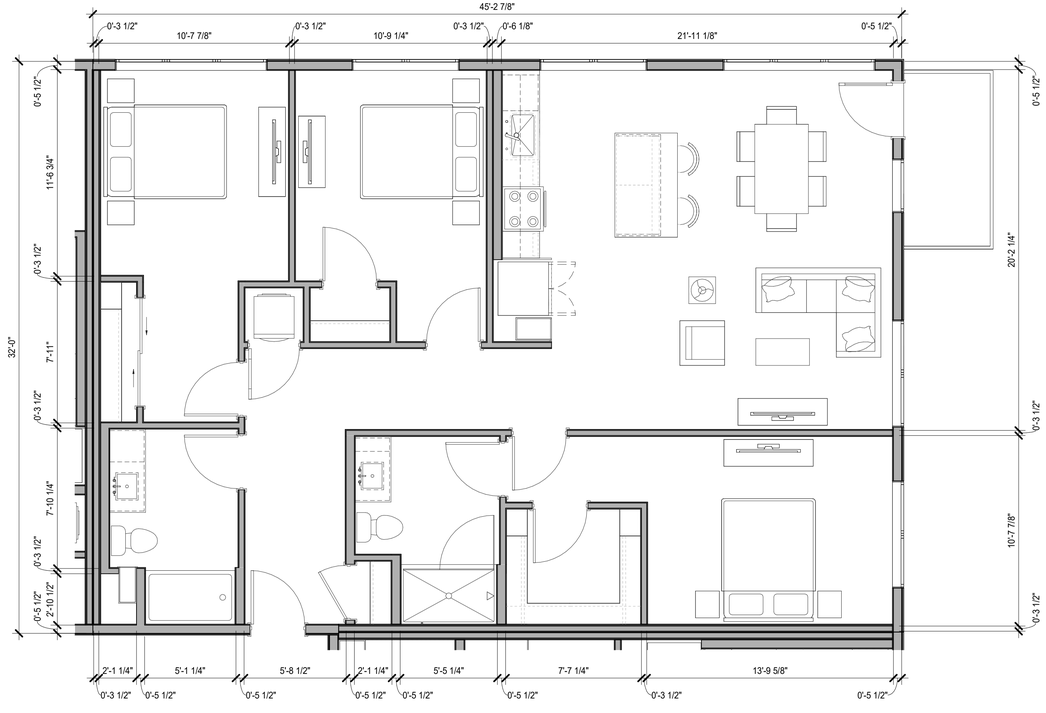
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W3 - UNIT PLANS

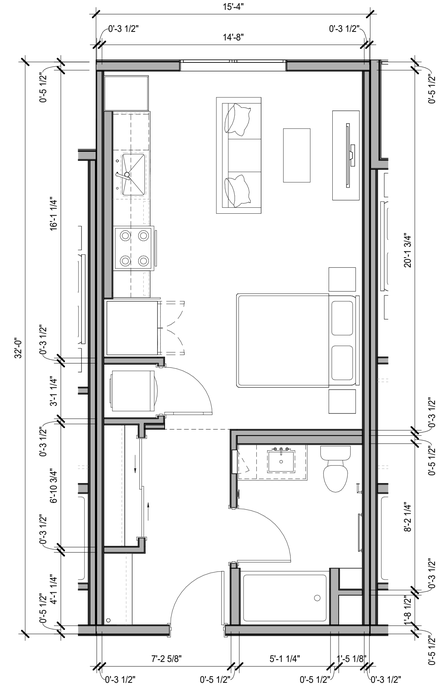
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Sheet Number

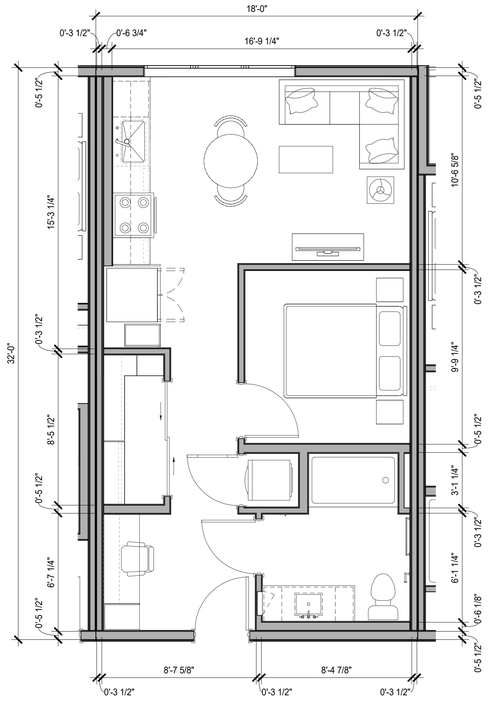
W3-A403



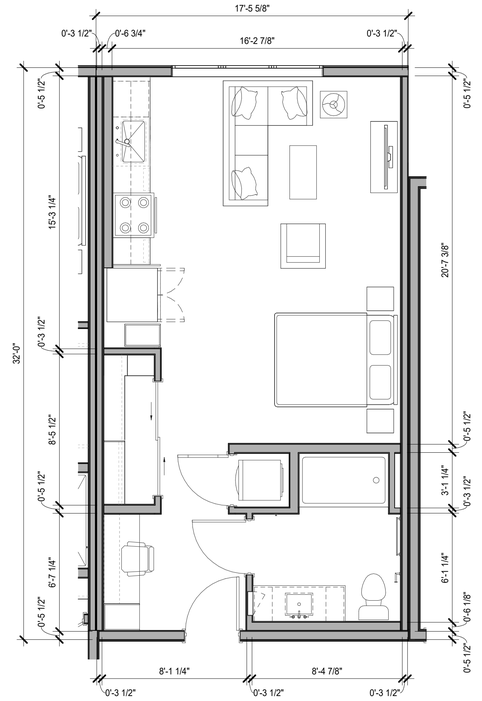
1 C1.1 - UNIT PLAN
1/4" = 1'-0"



2 S1.0 - UNIT PLAN
1/4" = 1'-0"



3 S2.0 - UNIT PLAN
1/4" = 1'-0"



4 S2.1 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

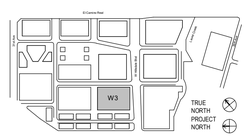
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Project No: 23.04025.00

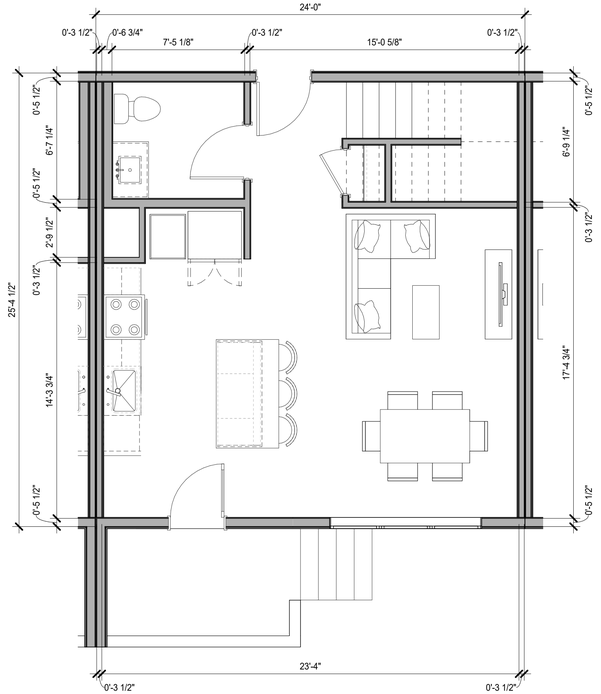
Sheet Title:

W3 - UNIT PLANS

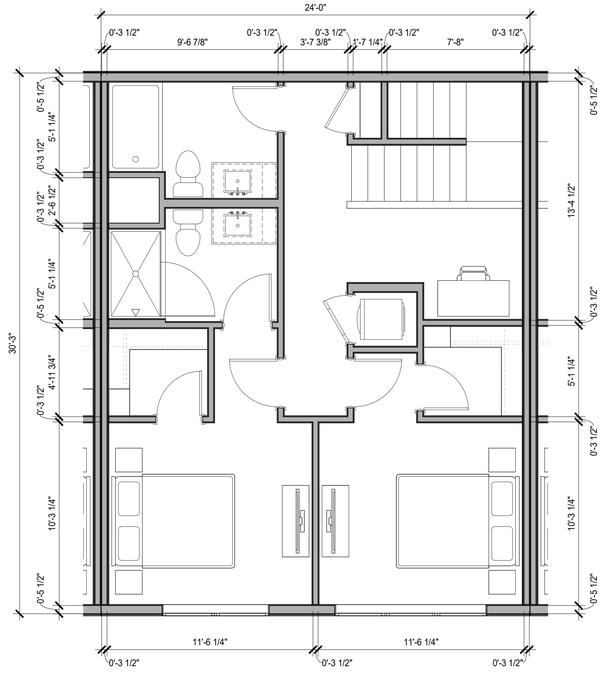
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Sheet Number

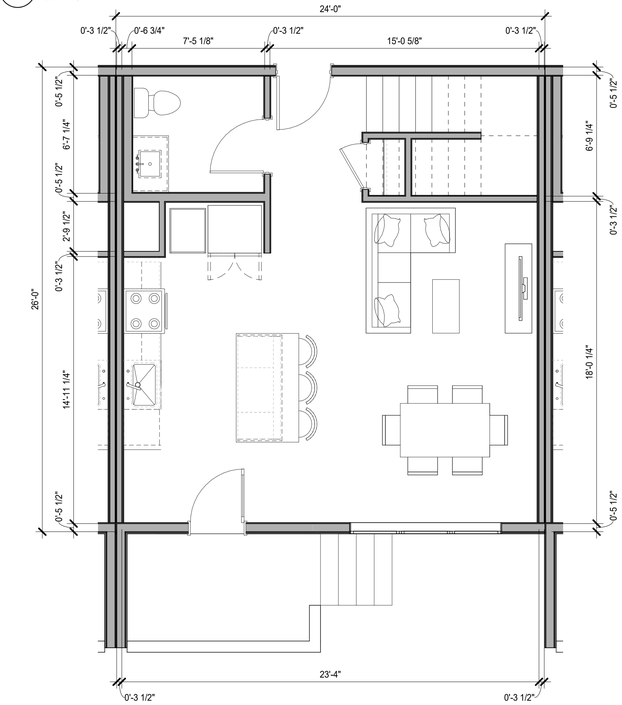
W3-A404



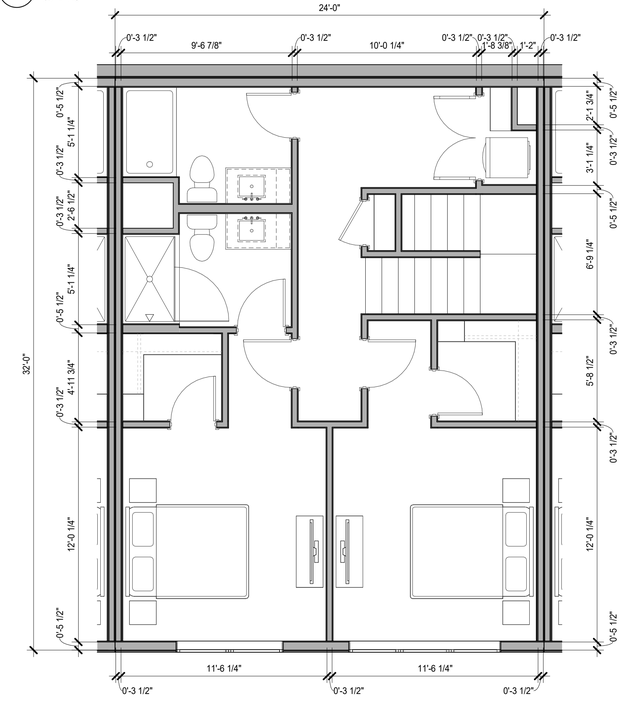
1 TH2.0 - UNIT PLAN - GROUND LEVEL
1/4" = 1'-0"



2 TH2.0 - UNIT PLAN - LEVEL 2
1/4" = 1'-0"



3 TH2.1 - UNIT PLAN - GROUND LEVEL
1/4" = 1'-0"



4 TH2.1 - UNIT PLAN - LEVEL 2
1/4" = 1'-0"

0' 2' 4' 8'

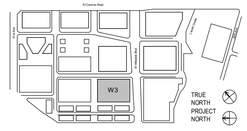
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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

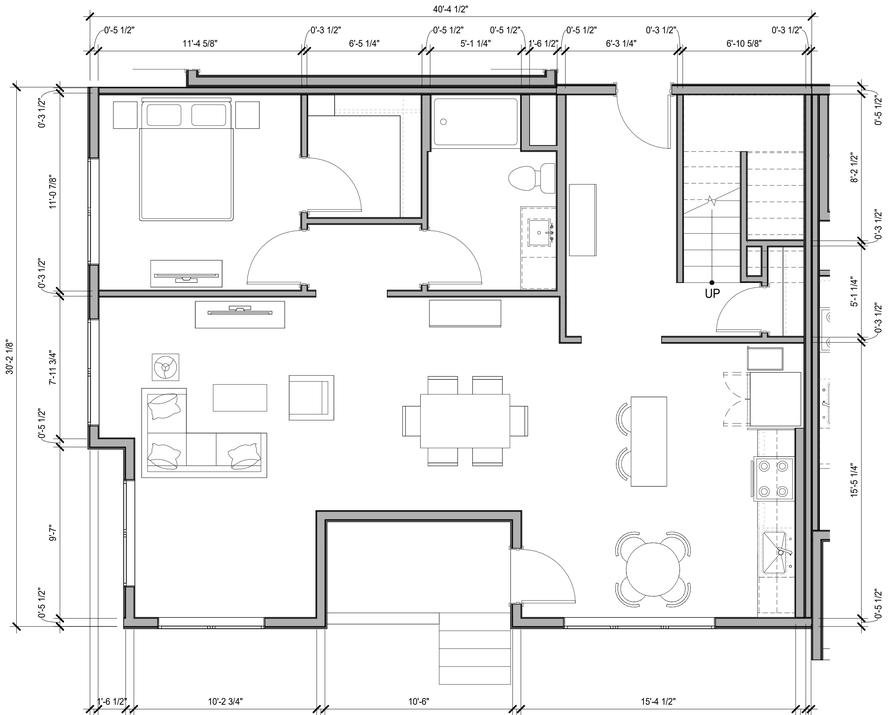
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W3 - UNIT PLANS

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Sheet Number

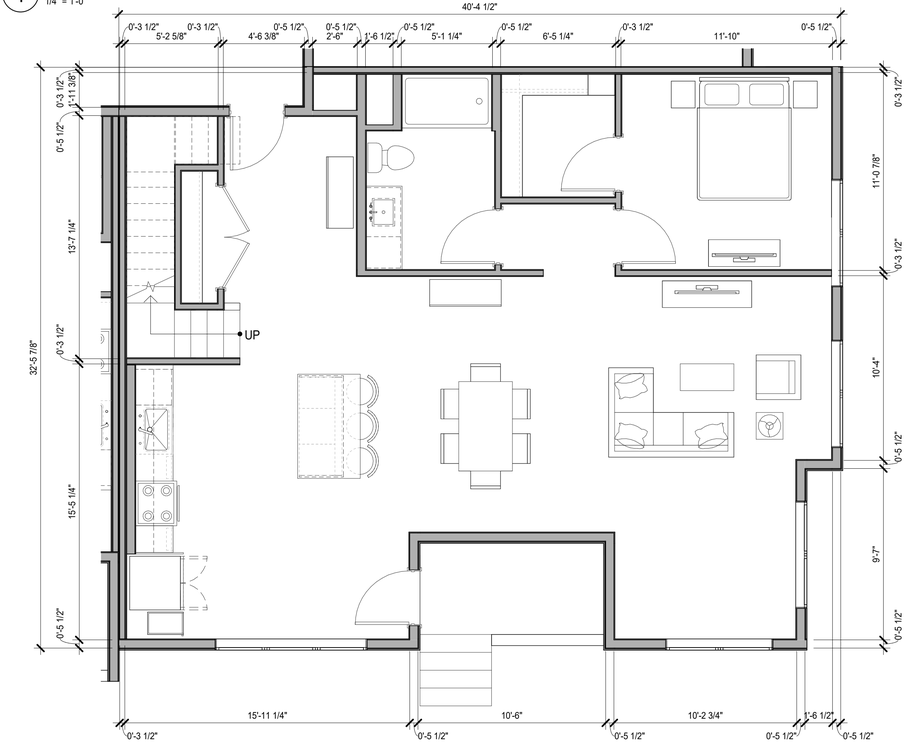
W3-A405



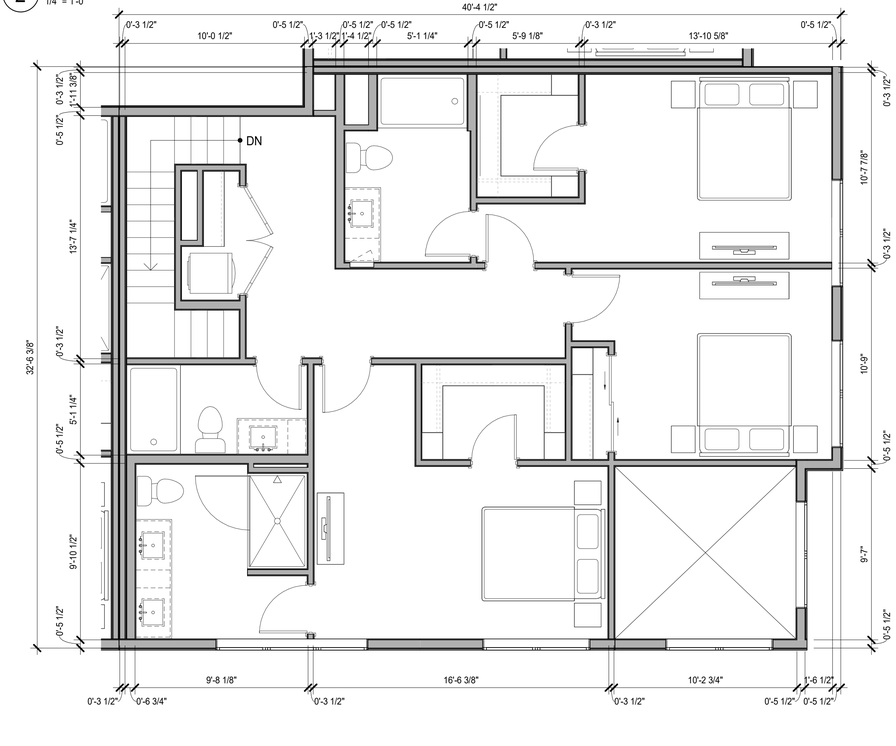
1 TH3.0 - UNIT PLAN - GROUND LEVEL
1/4" = 1'-0"



2 TH3.0 - UNIT PLAN - LEVEL 2
1/4" = 1'-0"



3 TH3.1 - UNIT PLAN - GROUND LEVEL
1/4" = 1'-0"



4 TH3.1 - UNIT PLAN - LEVEL 2
1/4" = 1'-0"

0' 2' 4' 8'

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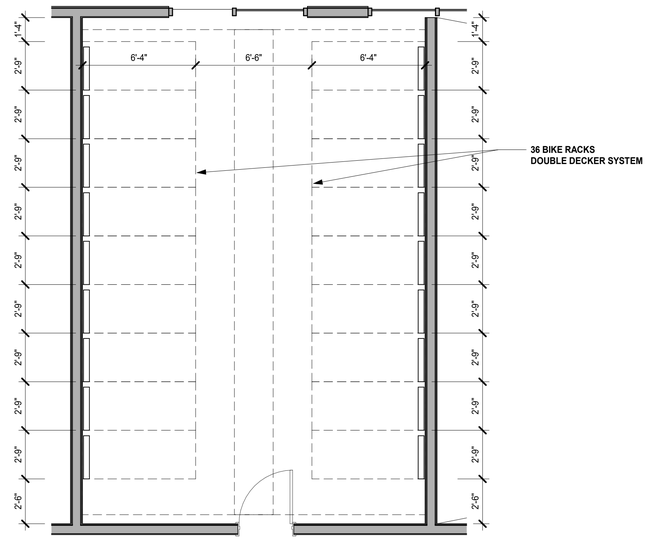
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W3 - UNIT PLANS

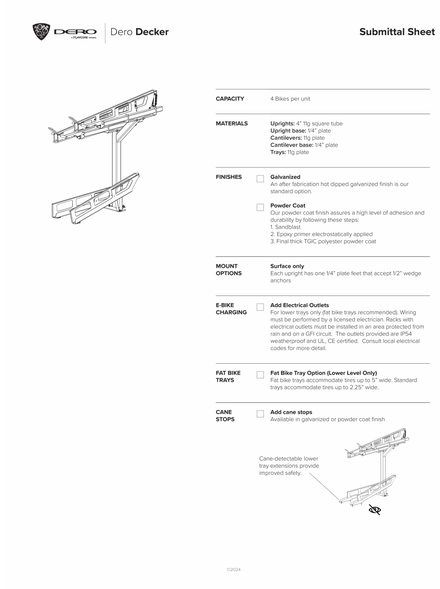
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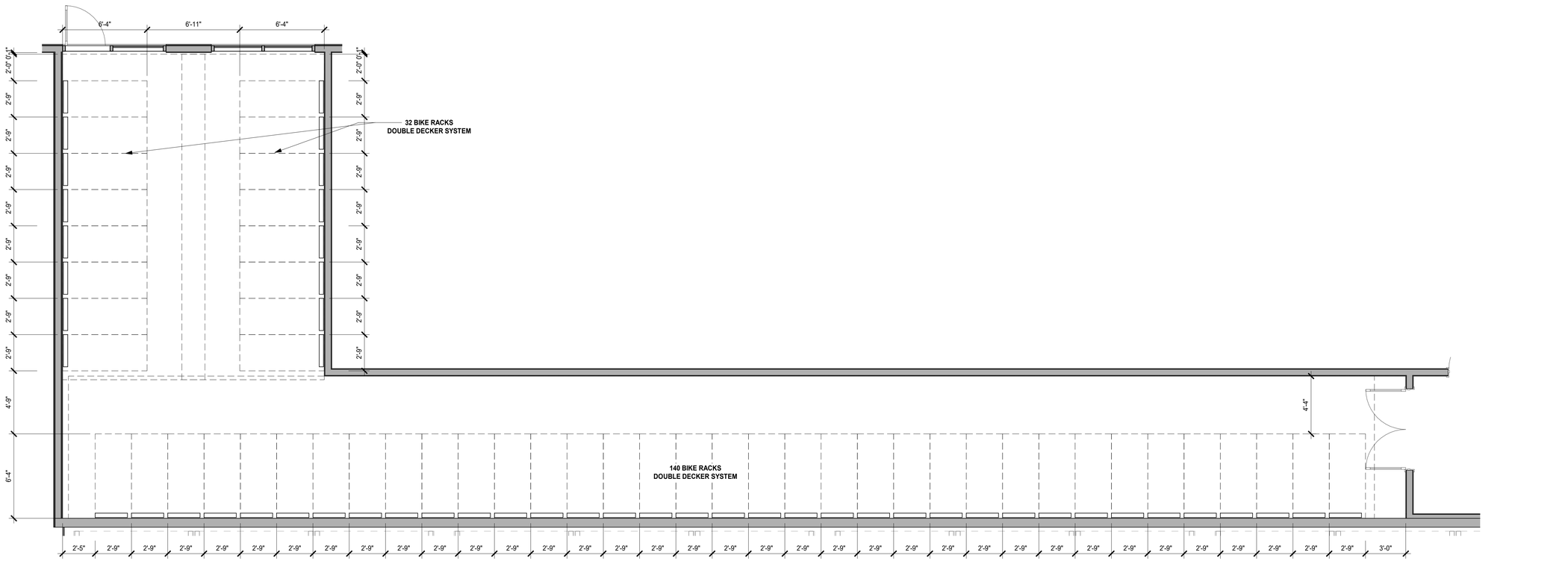
W3-A406



2 ENLARGED PLAN - BIKE ROOM - LEVEL 2
1/4" = 1'-0"



3 BICYCLE RACK DETAIL
1" = 1'-0"



NOTE: 280 TOTAL BIKE RACKS PROVIDED

1 ENLARGED PLAN - BIKE ROOM - GROUND LEVEL
1/4" = 1'-0"

0' 2' 4' 8'

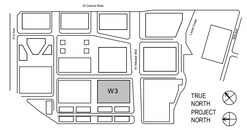
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Project No: 23.04025.00

Sheet Title:

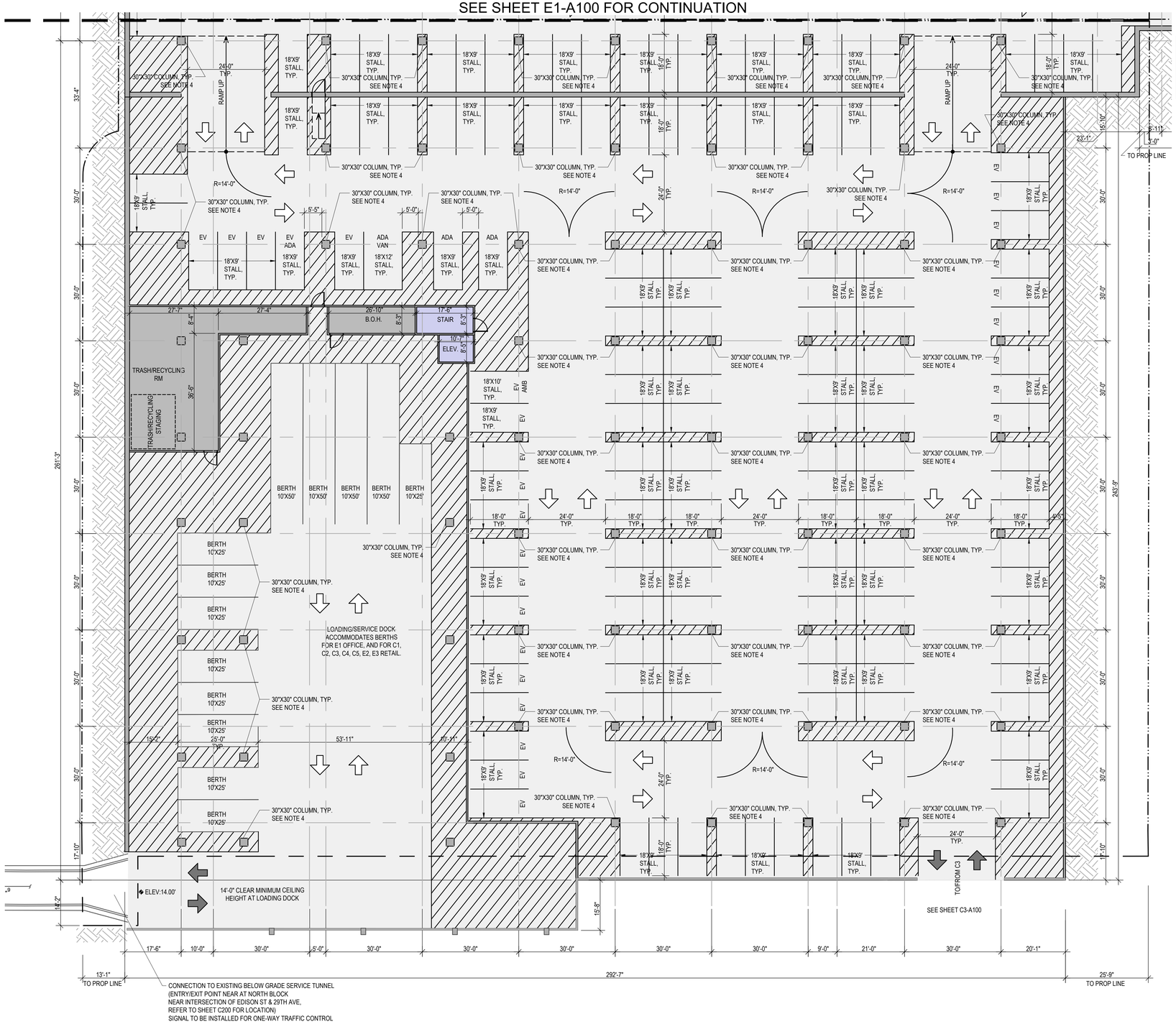
W3 - ENLARGED PLANS

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

Sheet Number

W3-A451

SEE SHEET E1-A100 FOR CONTINUATION



1 C1 - BASEMENT LEVEL 1 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C1

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	125	2	1	26	1	0	1	0	0	0	156
GROUND LEVEL	0	0	0	0	0	0	0	0	0	15	15
TOTAL	125	2	1	26	1	0	1	0	0	15	171

SHEET NOTES

1. ALL STANDARD AND EV ADA STALLS SHOWN ARE 9'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
2. ALL STANDARD AND EV ADA VAN STALLS SHOWN ARE 12'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
3. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.
4. ALL STRUCTURAL COLUMNS SHOWN ON PLAN ARE 30"X30"

LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)

NORTH

GRAPHIC SCALE IN FEET
0 8 16 32

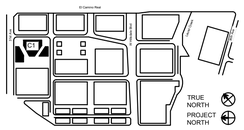
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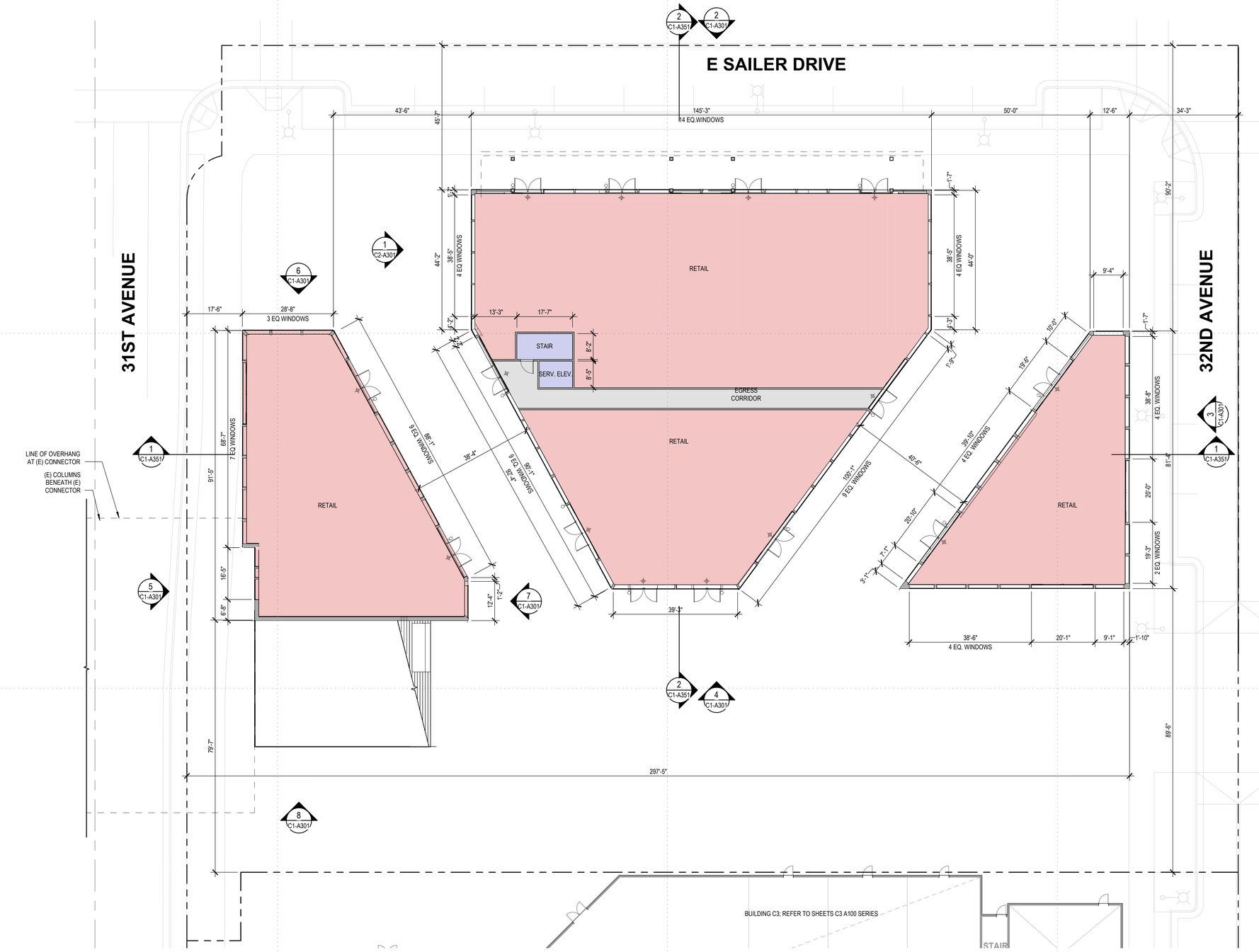
Sheet Title:

C1 - BASEMENT LEVEL 1 PLAN

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

Sheet Number

C1-A100



SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY
- SECURITY LIGHTING FOR COMMERCIAL USES SHOWN ON INTERIOR SIDE OF GROUND LEVEL ENTRIES
- COMMON PUBLICLY ACCESSIBLE RESTROOM FOR C1, C2, AND C5 RETAIL USES ARE LOCATED IN THE GROUND LEVEL PUBLIC PASSAGEWAY IN BUILDING C5.

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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 C1 - GROUND LEVEL PLAN
1/16" = 1'-0"

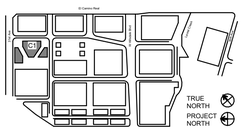
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Project No: 23.04025.00

Sheet Title:

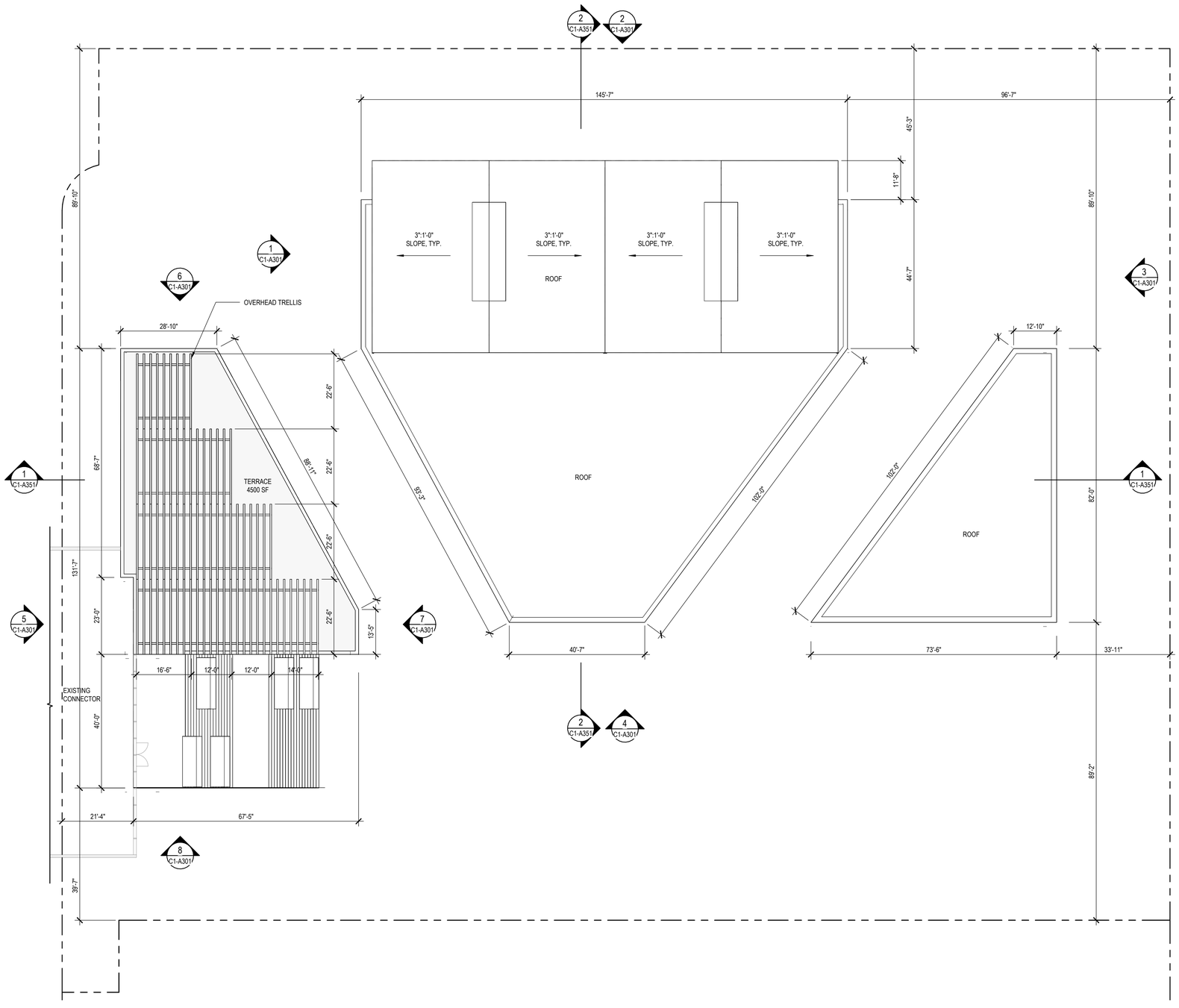
C1 - GROUND LEVEL PLAN

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

Sheet Number

C1-A101

Autodesk Docs://23.04025.00 - Hillside MP Fiver Reviewed/HILLSDALE-EHDK-AR.rvt
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1 C1 - ROOF LEVEL PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

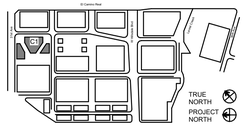
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Project No: 23.04025.00

Sheet Title:

C1 - LEVEL 2 AND ROOF PLAN

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

Sheet Number

C1-A102

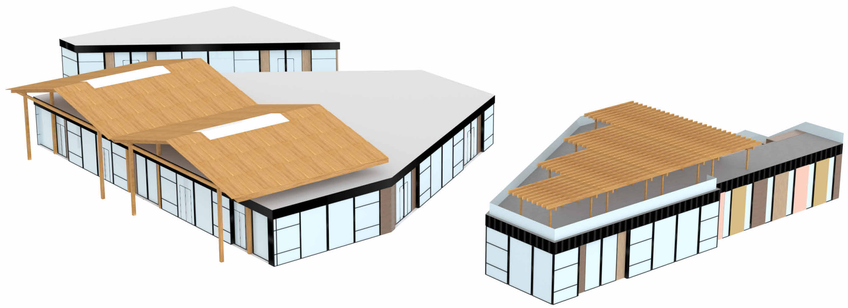
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HSC Property Owner LLC

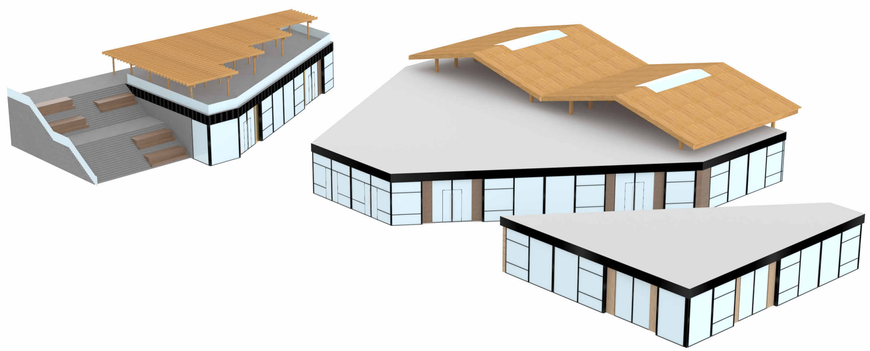
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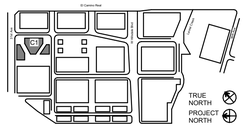


2 C1 NORTHEAST PERSPECTIVE
NTS



1 C1 SOUTHWEST PERSPECTIVE
NTS

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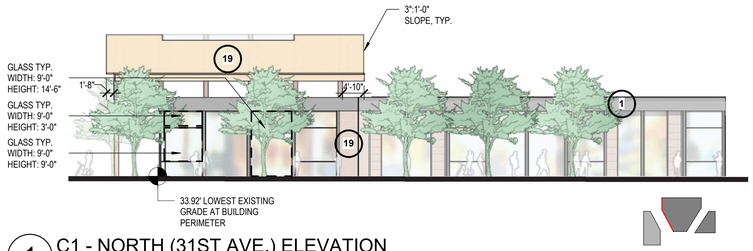
C1 - PERSPECTIVE VIEWS

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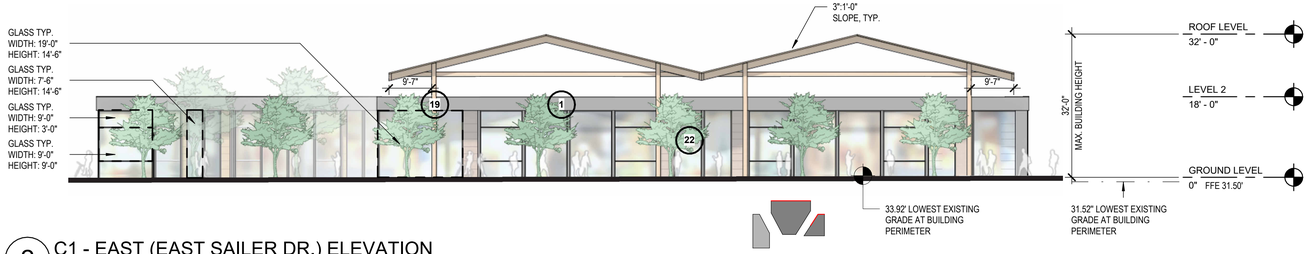
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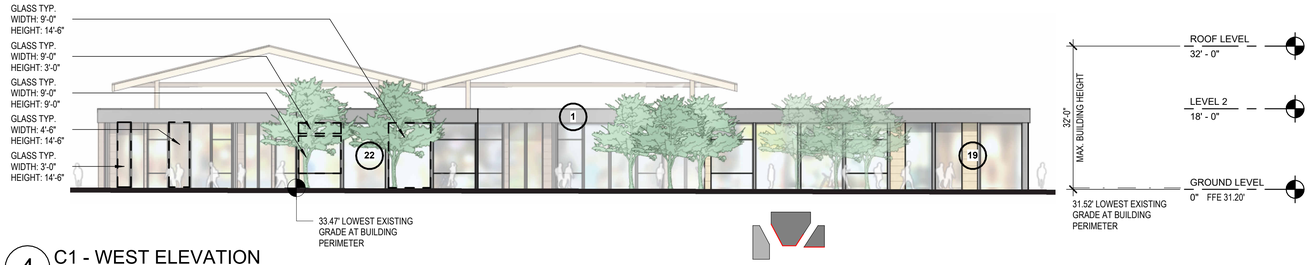
1 C1 - NORTH (31ST AVE.) ELEVATION
1/16" = 1'-0"



2 C1 - EAST (EAST SAILER DR.) ELEVATION
1/16" = 1'-0"



3 C1 - SOUTH (32ND AVE.) ELEVATION
1/16" = 1'-0"



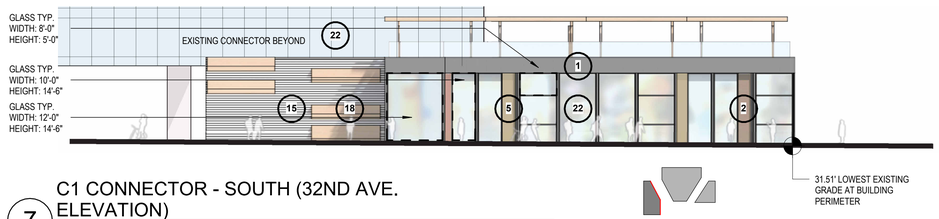
4 C1 - WEST ELEVATION
1/16" = 1'-0"



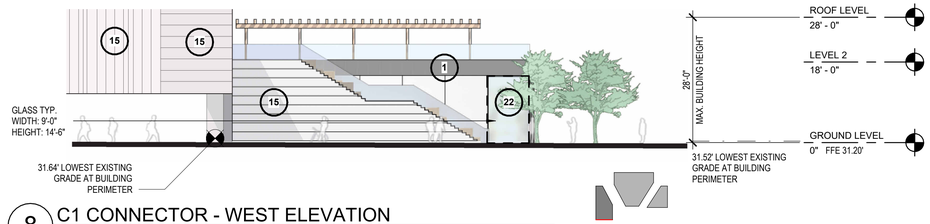
5 C1 CONNECTOR - NORTH (31ST AVE.) ELEVATION
1/16" = 1'-0"



6 C1 CONNECTOR - EAST (EAST SAILER DR.) ELEVATION
1/16" = 1'-0"



7 C1 CONNECTOR - SOUTH (32ND AVE. ELEVATION)
1/16" = 1'-0"



8 C1 CONNECTOR - WEST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING C1

REFER TO SHEET C1-A310 FOR MATERIAL PHOTOGRAPHS

- 1 **METAL**: DARK COLOR
- 2 **METAL**: WARM COLOR
- 5 **METAL**: LIGHT COLOR
- 15 **CONCRETE**: COOL COLOR
- 18 **WOOD LOOK MATERIAL**: NATURAL COLOR
- 19 **WOOD LOOK MATERIAL:** LIGHT COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

EXTERIOR MATERIAL LEGEND - EXISTING CONNECTOR

REFER TO SHEET C1-A310 FOR MATERIAL PHOTOGRAPHS

- 4 **METAL**: LIGHT COLOR
- 6 **METAL**: WARM COLOR
- 26 **PLASTER**: LIGHT TONE
- 22 **GLASS**: CLEAR GLASS COLOR
- 31 **STONE LOOK VENEER**: LIGHT COLOR
- 32 **STONE LOOK VENEER:** COOL COLOR

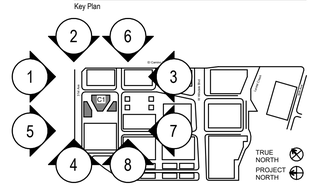
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Sheet Title:

C1 - ELEVATIONS

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Sheet Number

C1-A301

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PROPOSED BUILDING C1



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



18 **WOOD LOOK MATERIAL:** DARKER TONE (CLADDING)



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



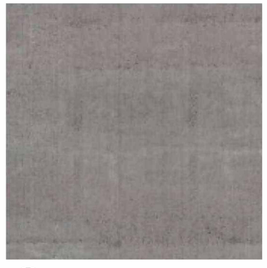
19 **WOOD LOOK MATERIAL:** LIGHTER TONE (CLADDING)



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



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



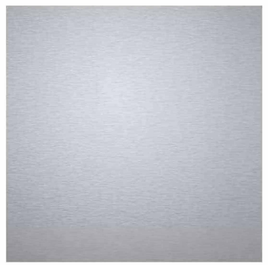
15 **CONCRETE:** COOL COLOR (CLADDING, STRUCTURAL ELEMENTS)

EXISTING CONNECTOR

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



31 **STONE LOOK VENEER:** LIGHT COLOR (EXISTING COLUMNS AT CONNECTOR)



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



32 **STONE LOOK VENEER:** COOL COLOR (EXISTING COLUMNS AT CONNECTOR)



26 **PLASTER:** LIGHT TONE (EXTERIOR FINISH)



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

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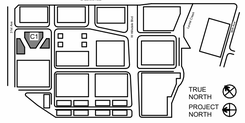
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Project No: 23.04025.00

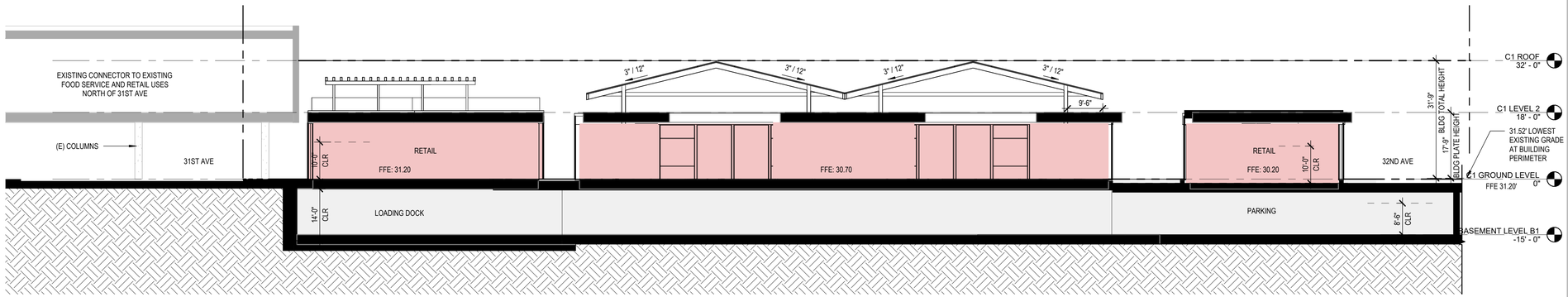
Sheet Title:

C1 - EXTERIOR MATERIAL SCHEDULE

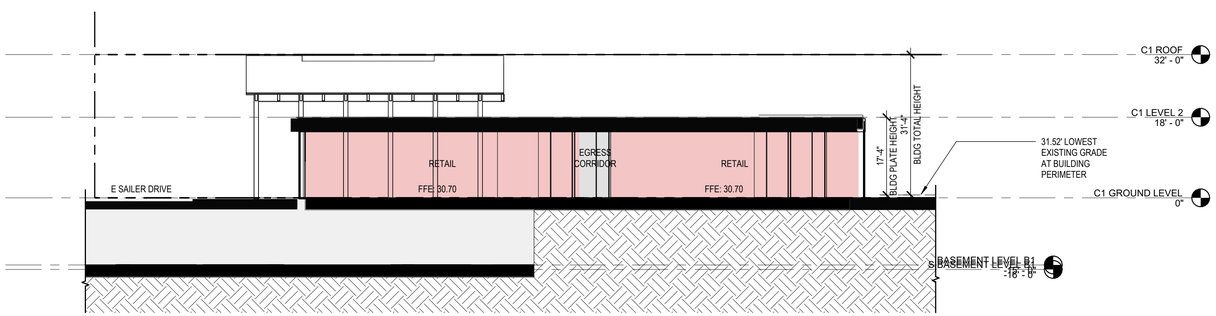
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C1-A310



1 C1 - BUILDING LONGITUDINAL SECTION
1/16" = 1'-0"



2 C1 - BUILDING CROSS SECTION
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

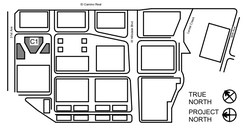
HSC Property Owner LLC

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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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

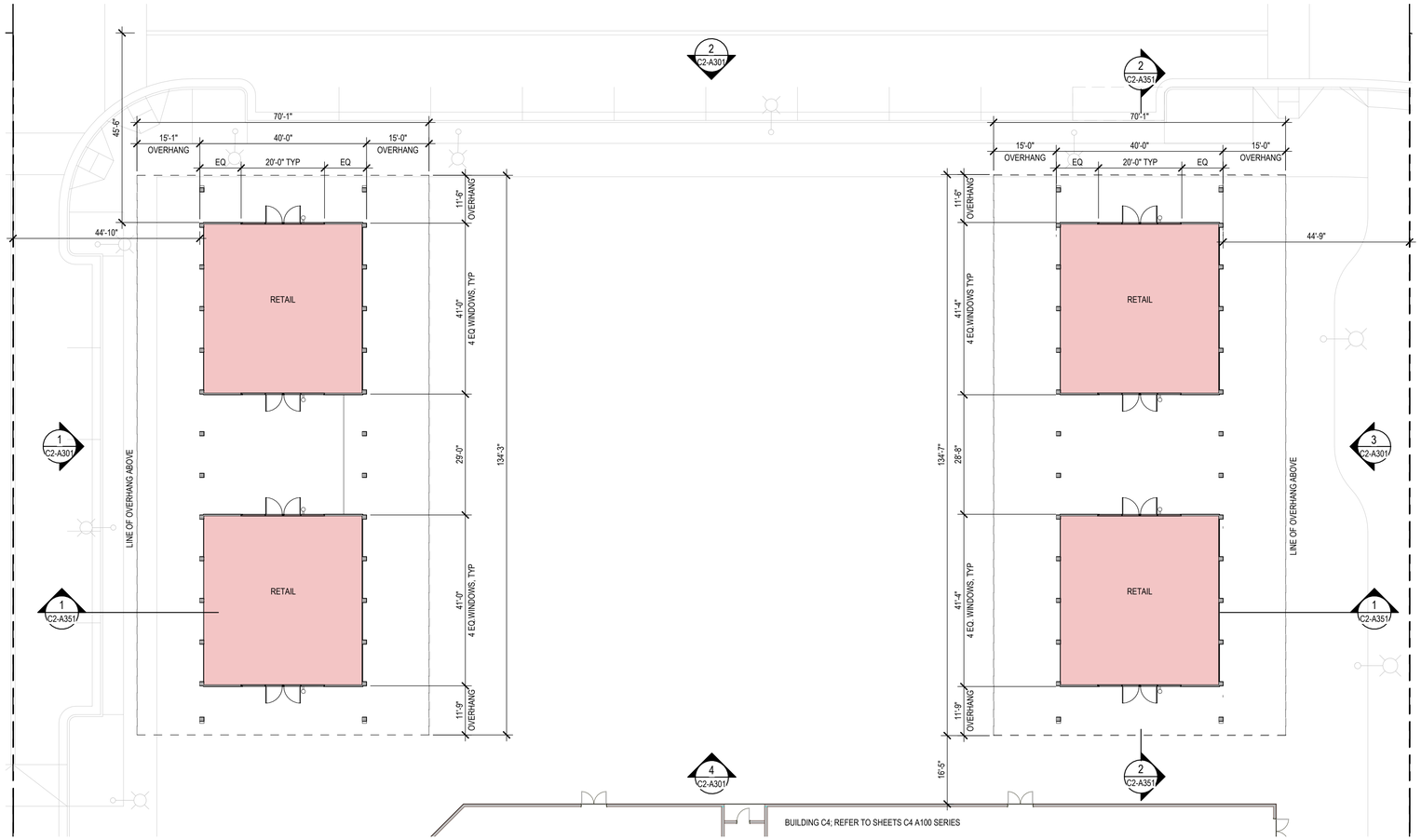
C1 - BUILDING SECTIONS

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

Sheet Number

C1-A351

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOUR.rvt
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1 C2 - GROUND LEVEL PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY
- SECURITY LIGHTING FOR COMMERCIAL USES SHOWN ON INTERIOR SIDE OF GROUND LEVEL ENTRIES
- COMMON PUBLICLY ACCESSIBLE RESTROOM FOR C1, C2, AND C5 RETAIL USES ARE LOCATED IN THE GROUND LEVEL PUBLIC PASSAGEWAY IN BUILDING C5.

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET
0

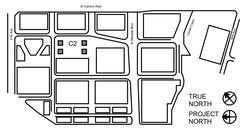
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Key Plan



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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

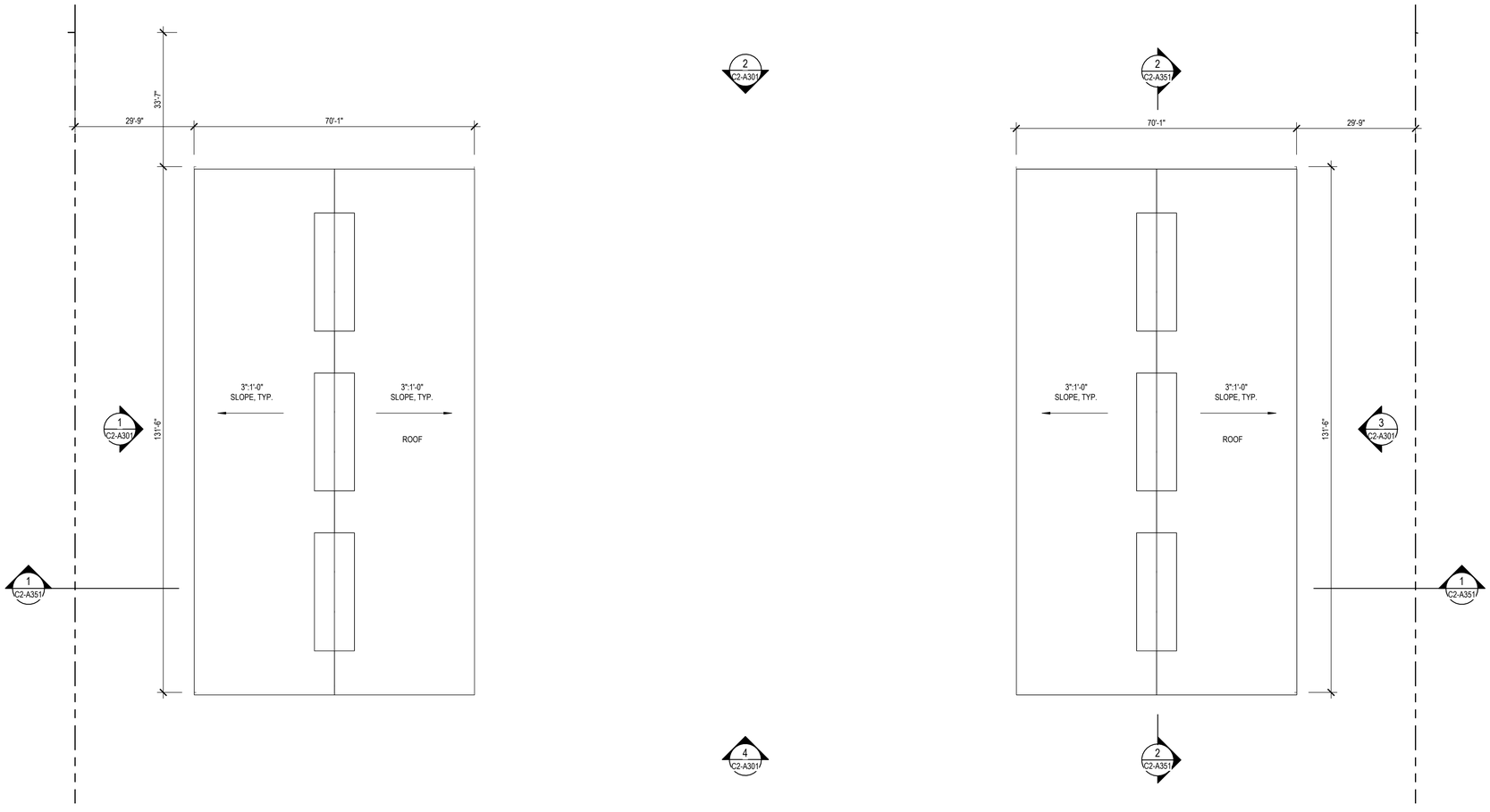
C2 - GROUND LEVEL PLAN

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

Sheet Number

C2-A101

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1 C2 - ROOF LEVEL PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET
0

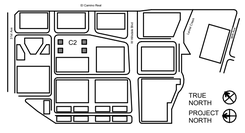
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Project No: 23.04025.00

Sheet Title:

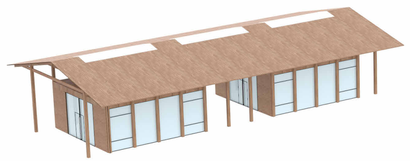
C2 - ROOF LEVEL PLAN

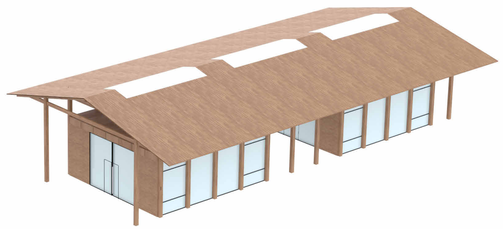
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Sheet Number

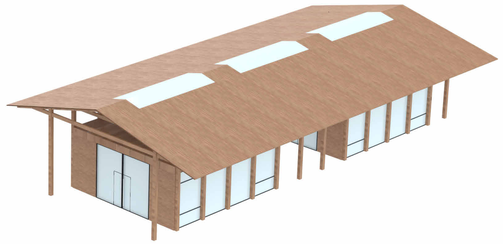
C2-A102

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2 C2 NORTHEAST PERSPECTIVE
NTS



1 C2 SOUTHWEST PERSPECTIVE
NTS

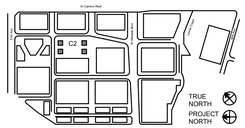
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No.	Description	Date
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Project No: 23.04025.00

Sheet Title:

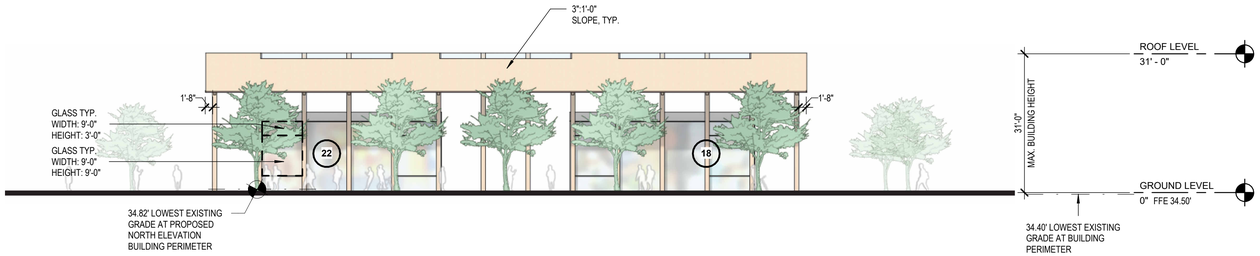
C2 - PERSPECTIVE VIEWS

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

Sheet Number

C2-A300

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOKAR.rvt
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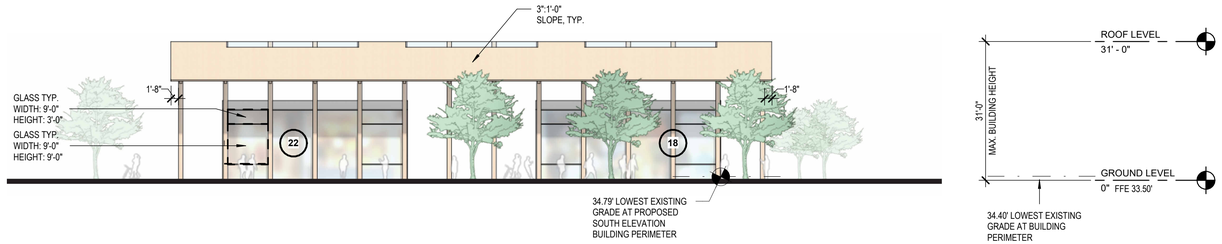
1 C2 - NORTH (32ND AVE.) ELEVATION

1/16" = 1'-0"



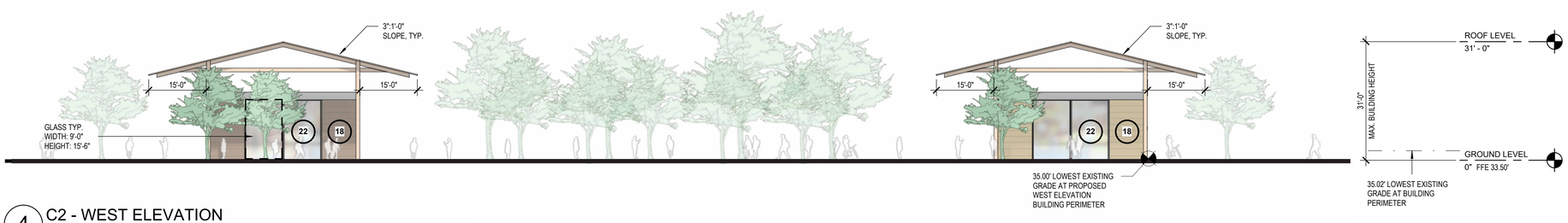
2 C2 - EAST (EAST SAILER DR.) ELEVATION

1/16" = 1'-0"



3 C2 - SOUTH (33RD AVE.) ELEVATION

1/16" = 1'-0"



4 C2 - WEST ELEVATION

1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

(18) **WOOD LOOK MATERIAL**: NATURAL COLOR

(22) **GLASS:** CLEAR GLASS COLOR

Autodesk Docs://23.04025.00 - Hillsdale MP Prior Review/REVIT/LSSALE-mOKvkR.rvt
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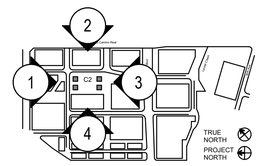
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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

C2 - ELEVATIONS

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

Sheet Number

C2-A301



18 **WOOD LOOK MATERIAL:** DARKER TONE (CLADDING)



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

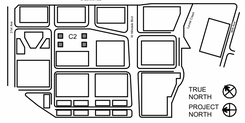
HSC Property Owner LLC

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

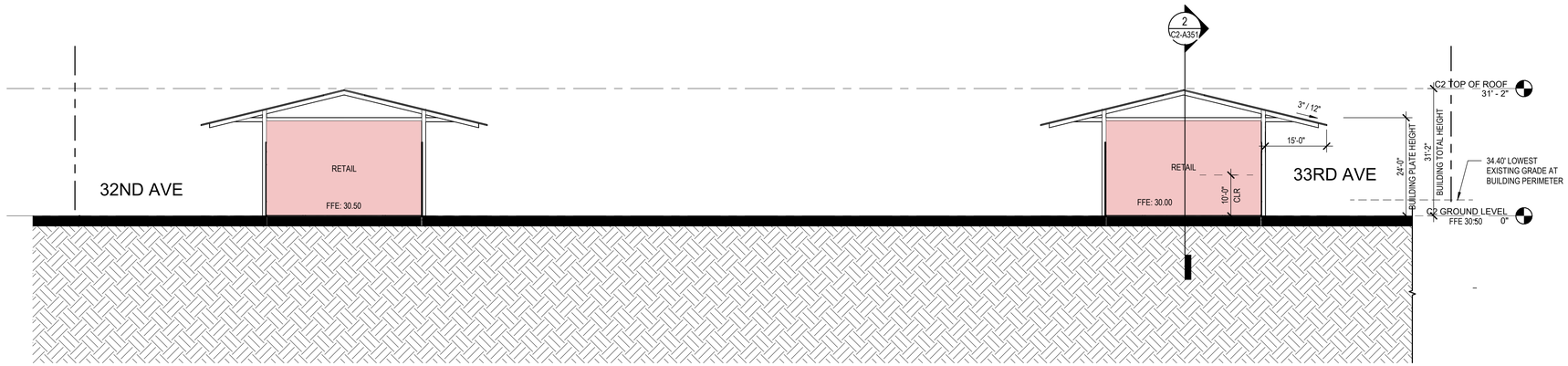
C2 - EXTERIOR MATERIAL SCHEDULE

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

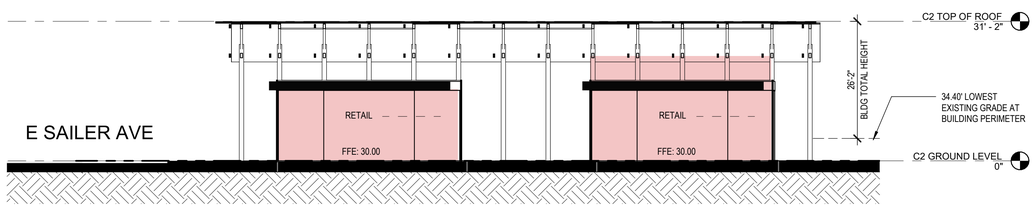
Sheet Number

C2-A310

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1 C2 - BUILDING LONGITUDINAL SECTION
1/16" = 1'-0"



2 C2 - BUILDING CROSS SECTION
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

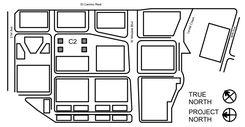
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Sheet Title:

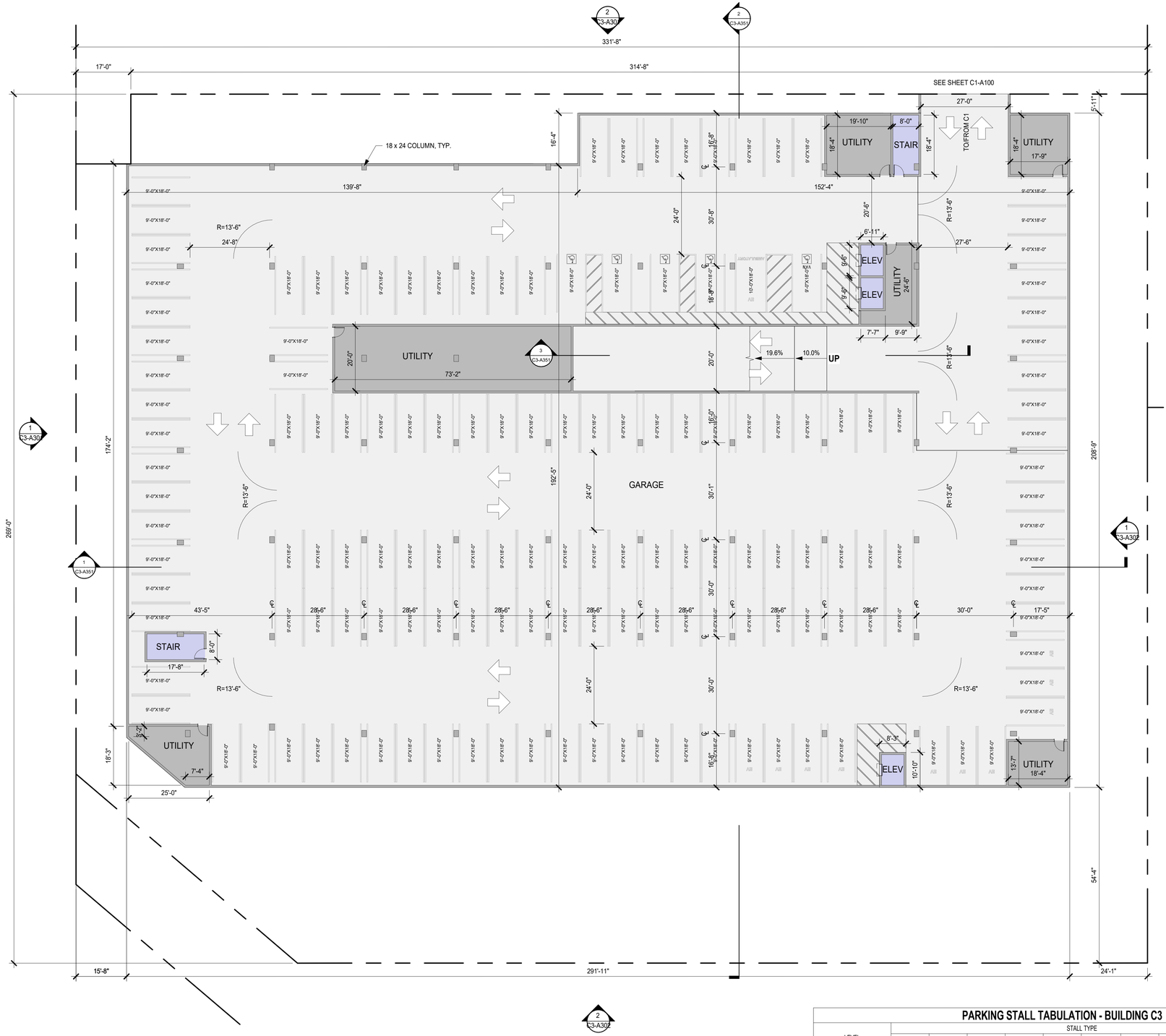
C2 - BUILDING SECTIONS

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

Sheet Number

C2-A351

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HSC-AR.rvt
4/29/2026 9:03:33 PM



1 C3 - LEVEL B1 PLAN
1/16" = 1'-0"

C3 UNIT MIX

STUDIOS:	47
1-BEDROOMS:	156
2-BEDROOMS:	76
3-BEDROOMS:	14
TOTAL:	**293**

PARKING STALL TABULATION - BUILDING C3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	125	3	1	10	1	0	1	0	9	0	150
GROUND	30	1	0	20*	1	1	1	0	17	3	66
LEVEL 2	56	2	1	10	0	0	0	0	0	0	69
LEVEL 3	65	0	0	9	0	0	0	0	0	0	74
TOTAL	276	6	2	49*	2	1	2	0	26	3	359

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

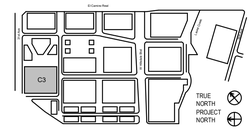
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Project No: 23.04025.00

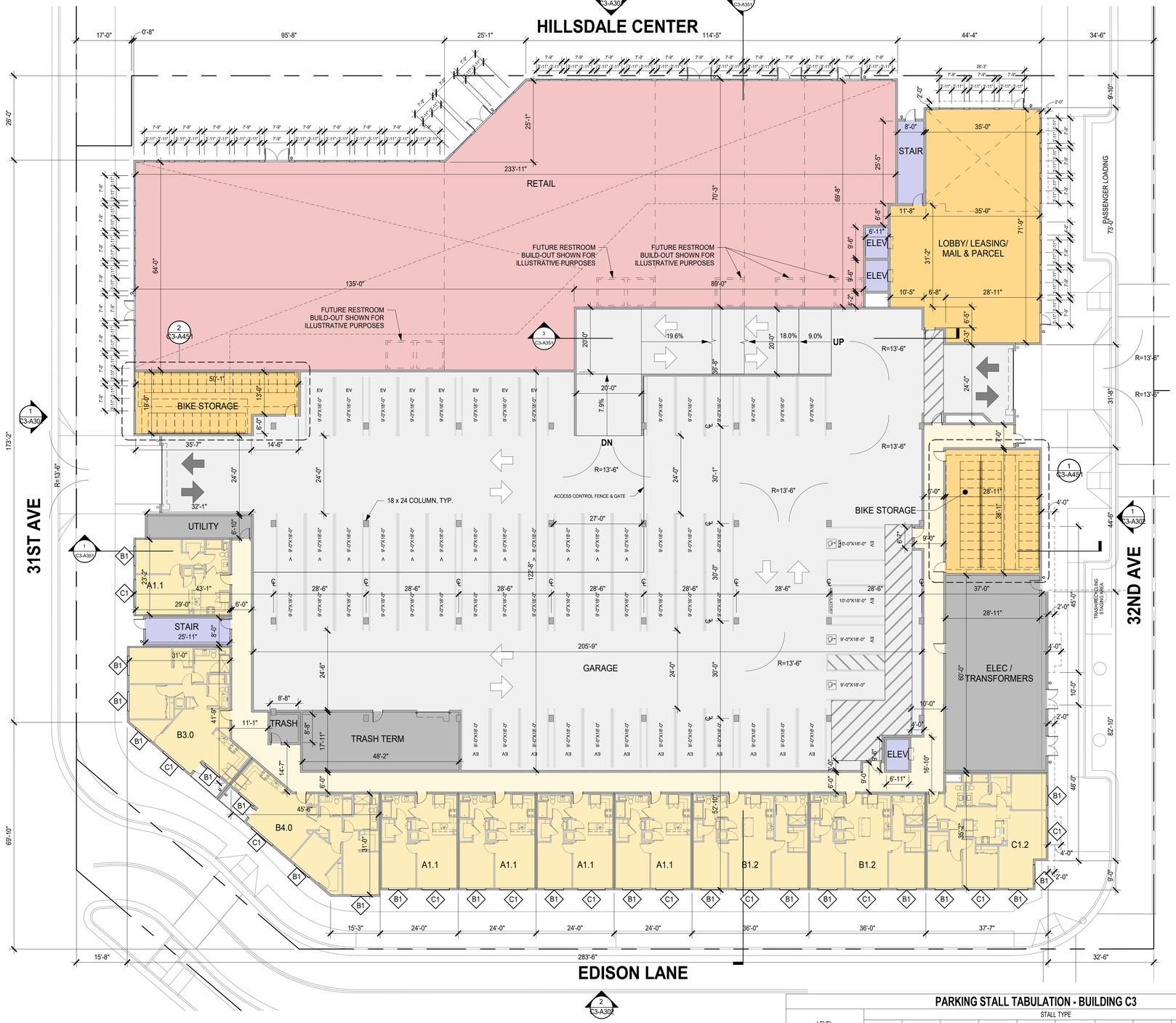
Sheet Title:

C3 - LEVEL B1 PLAN

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

Sheet Number

C3-A100



1 C3 - GROUND LEVEL PLAN
1/16" = 1'-0"

C3 UNIT MIX

STUDIOS:	47
1-BEDROOMS:	156
2-BEDROOMS:	76
3-BEDROOMS:	14
TOTAL:	**293**

PARKING STALL TABULATION - BUILDING C3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	125	3	1	10	1	0	1	0	9	0	150
GROUND	30	1	0	20*	1	1	1	0	17	3	66
LEVEL 2	56	2	1	10	0	0	0	0	0	0	69
LEVEL 3	65	0	0	9	0	0	0	0	0	0	74
TOTAL	276	6	2	49*	2	1	2	0	26	3	359

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32"

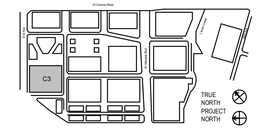
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Project No: 23.04025.00

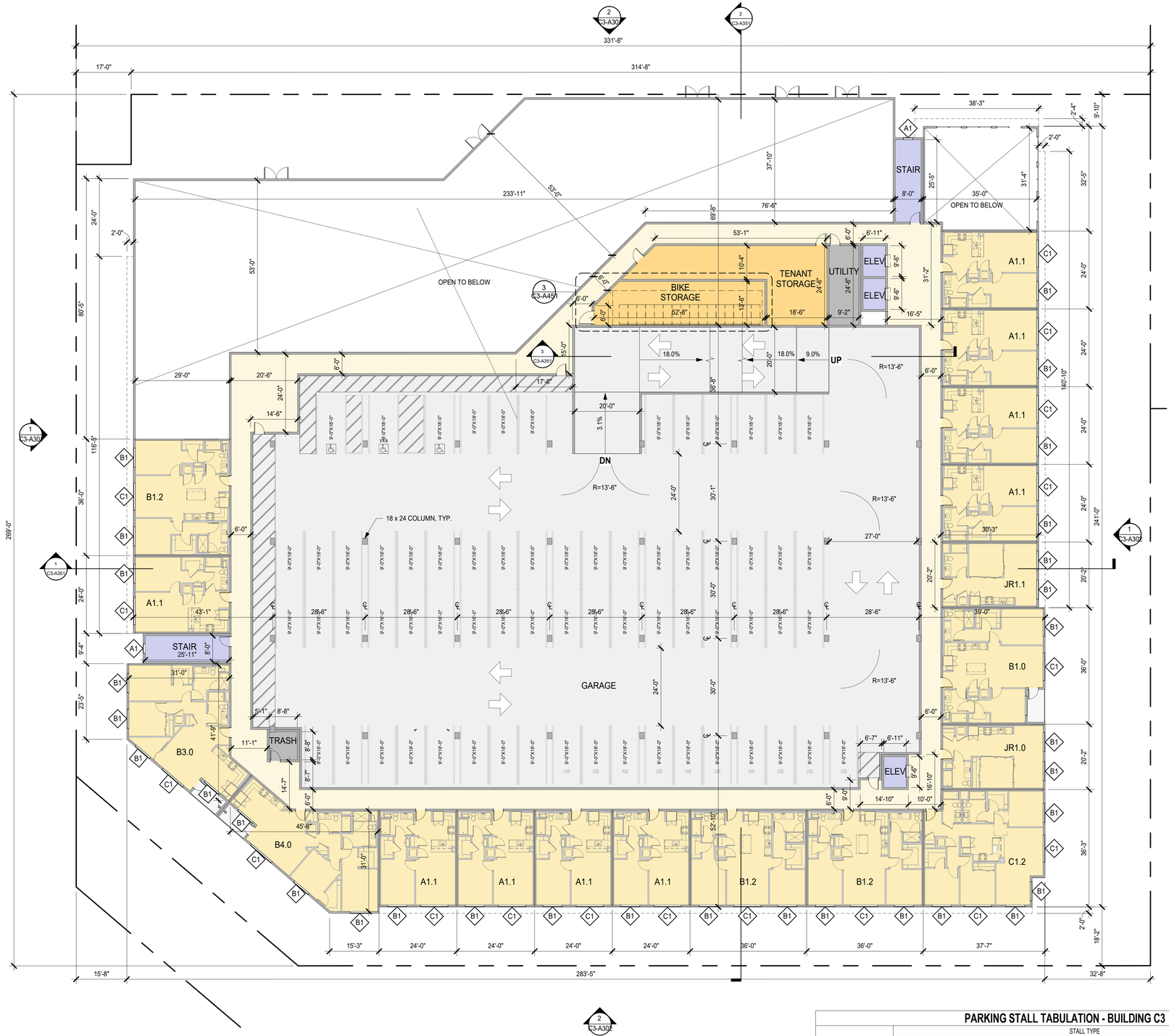
Sheet Title:

C3 - GROUND LEVEL PLAN

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

Sheet Number

C3-A101



1 C3 - LEVEL 2 PLAN
1/16" = 1'-0"

C3 UNIT MIX

STUDIOS:	47
1-BEDROOMS:	156
2-BEDROOMS:	76
3-BEDROOMS:	14
TOTAL:	**293**

PARKING STALL TABULATION - BUILDING C3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	125	3	1	10	1	0	1	0	9	0	150
GROUND	30	1	0	20*	1	1	1	0	17	3	66
LEVEL 2	56	2	1	10	0	0	0	0	0	0	69
LEVEL 3	65	0	0	9	0	0	0	0	0	0	74
TOTAL	276	6	2	49*	2	1	2	0	26	3	359

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

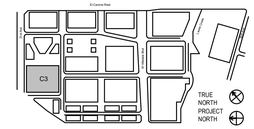
HSC Property Owner LLC

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

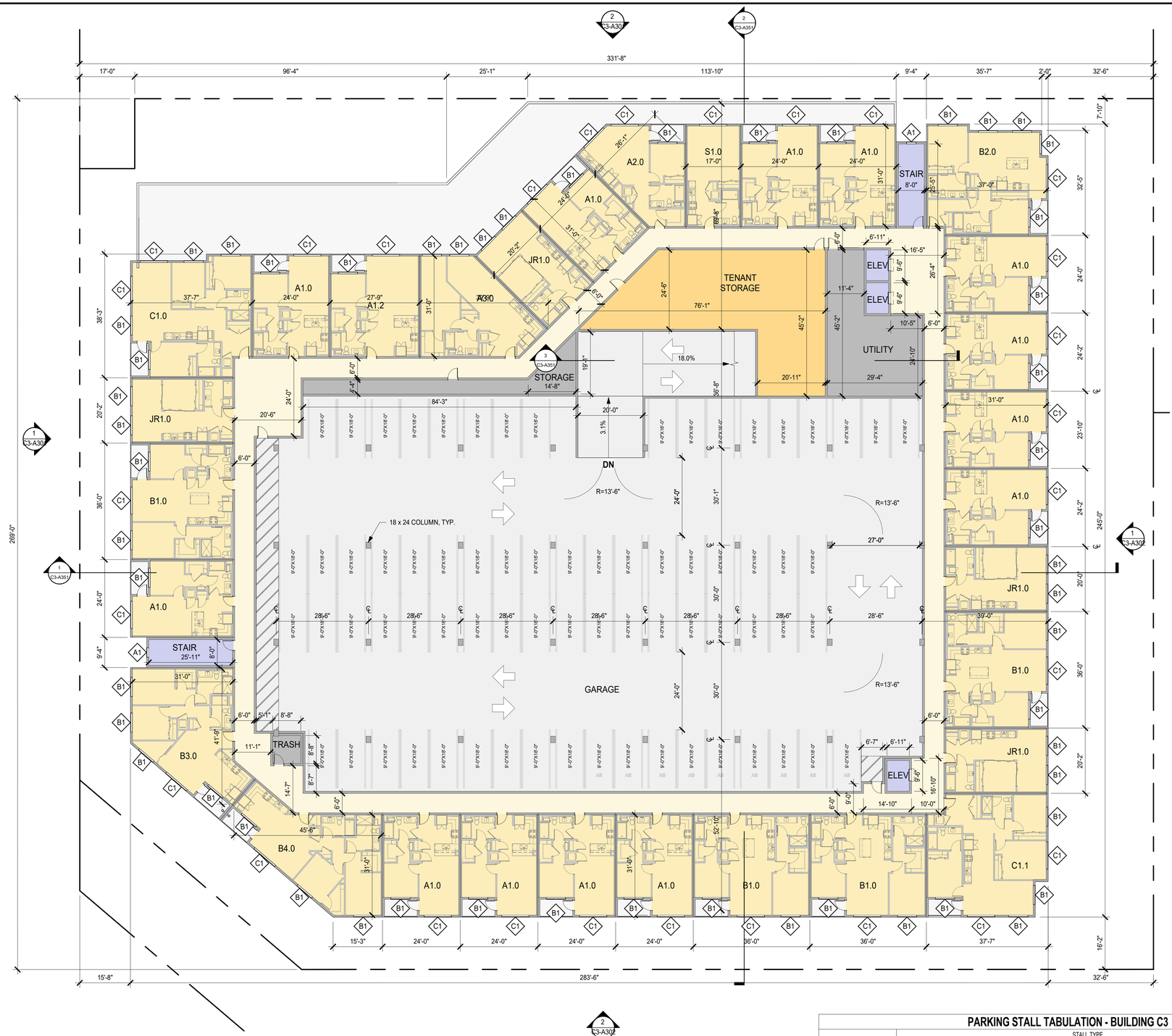
Sheet Title:

C3 - LEVEL 2 PLAN

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

Sheet Number

C3-A102



1 C3 - LEVEL 3 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

C3 UNIT MIX

STUDIOS:	47
1-BEDROOMS:	156
2-BEDROOMS:	76
3-BEDROOMS:	14
TOTAL:	**293**

PARKING STALL TABULATION - BUILDING C3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	125	3	1	10	1	0	1	0	9	0	150
GROUND	30	1	0	20*	1	1	1	0	17	3	66
LEVEL 2	56	2	1	10	0	0	0	0	0	0	69
LEVEL 3	65	0	0	9	0	0	0	0	0	0	74
TOTAL	276	6	2	49*	2	1	2	0	26	3	359

NORTH

0' 8' 16' 32'

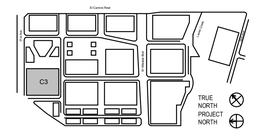
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

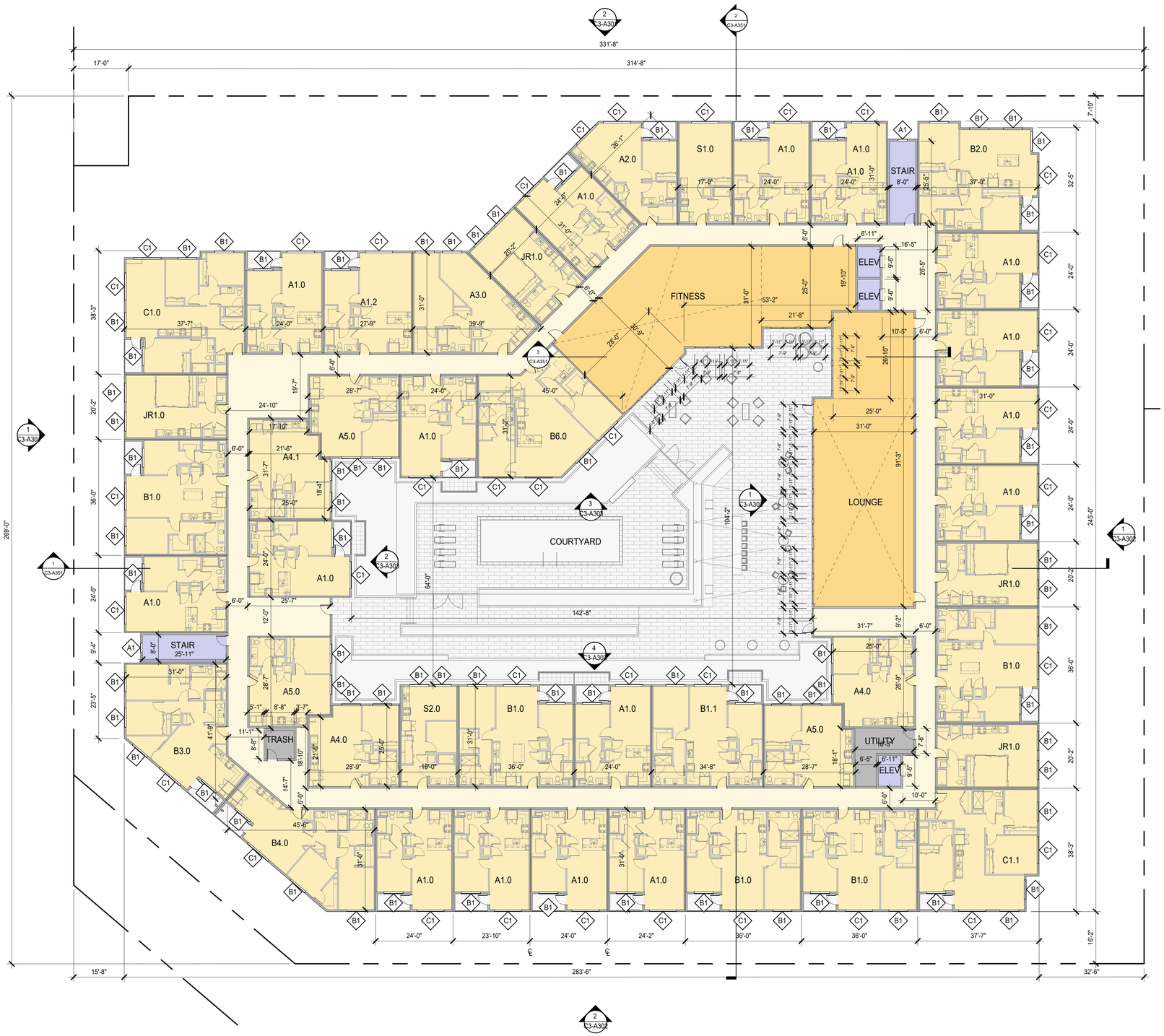
Sheet Title:

C3 - LEVEL 3 PLAN

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

Sheet Number

C3-A103



1 C3 - LEVEL 4 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
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- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

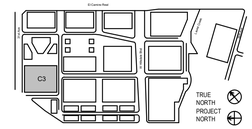
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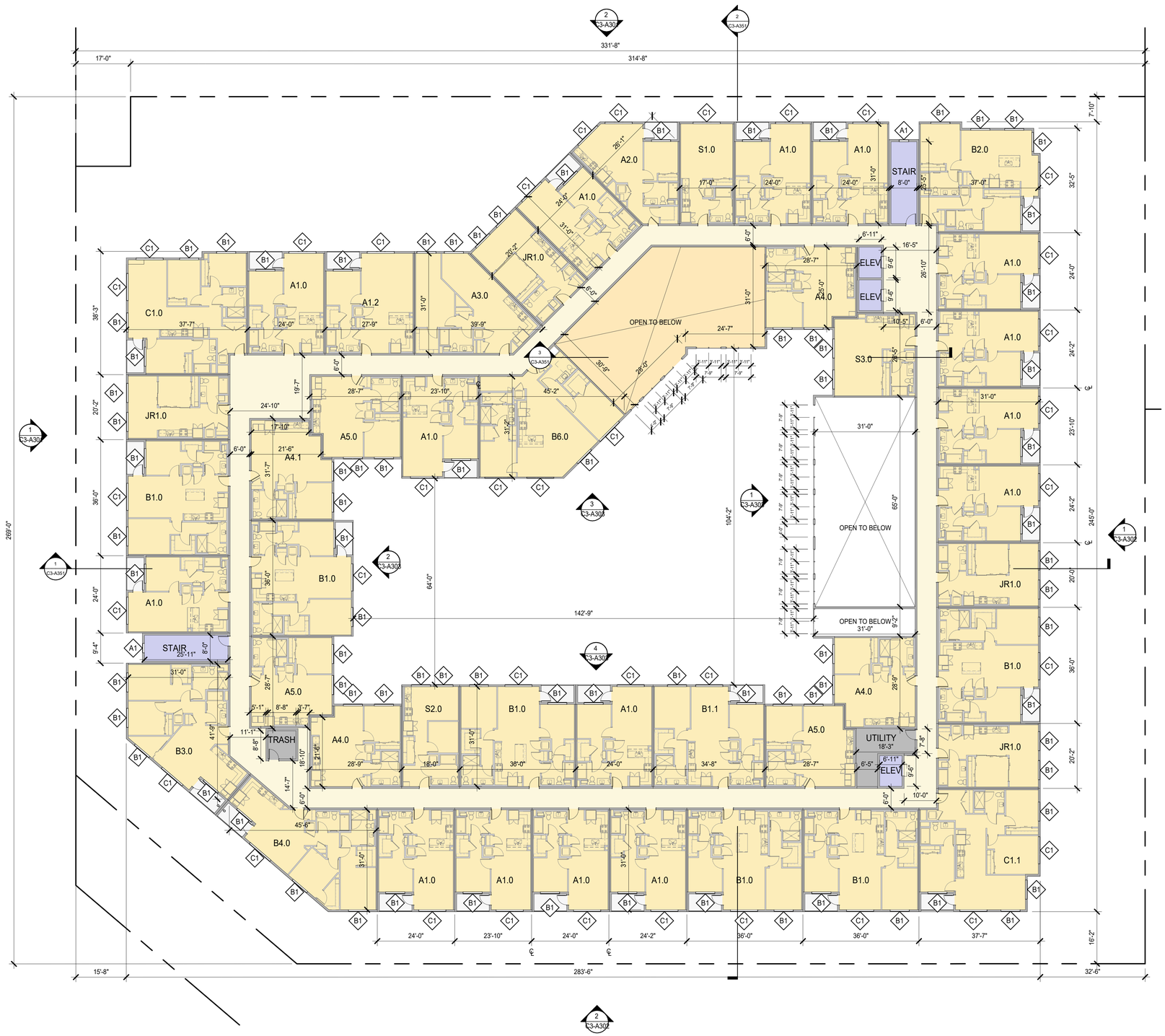
Sheet Title:

C3 - LEVEL 4 PLAN

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

Sheet Number

C3-A104



1 C3 - LEVEL 5 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
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- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

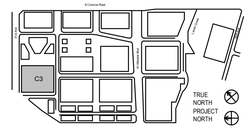
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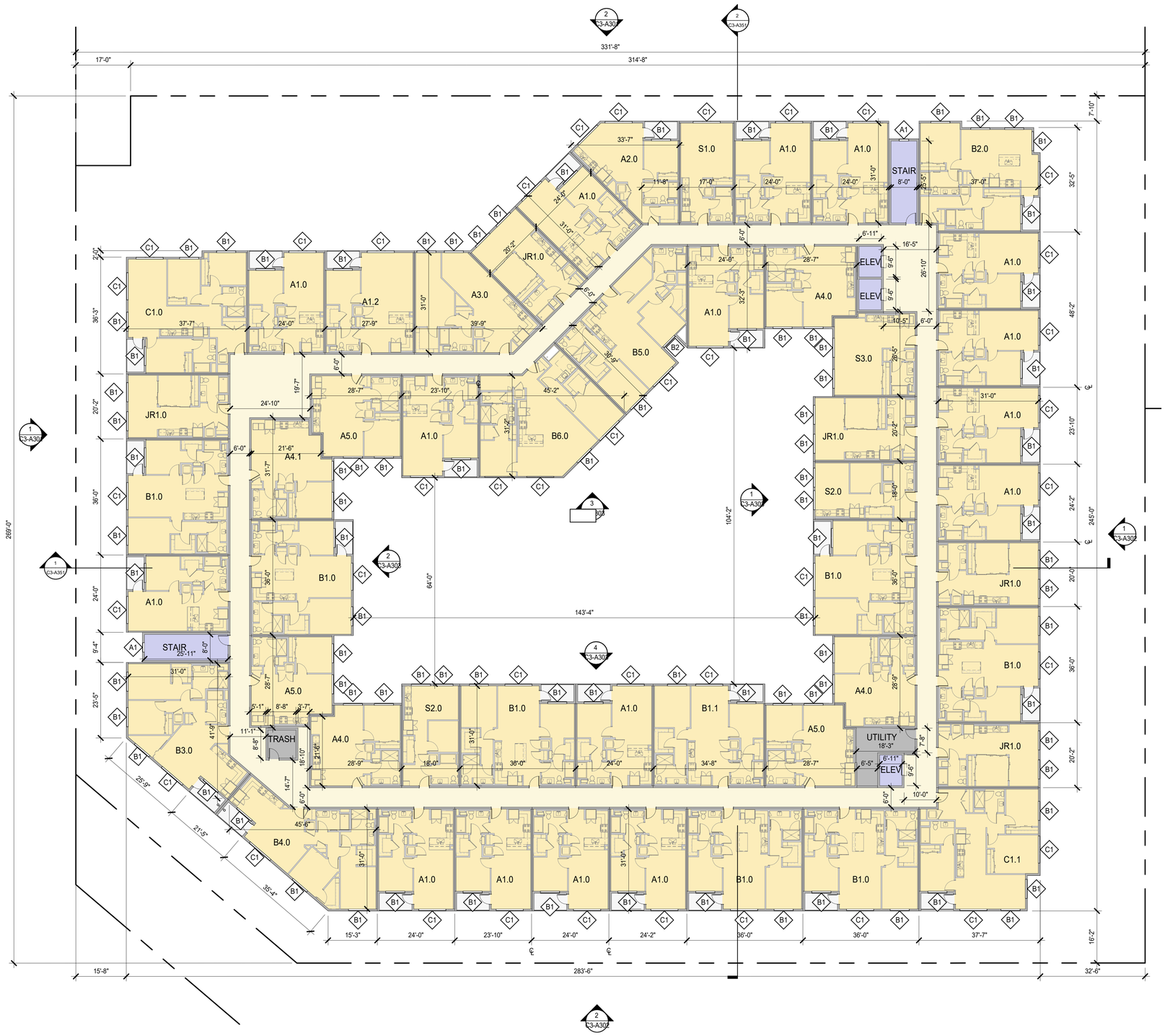
Sheet Title:

C3 - LEVEL 5 PLAN

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

Sheet Number

C3-A105



1 C3 - LEVEL 6 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
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- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

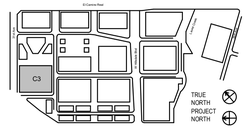
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Project No: 23.04025.00

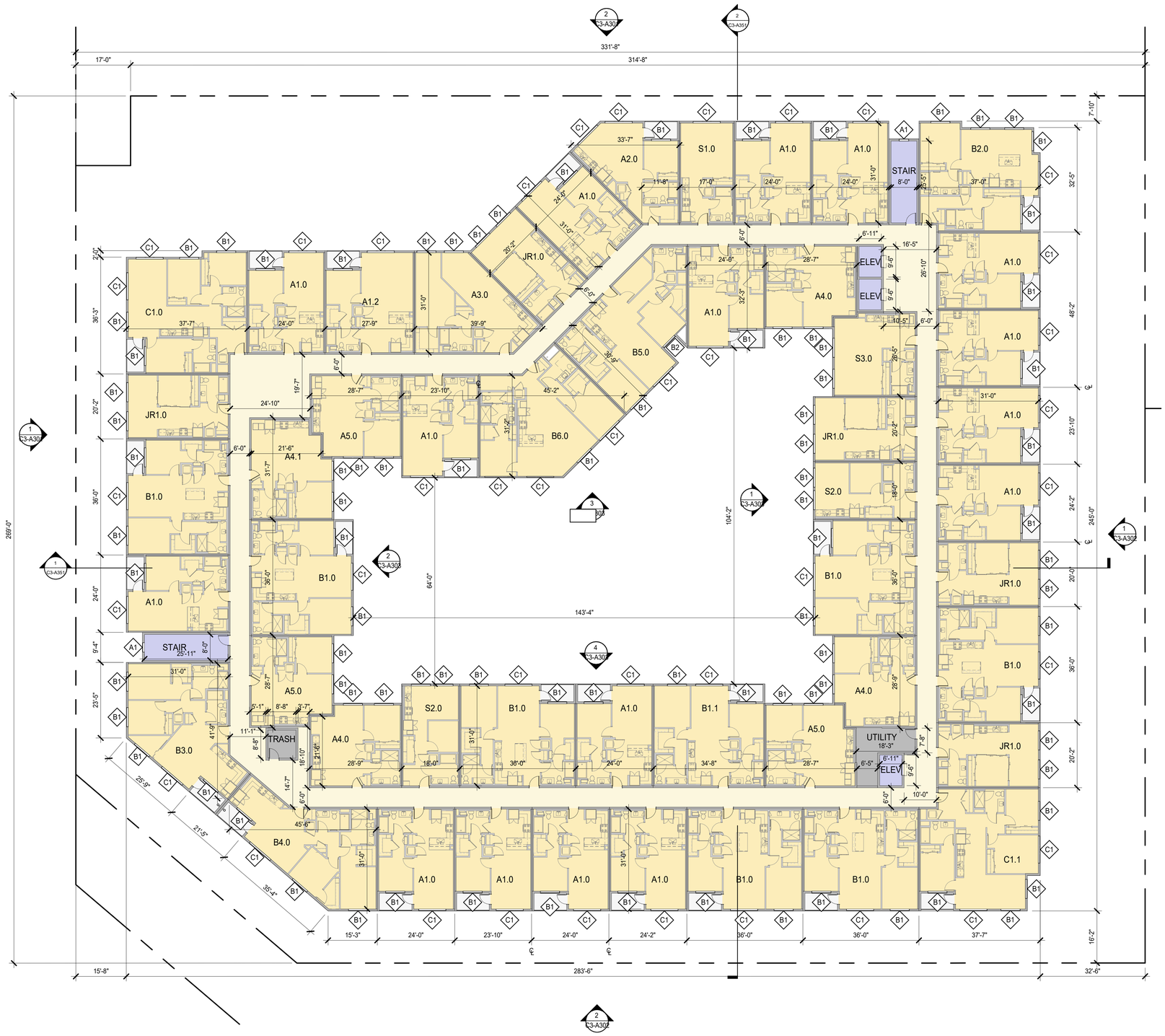
Sheet Title:

C3 - LEVEL 6 PLAN

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

Sheet Number

C3-A106



1 C3 - LEVEL 7 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
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- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
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- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

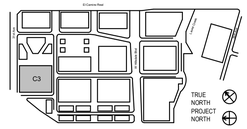
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Project No: 23.04025.00

Sheet Title:

C3 - LEVEL 7 PLAN

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

Sheet Number

C3-A107

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
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- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

1 C3 - LEVEL 8 PLAN
1/16" = 1'-0"

0' 8' 16' 32'

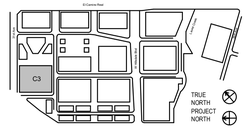
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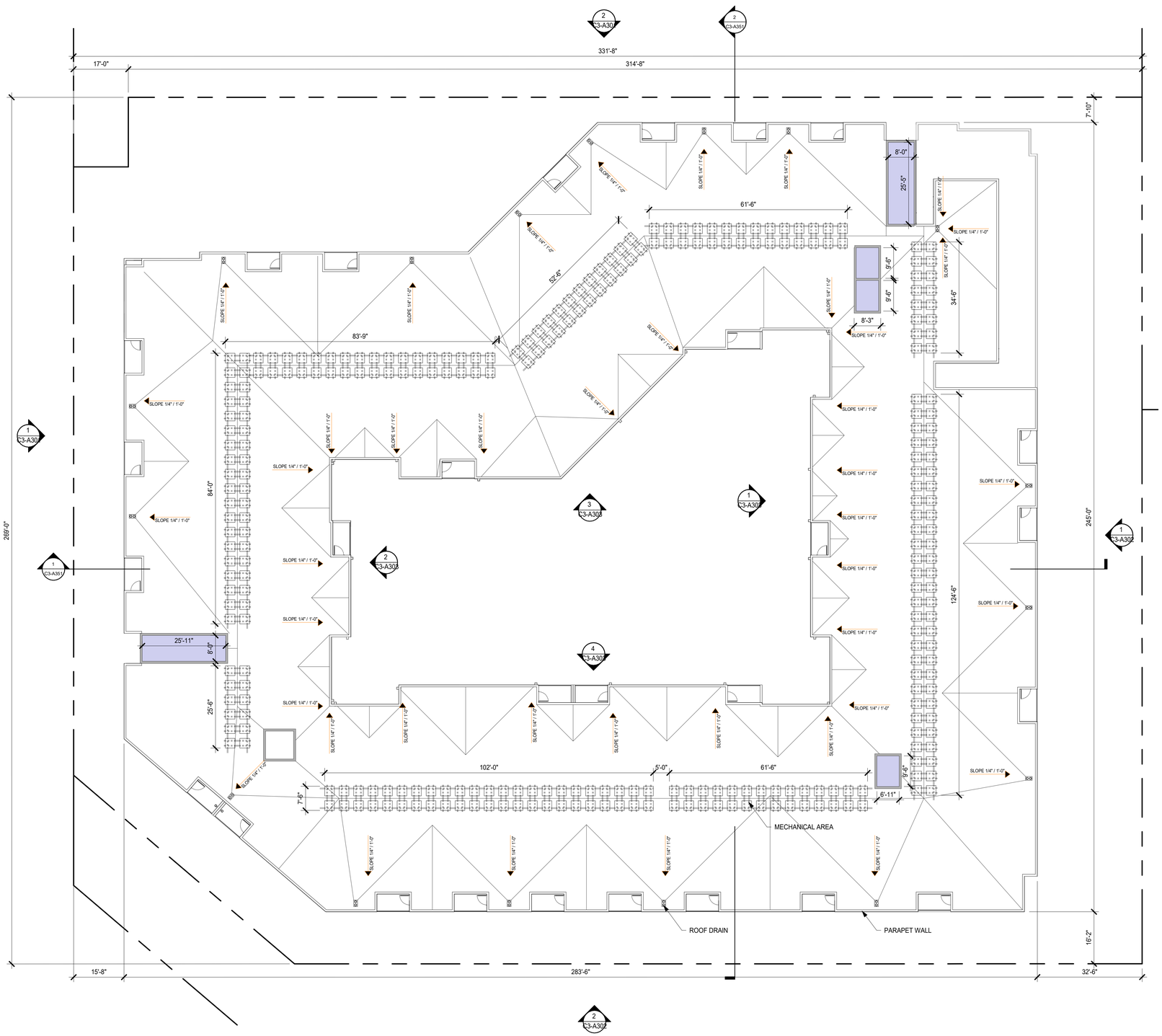
Sheet Title:

C3 - LEVEL 8 PLAN

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

Sheet Number

C3-A108



1 C3 - ROOF LEVEL PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
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- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

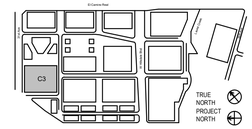
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Sheet Title:

C3 - ROOF LEVEL PLAN

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

Sheet Number

C3-A109



1 C3 NORTHEAST PERSPECTIVE
1" = 1'-0"



2 C3 SOUTHWEST PERSPECTIVE
1" = 1'-0"

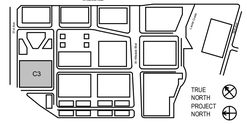
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Project No: 23.04025.00

Sheet Title:

C3 - PERSPECTIVE VIEWS

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

Sheet Number

C3-A300



2 C3 HILLSDALE CENTER ELEVATION
1/16" = 1'-0"



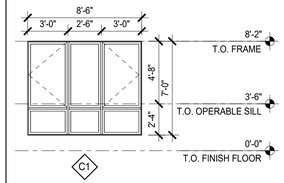
1 C3 31ST AVE ELEVATION
1/16" = 1'-0"

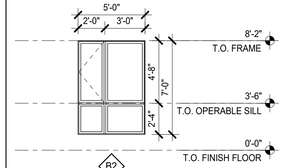
EXTERIOR MATERIAL LEGEND

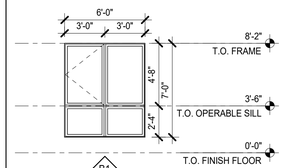
REFER TO SHEET C3-A310 FOR MATERIAL PHOTOGRAPHS

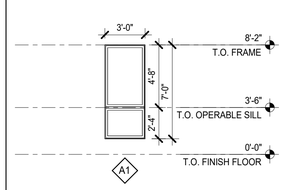
(01) **METAL:** DARK COLOR (08) **BRICK:** MEDIUM TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND









0' 8' 16' 32"

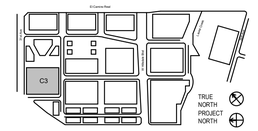
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Sheet Title:

C3 - ELEVATIONS

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

Sheet Number

C3-A301



2 C3 INNER ALLEY ELEVATION
1/16" = 1'-0"



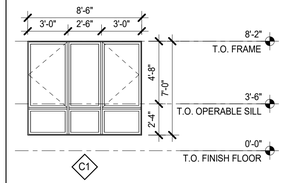
1 C3 32ND AVE ELEVATION
1/16" = 1'-0"

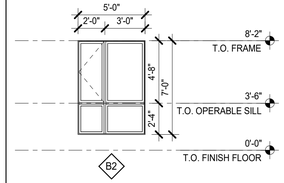
EXTERIOR MATERIAL LEGEND

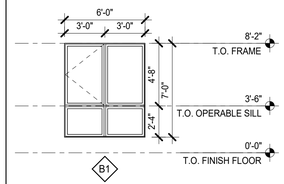
REFER TO SHEET C3-A310 FOR MATERIAL PHOTOGRAPHS

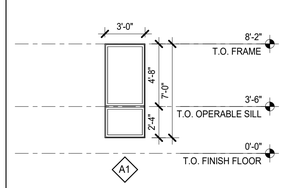
(01) **METAL:** DARK COLOR (08) **BRICK:** MEDIUM TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND









0' 8' 16' 32"

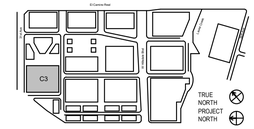
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Project No: 23.04025.00

Sheet Title:

C3 - ELEVATIONS

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

Sheet Number

C3-A302



4 COURTYARD ELEVATION - NORTH
1/16" = 1'-0"



2 COURTYARD ELEVATION - EAST
1/16" = 1'-0"



3 COURTYARD ELEVATION - SOUTH
1/16" = 1'-0"



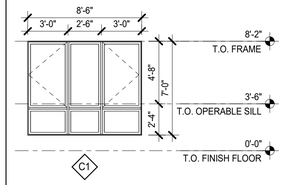
1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

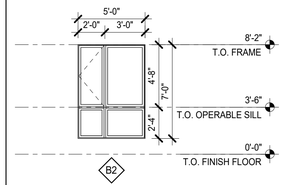
EXTERIOR MATERIAL LEGEND

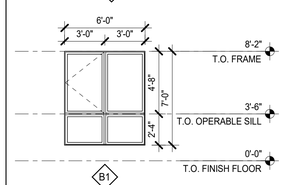
REFER TO SHEET C3-A310 FOR MATERIAL PHOTOGRAPHS

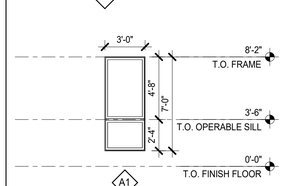
01 **METAL:** DARK COLOR
08 **BRICK:** MEDIUM TONE
18 **WOOD LOOK MATERIAL:** DARKER TONE
22 **GLASS:** CLEAR GLASS COLOR
24 **PLASTER:** DARK TONE
25 **PLASTER:** MEDIUM TONE
26 **PLASTER:** LIGHT TONE
28 **VINYL:** DARK COLOR

WINDOW LEGEND









0' 8' 16' 32'

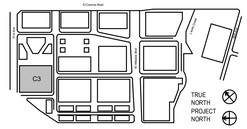
HSC Property Owner LLC

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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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

C3 - COURTYARD ELEVATIONS

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

Sheet Number

C3-A303



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



08 **BRICK:** MEDIUM TONE (CLADDING)



18 **WOOD LOOK MATERIAL:** DARKER TONE (CLADDING)



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



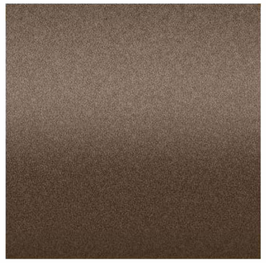
24 **PLASTER:** DARK TONE (EXTERIOR FINISH)



25 **PLASTER:** MEDIUM TONE (EXTERIOR FINISH)



26 **PLASTER:** LIGHT TONE (EXTERIOR FINISH)



28 **VINYL:** DARK COLOR (WINDOW AND DOOR FRAMES)



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

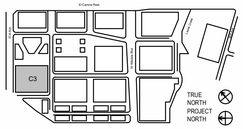
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Project No: 23.04025.00

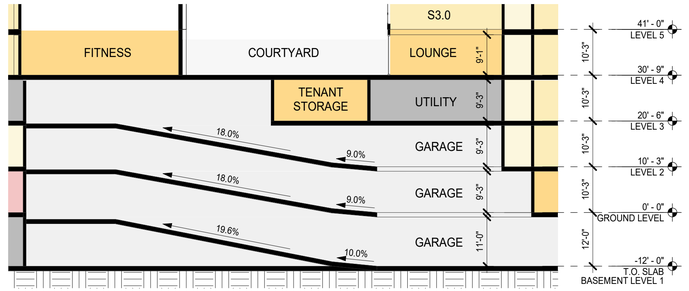
Sheet Title:

C3 - EXTERIOR MATERIALS

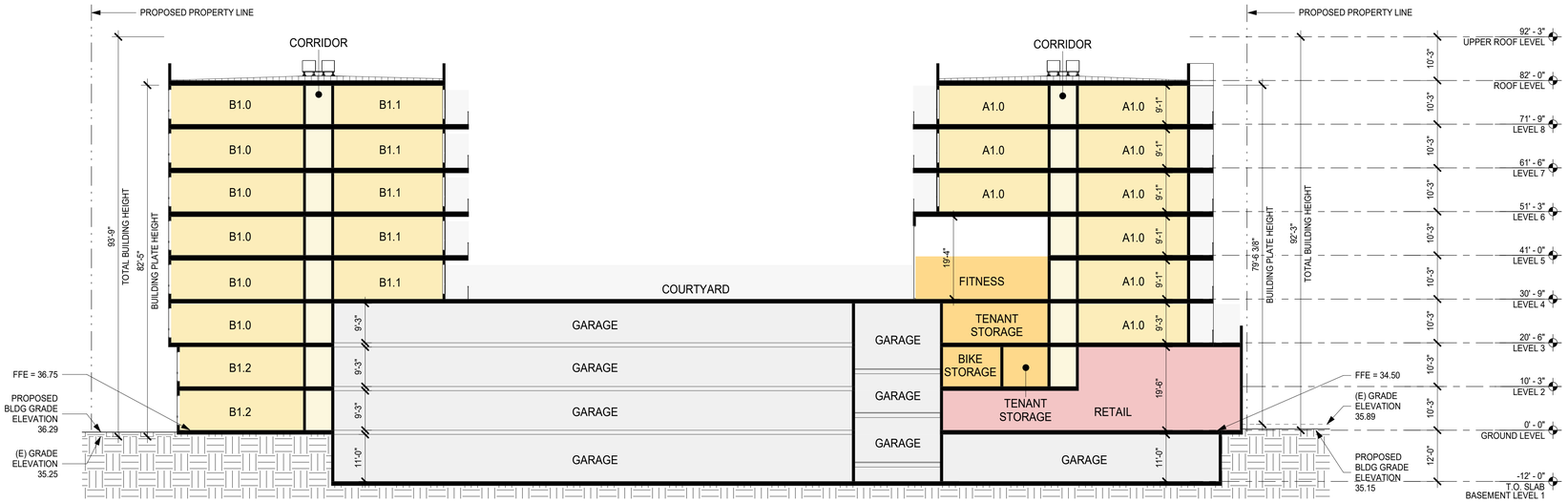
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

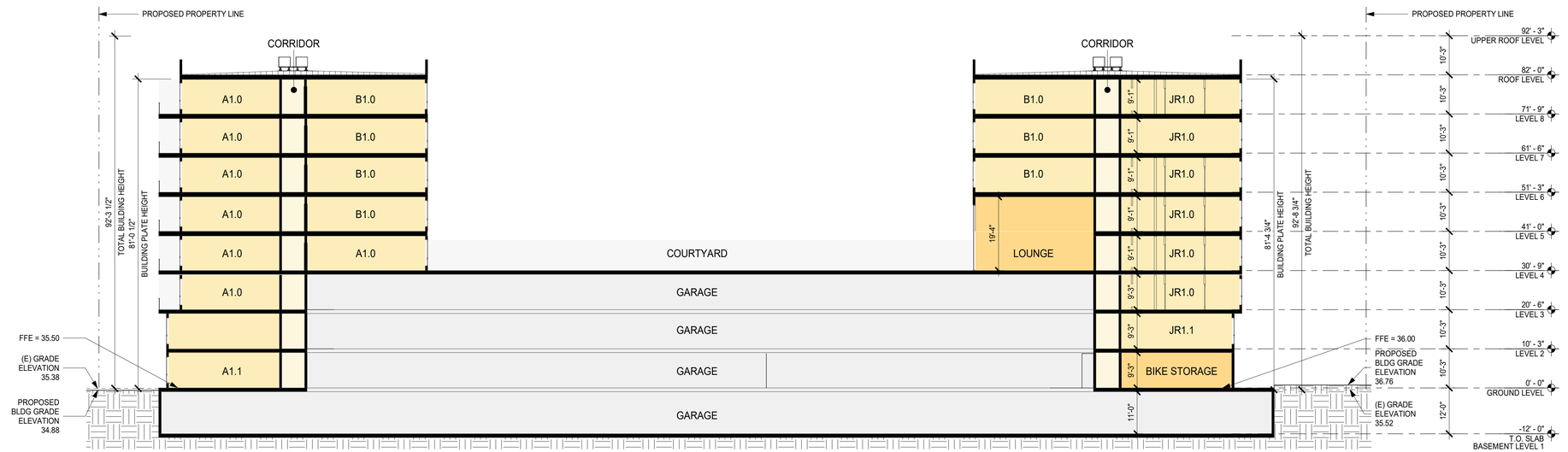
C3-A310



3 C3 - RAMP SECTION
1/16" = 1'-0"



2 BUILDING SECTION NS
1/16" = 1'-0"



1 C3 - BUILDING SECTION
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

0' 8' 16' 32"

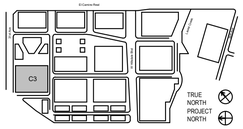
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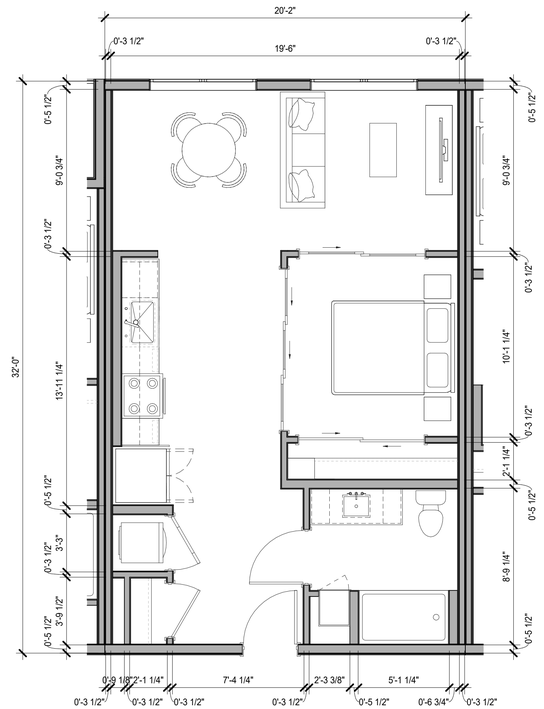
Sheet Title:

C3 - BUILDING SECTION

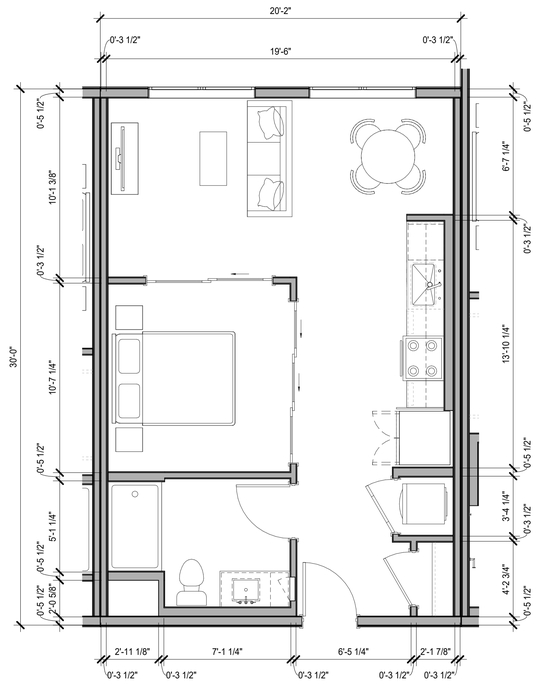
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Sheet Number

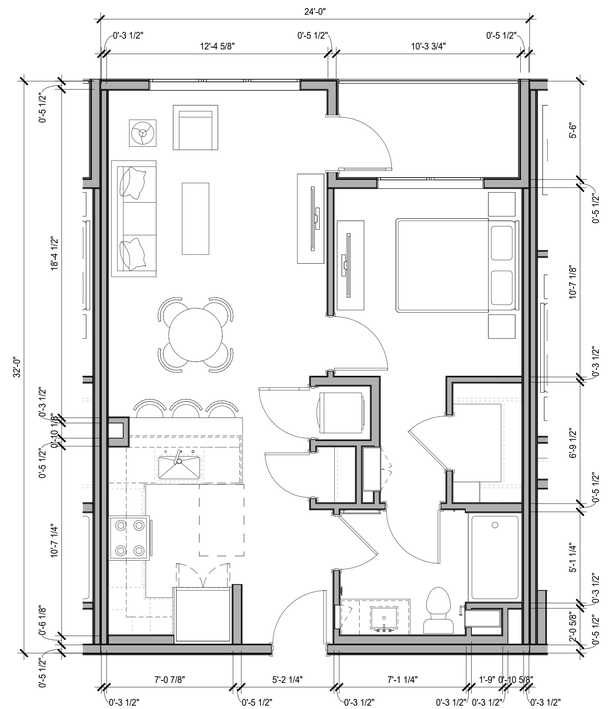
C3-A351



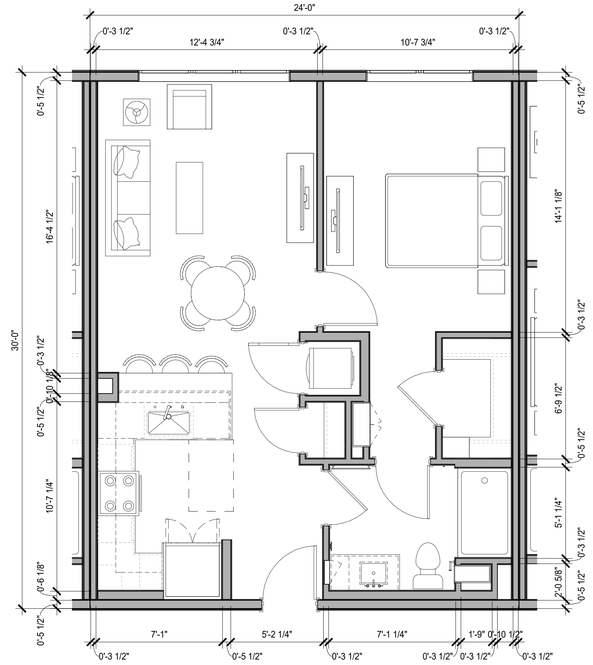
1 JR1.0 - UNIT PLAN
1/4" = 1'-0"



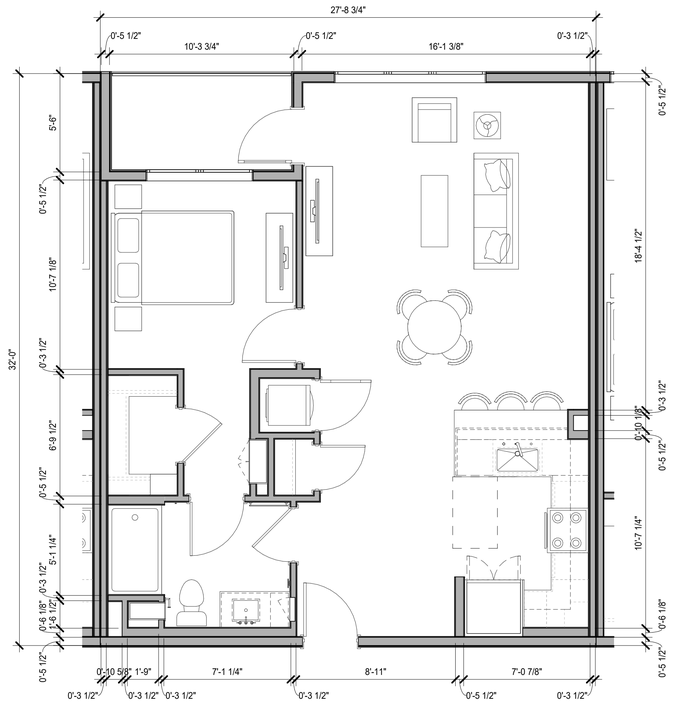
2 JR1.1 - UNIT PLAN
1/4" = 1'-0"



3 A1.0 - UNIT PLAN
1/4" = 1'-0"



4 A1.1 - UNIT PLAN
1/4" = 1'-0"



5 A1.2 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

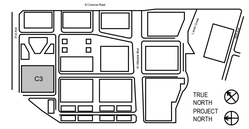
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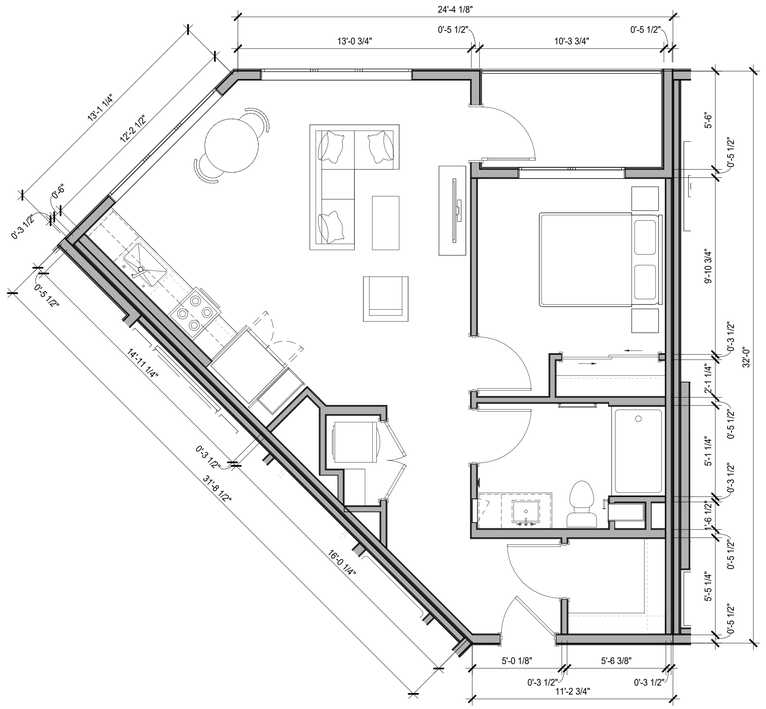
Sheet Title:

C3 - UNIT PLANS

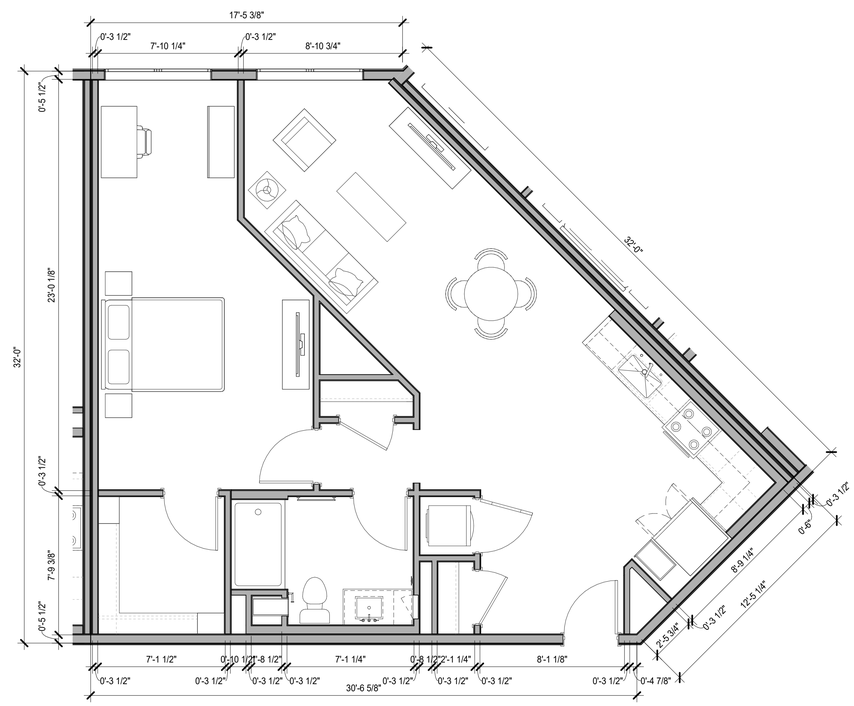
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C3-A400



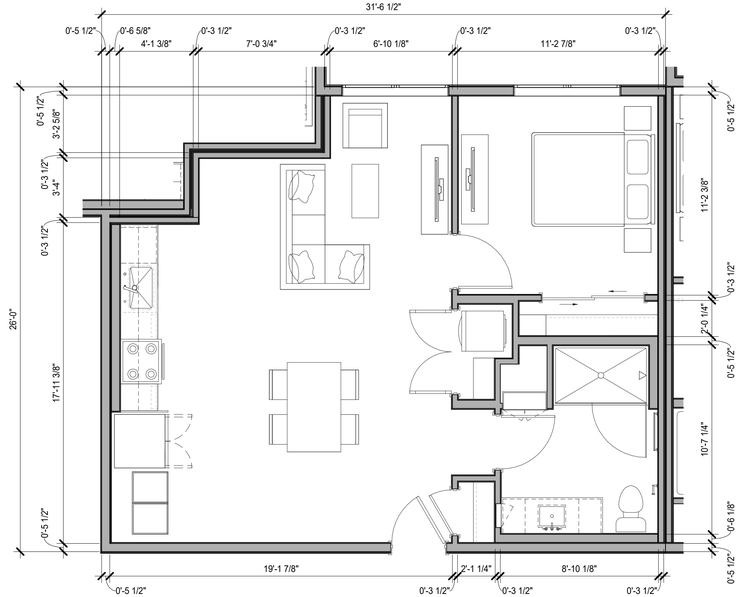
1 A2.0 - UNIT PLAN
1/4" = 1'-0"



2 A3.0 - UNIT PLAN
1/4" = 1'-0"



3 A4.0 - UNIT PLAN
1/4" = 1'-0"



4 A4.1 - UNIT PLAN
1/4" = 1'-0"

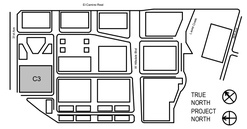
0' 2' 4' 8'

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Project No: 23.04025.00

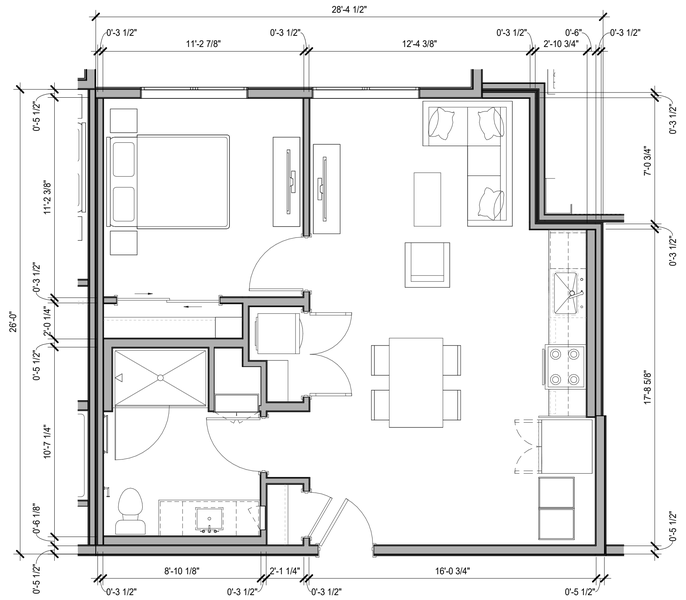
Sheet Title:

C3 - UNIT PLANS

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

Sheet Number

C3-A401



1 A5.0 - UNIT PLAN
1/4" = 1'-0"



2 B1.0 - UNIT PLAN
1/4" = 1'-0"



3 B1.1 - UNIT PLAN
1/4" = 1'-0"



4 B1.2 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

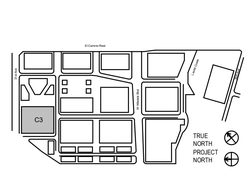
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Project No: 23.04025.00

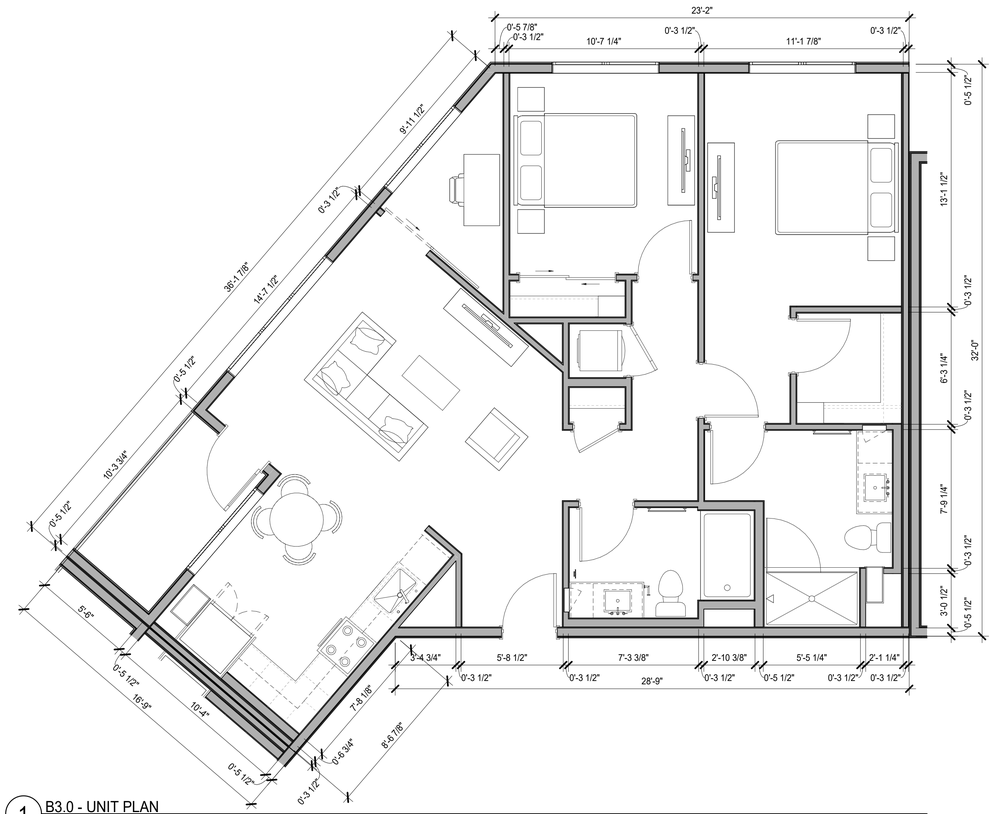
Sheet Title:

C3 - UNIT PLANS

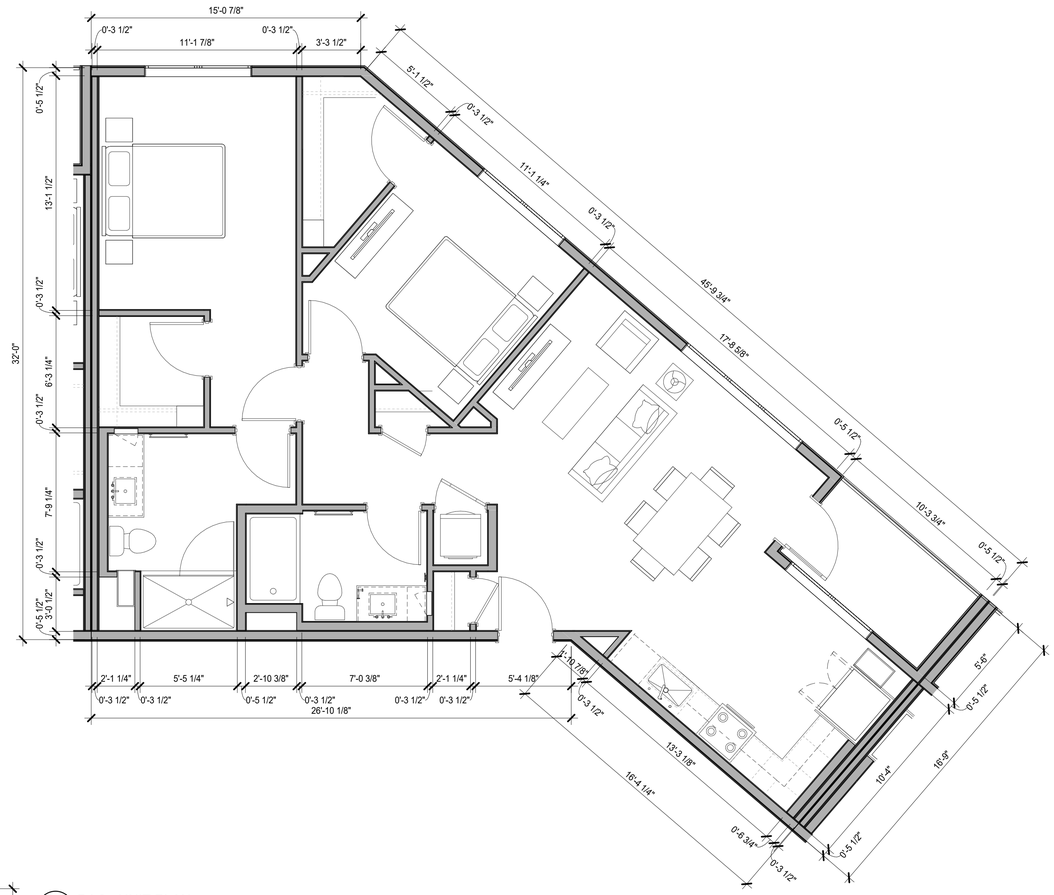
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

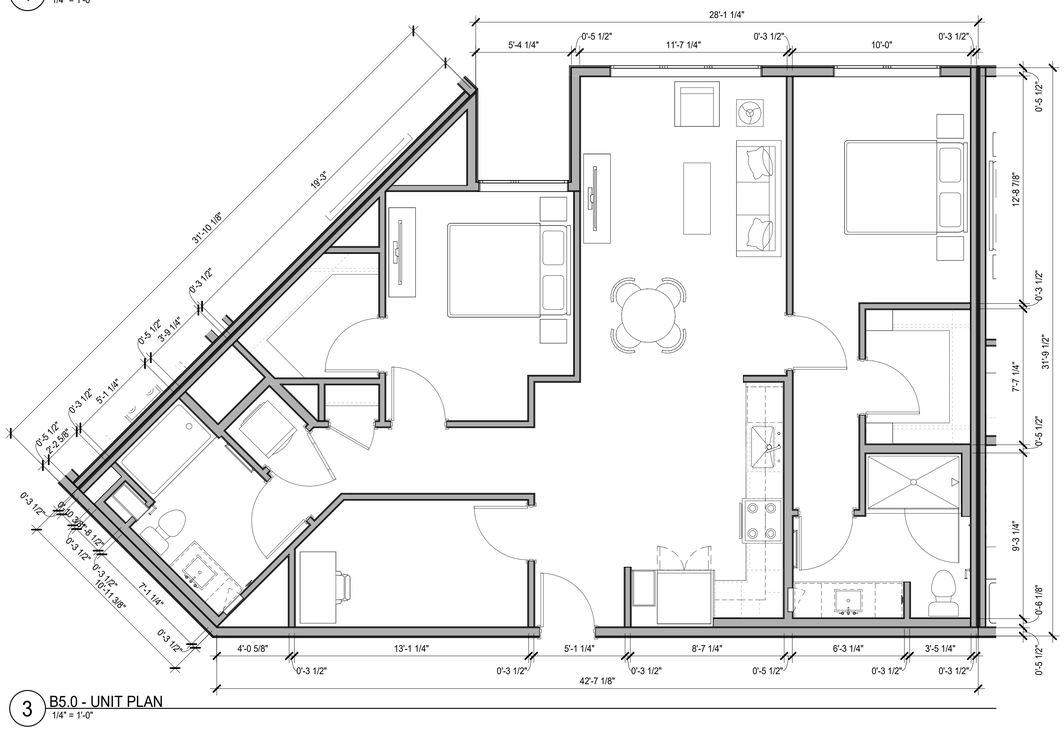
C3-A402



1 B3.0 - UNIT PLAN
1/4" = 1'-0"



2 B4.0 - UNIT PLAN
1/4" = 1'-0"



3 B5.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

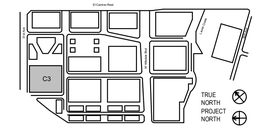
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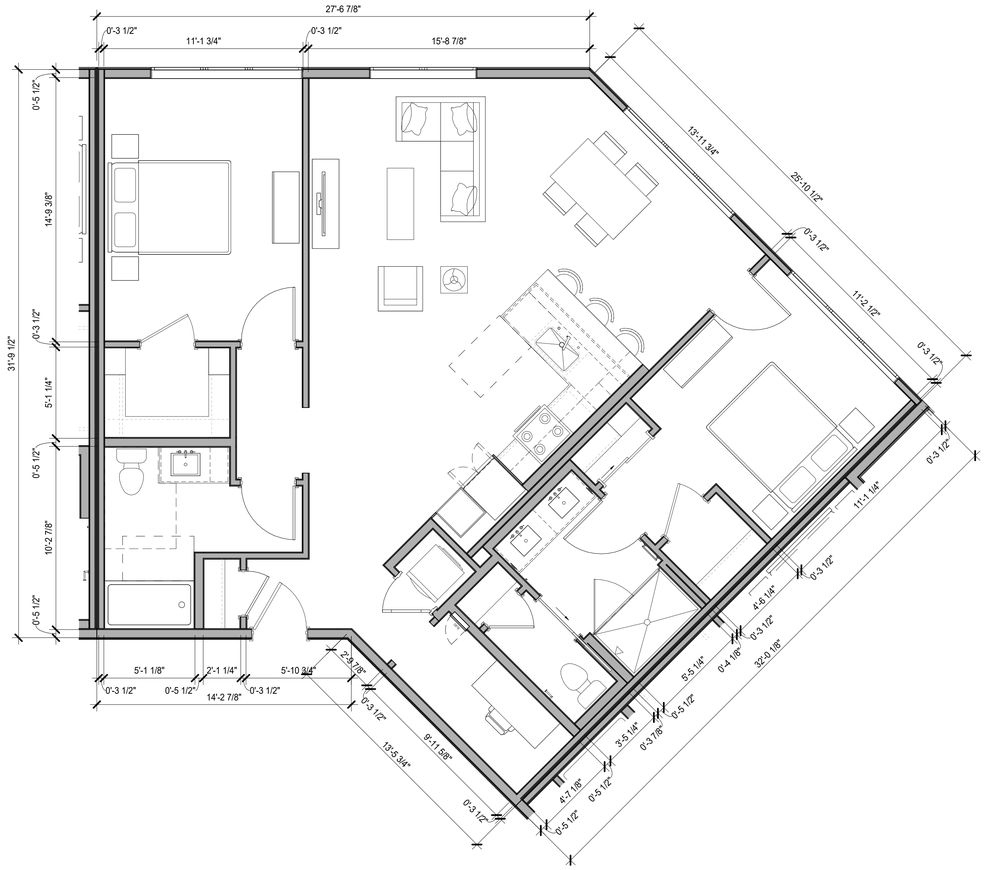
Sheet Title:

C3 - UNIT PLANS

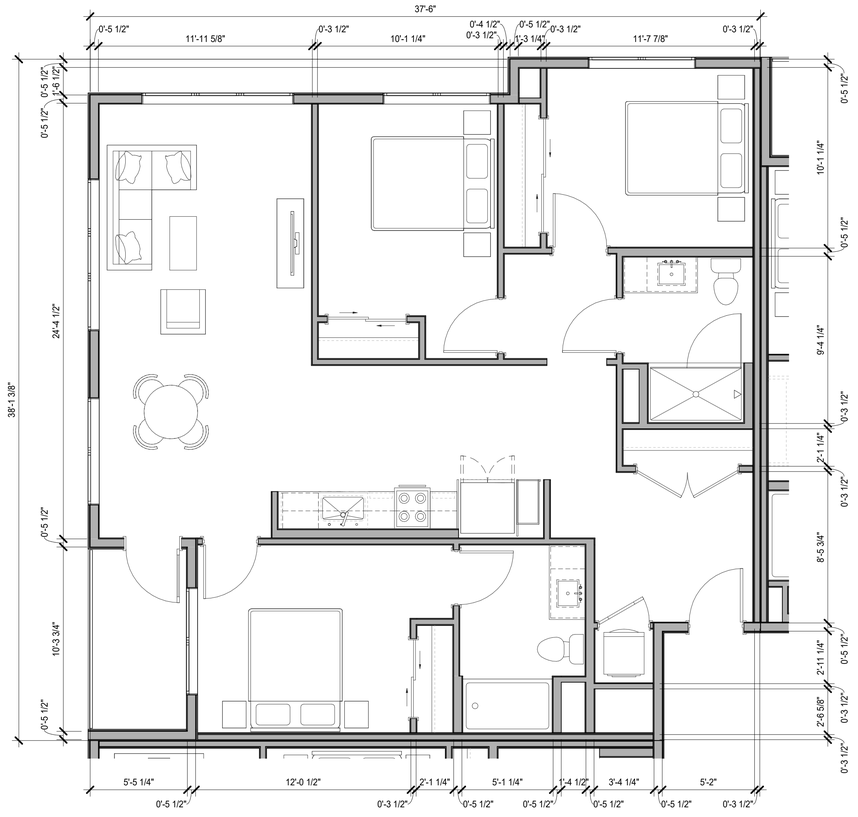
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C3-A403



1 B6.0 - UNIT PLAN
1/4" = 1'-0"



2 C1.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

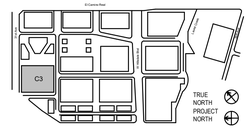
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Project No: 23.04025.00

Sheet Title:

C3 - UNIT PLANS

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

Sheet Number

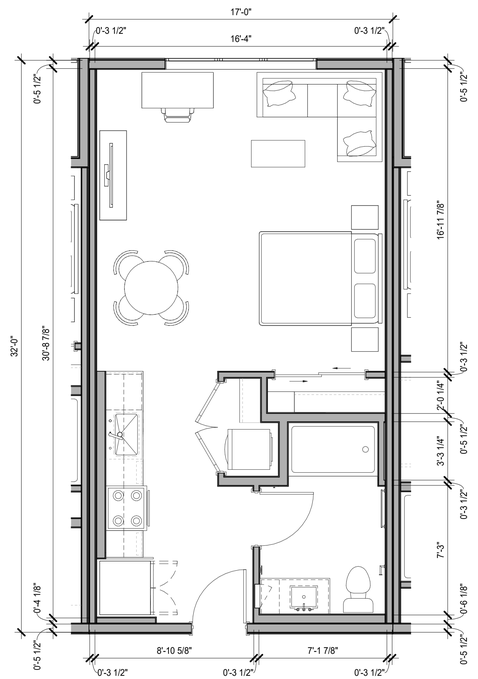
C3-A404



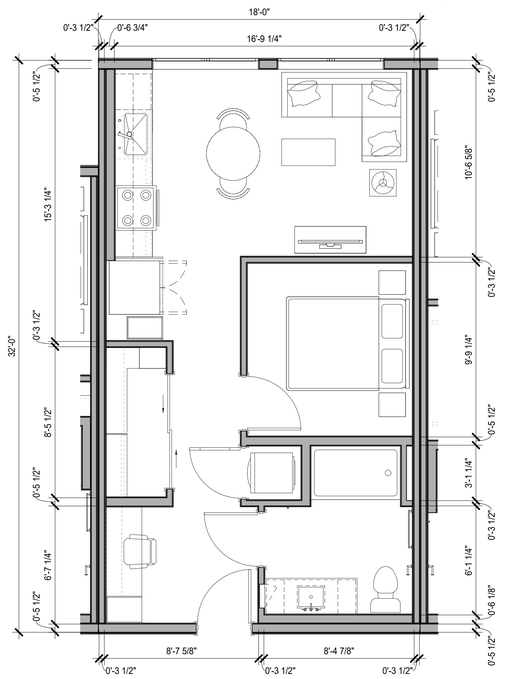
1 C1.1 - UNIT PLAN
1/4" = 1'-0"



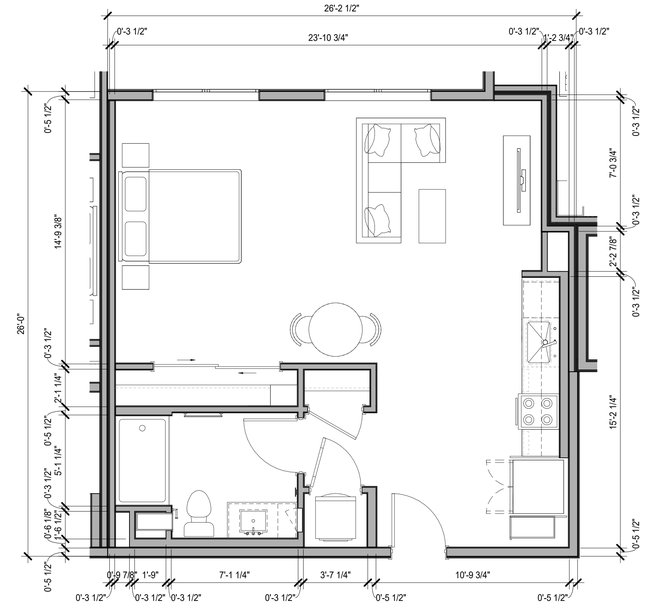
2 C1.2 - UNIT PLAN
1/4" = 1'-0"



3 S1.0 - UNIT PLAN
1/4" = 1'-0"



4 S2.0 - UNIT PLAN
1/4" = 1'-0"



5 S3.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

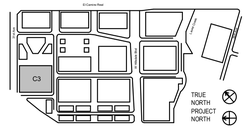
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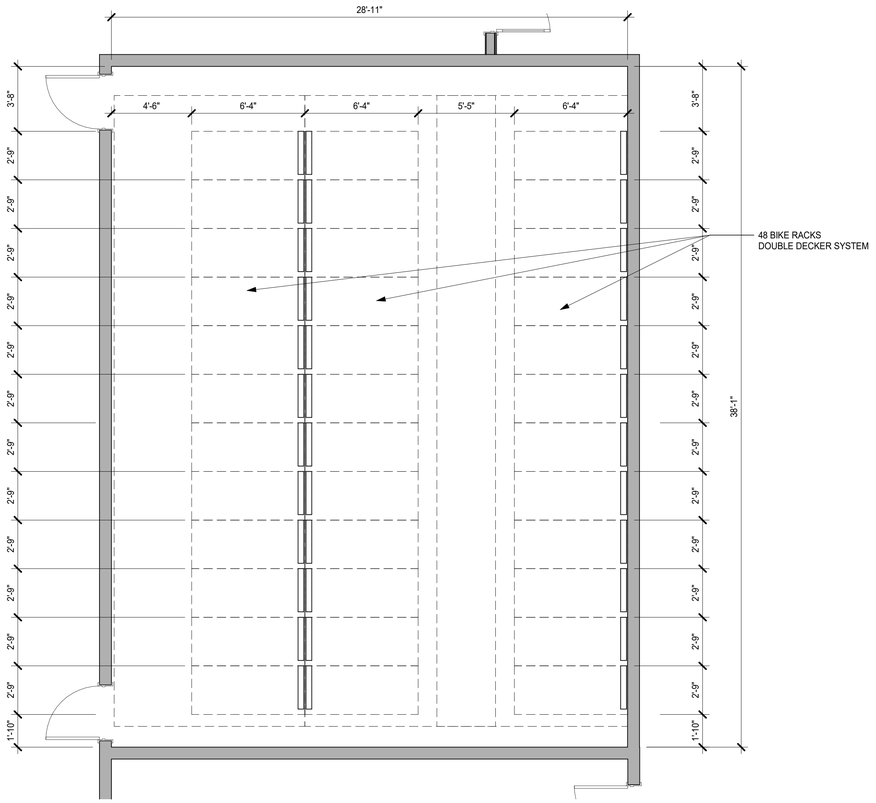
Sheet Title:

C3 - UNIT PLANS

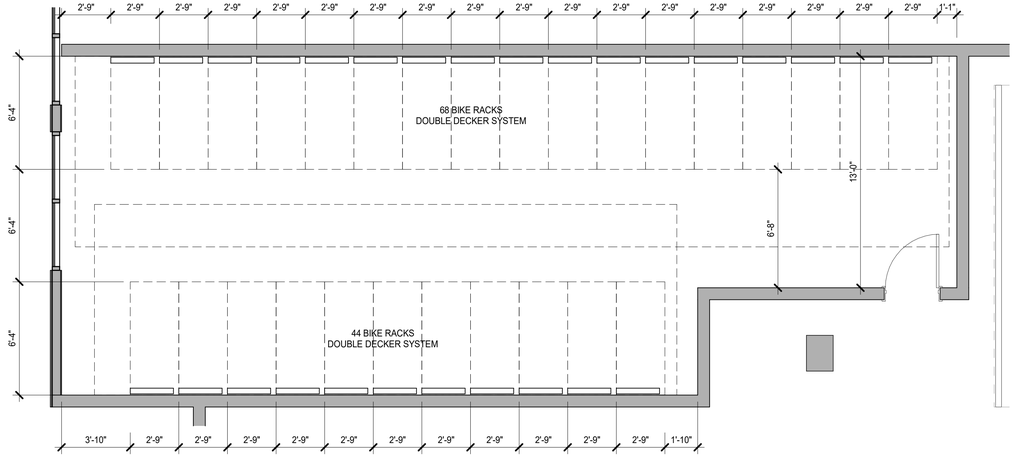
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C3-A405

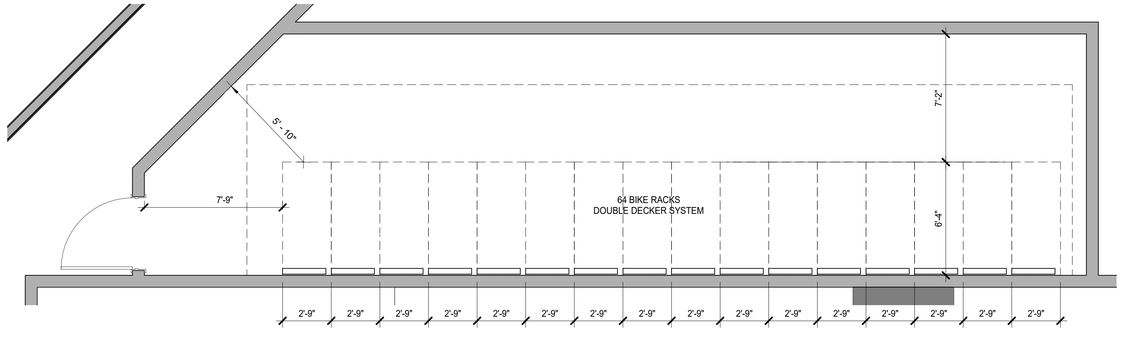


1 ENLARGED PLAN - BIKE ROOM 1 - GROUND FLOOR
1/4" = 1'-0"



NOTE: 320 TOTAL BIKE RACKS PROVIDED

2 ENLARGED PLAN - BIKE ROOM 2 - GROUND FLOOR
1/4" = 1'-0"

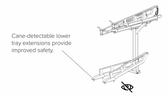


3 ENLARGED PLAN - BIKE ROOM - LEVEL 2
1/4" = 1'-0"

Dero **Decker** **Submittal Sheet**



CAPACITY	4 Bikes per unit
MATERIALS	**Uprights:** 4" 11g square tube **Upright base:** 1/4" plate **Cantilevers:** 11g plate **Cantilever base:** 1/4" plate **Trays:** 11g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS	**Surface only** Each upright has one 9/4" plate feet that accept 1/2" wedge anchors
E-BIKE CHARGING	☐ **Add Electrical Outlets** For tower trays only (fat bike trays recommended). Wiring must be performed by a licensed electrician. Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.
FAT BIKE TRAYS	☐ **Fat Bike Tray Option (Lower Level Only)** Fat bike trays accommodate tires up to 5" wide. Standard trays accommodate tires up to 2.25" wide.
CANE STOPS	☐ **Add cane stops** Available in galvanized or powder coat finish



4 BICYCLE RACK DETAIL
1" = 1'-0"

0' 2' 4' 8'

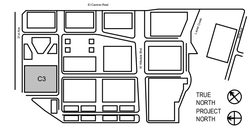
HSC Property Owner LLC

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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

C3 - ENLARGED PLANS

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

Sheet Number

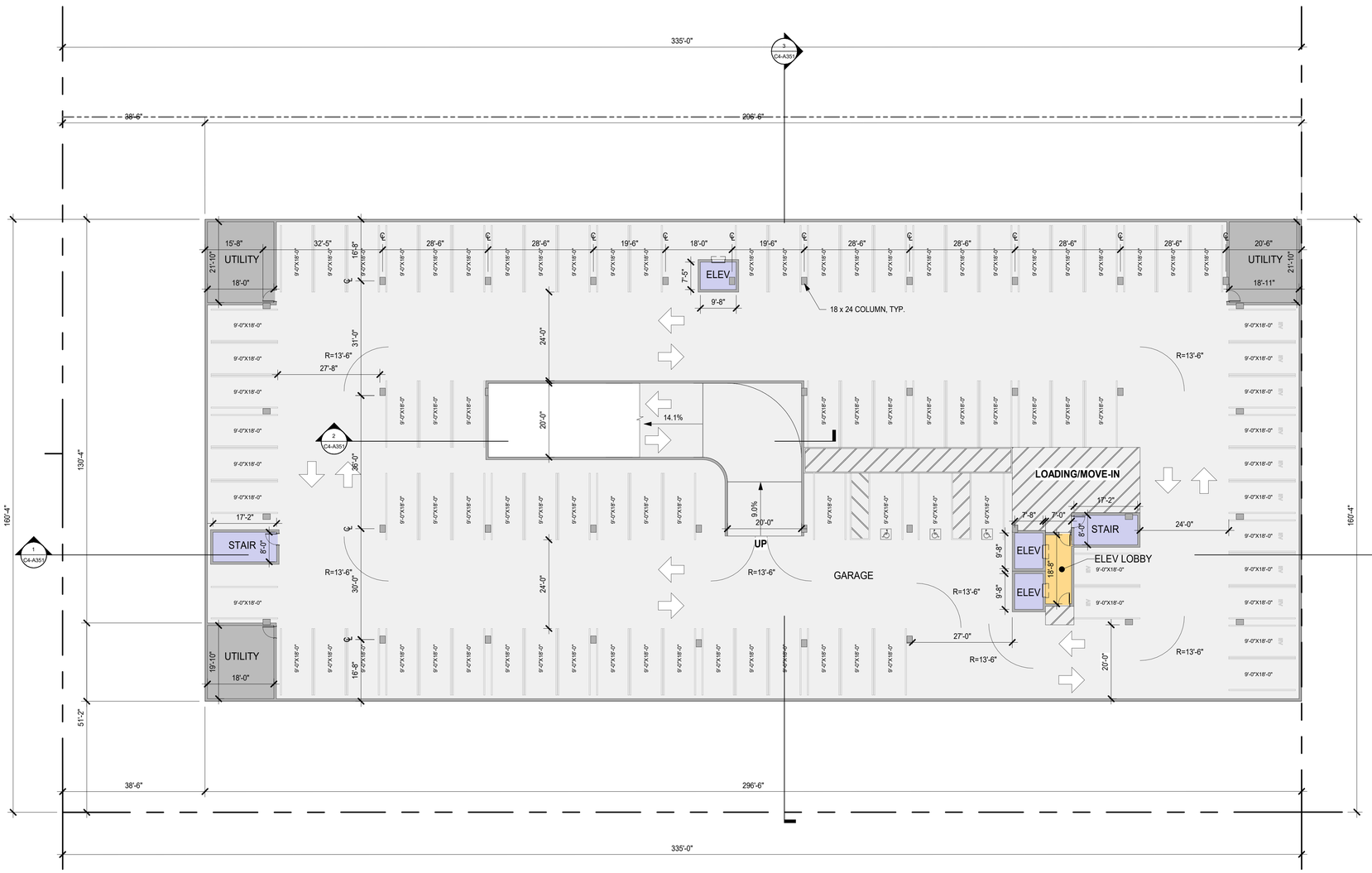
C3-A451

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY



1 C4 - LEVEL B2 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C4

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B2	72	3	0	12	0	0	0	0	0	0	87
BASEMENT B1	66	0	0	12	1	1	1	0	0	0	81
GROUND	0	1*	1*	0	0	0	0	0	6	5	11
TOTAL	138	4*	1*	24	1	1	1	0	6	5	**179**

NORTH

0' 8' 16' 32'

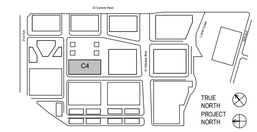
HSC Property Owner LLC

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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

C4 - LEVEL B2 PLAN

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

Sheet Number

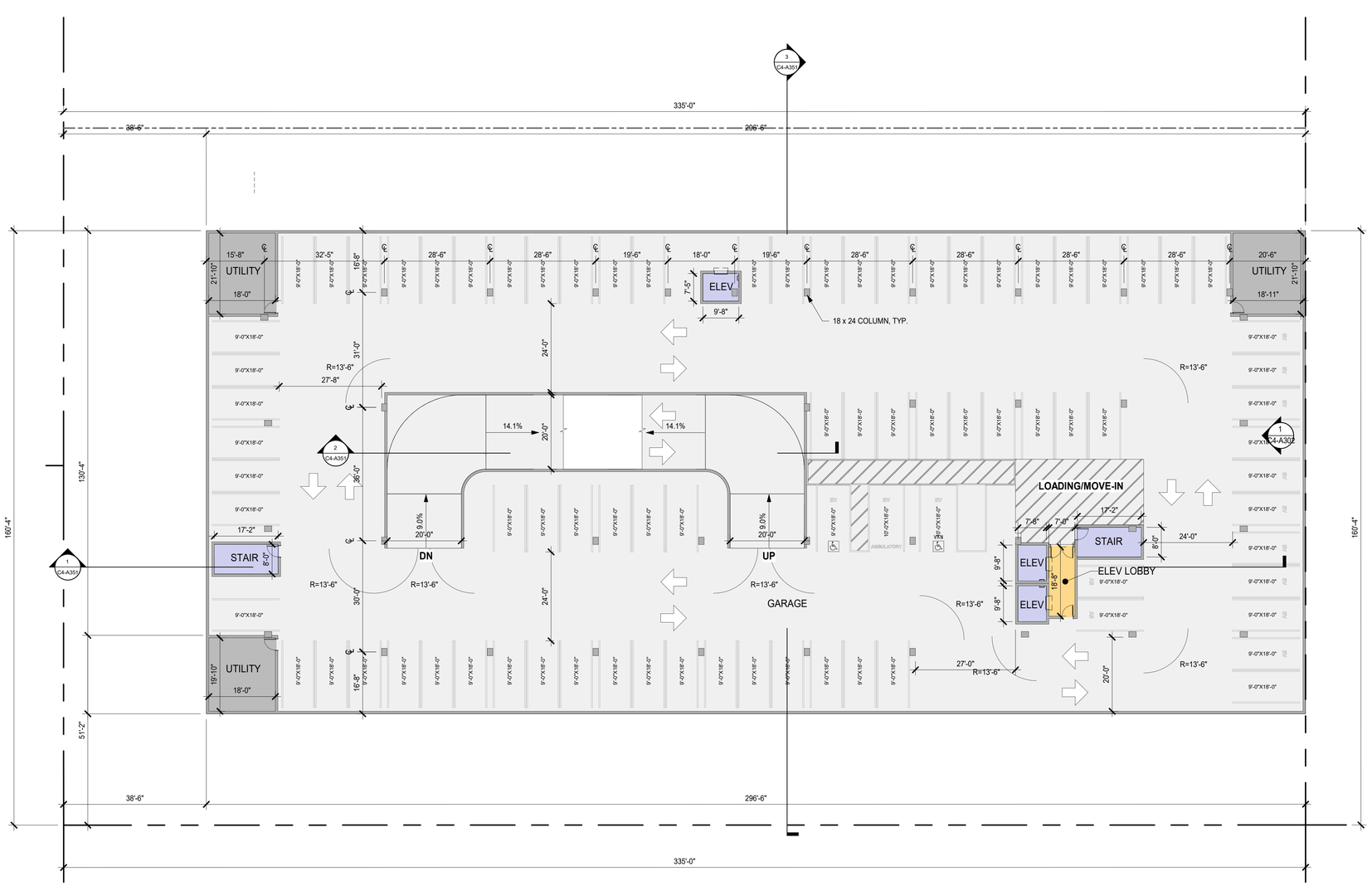
C4-A100

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY



1 C4 - LEVEL B1 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C4

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B2	72	3	0	12	0	0	0	0	0	0	87
BASEMENT B1	66	0	0	12	1	1	1	0	0	0	81
GROUND	0	1*	1*	0	0	0	0	0	6	5	11
TOTAL	138	4*	1*	24	1	1	1	0	6	5	**179**

NORTH

0' 8' 16' 32'

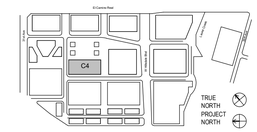
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Project No: 23.04025.00

Sheet Title:

C4 - LEVEL B1 PLAN

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

Sheet Number

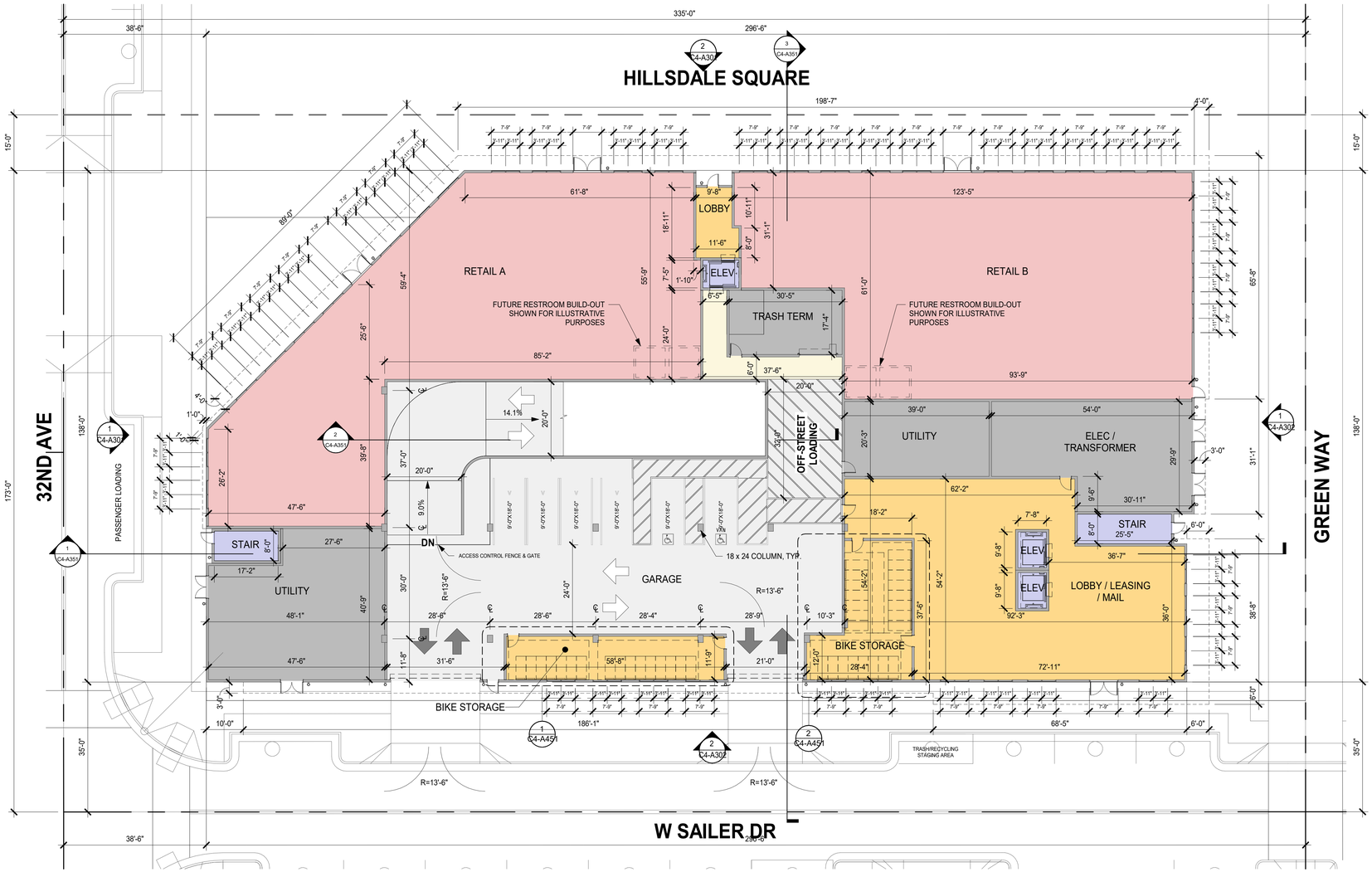
C4-A101

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY



1 C4 - GROUND LEVEL PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C4

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B2	72	3	0	12	0	0	0	0	0	0	87
BASEMENT B1	66	0	0	12	1	1	1	0	0	0	81
GROUND	0	1*	1*	0	0	0	0	0	6	5	11
TOTAL	138	4*	1*	24	1	1	1	0	6	5	**179**

NORTH

0' 8' 16' 32'

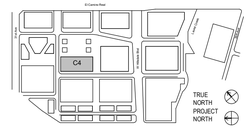
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Project No: 23.04025.00

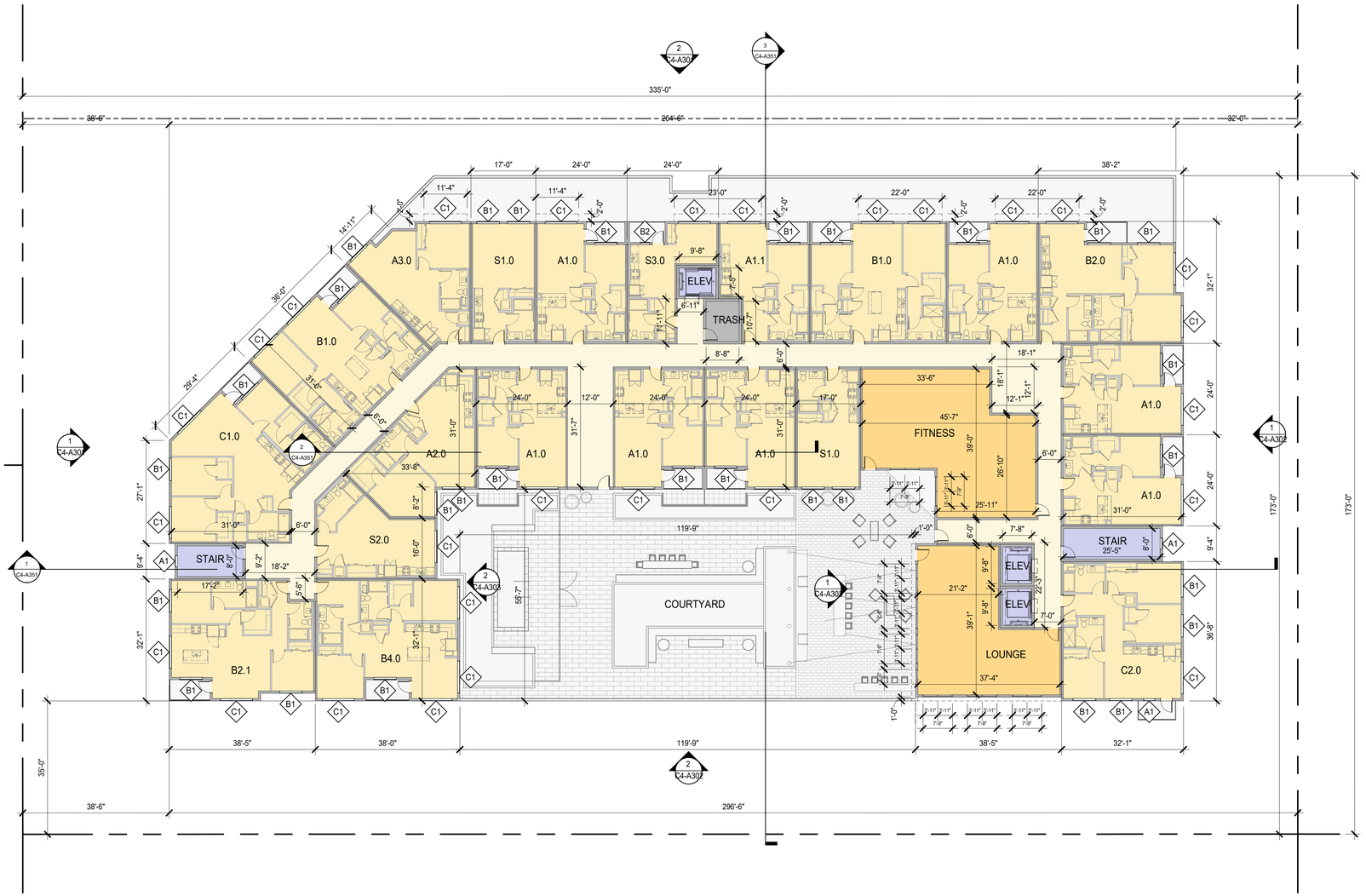
Sheet Title:

C4 - GROUND LEVEL PLAN

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

Sheet Number

C4-A102



1 C4 - LEVEL 2 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

0' 8' 16' 32'

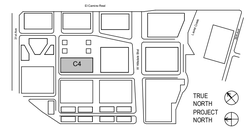
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Project No: 23.04025.00

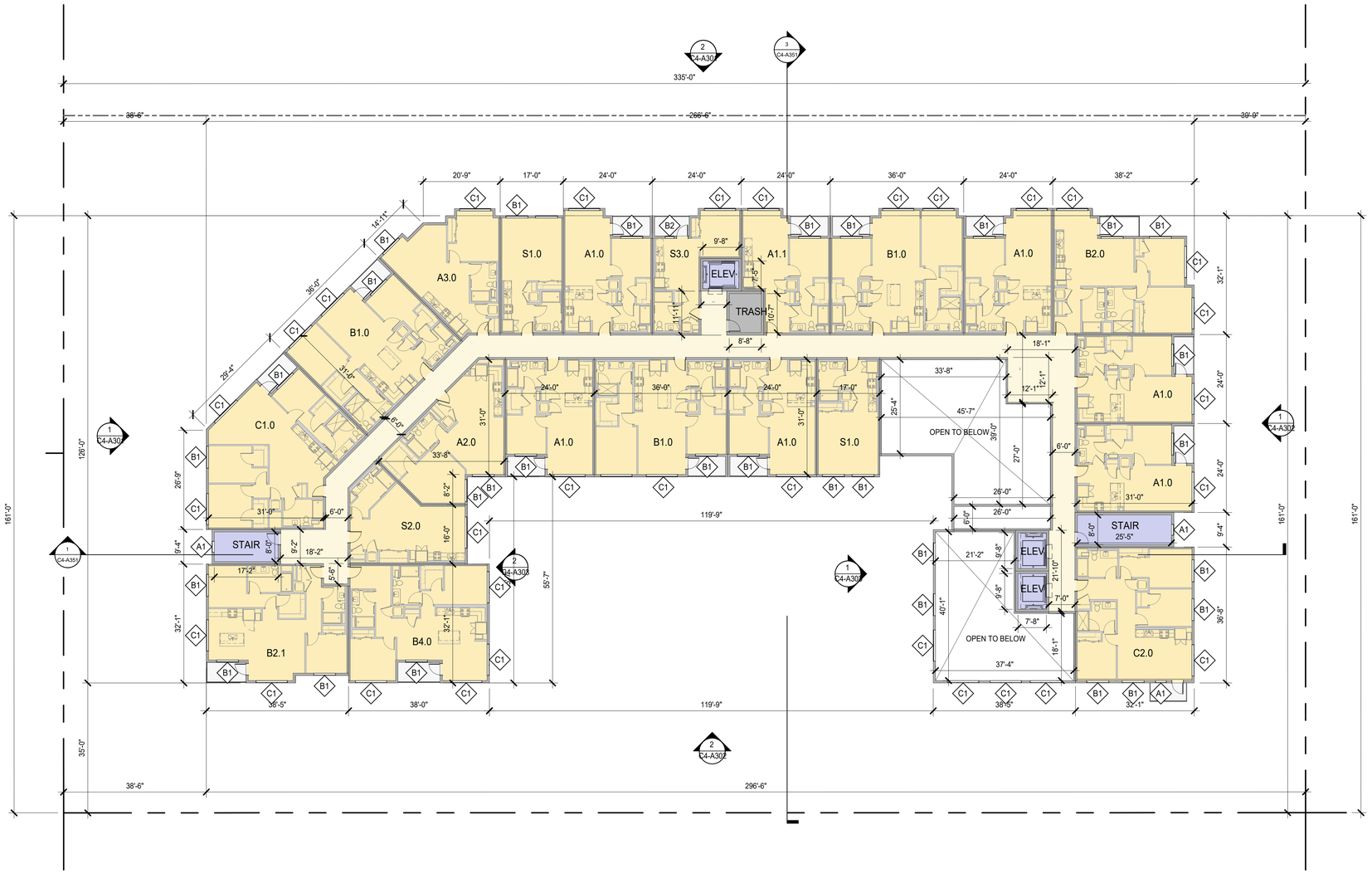
Sheet Title:

C4 - LEVEL 2 PLAN

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

Sheet Number

C4-A103



1 C4 - LEVEL 3 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

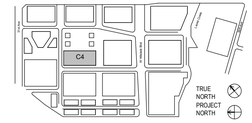
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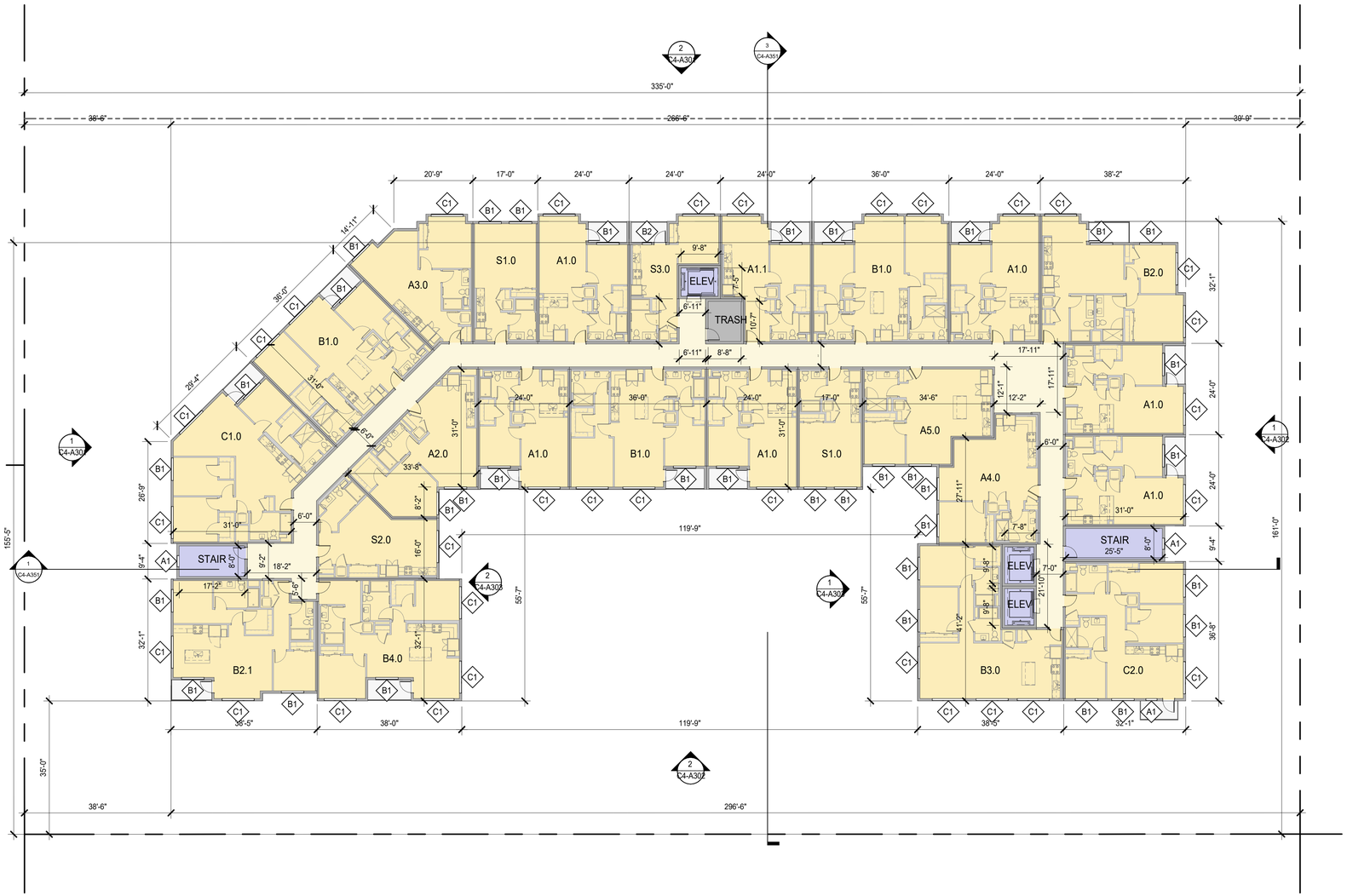
Sheet Title:

C4 - LEVEL 3 PLAN

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

Sheet Number

C4-A104



1 C4 - LEVEL 4 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

0' 8' 16' 32'

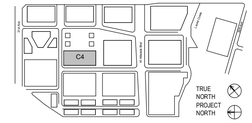
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Project No: 23.04025.00

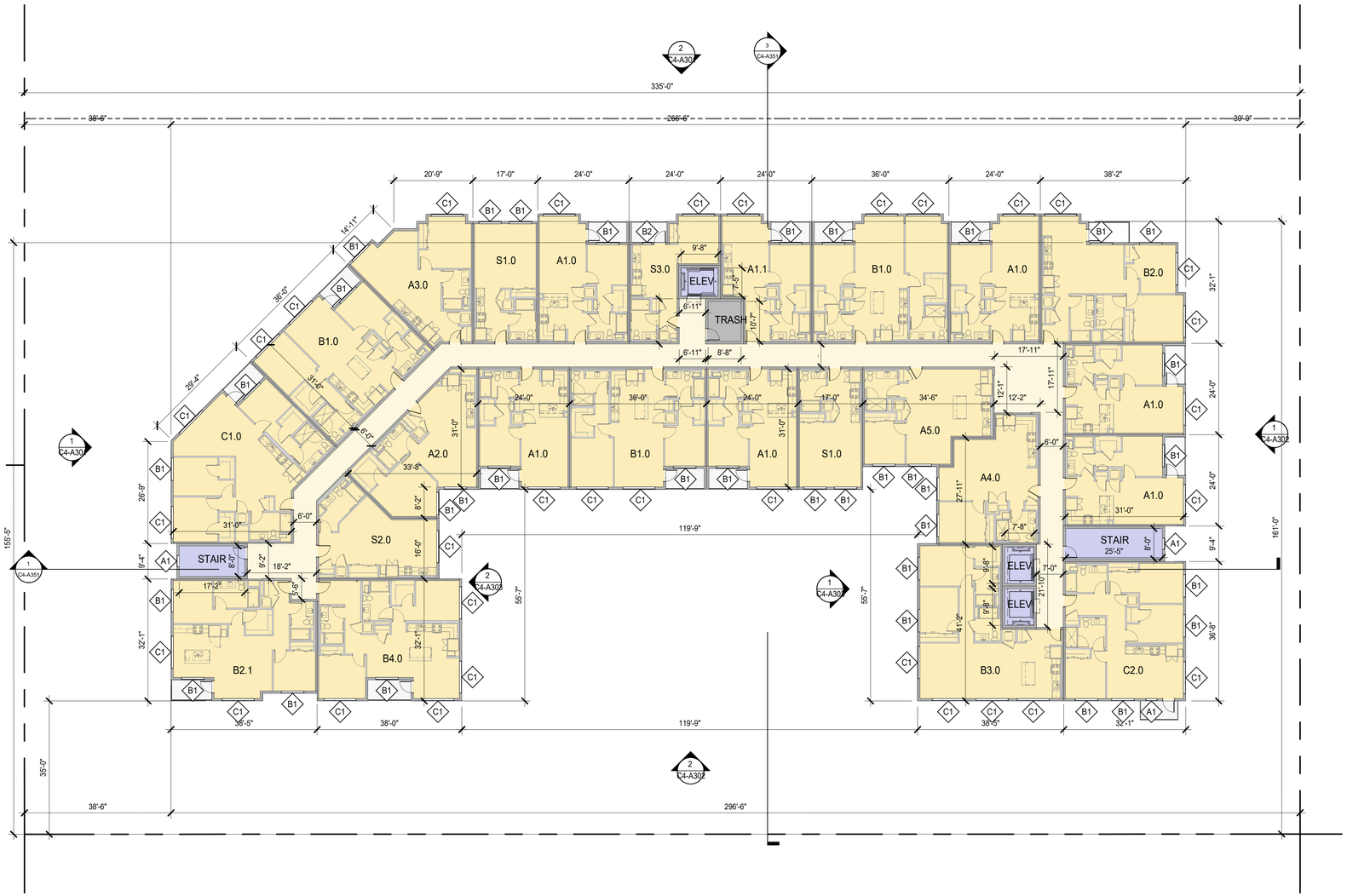
Sheet Title:

C4 - LEVEL 4 PLAN

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

Sheet Number

C4-A105



1 C4 - LEVEL 5 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

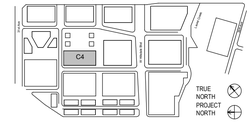
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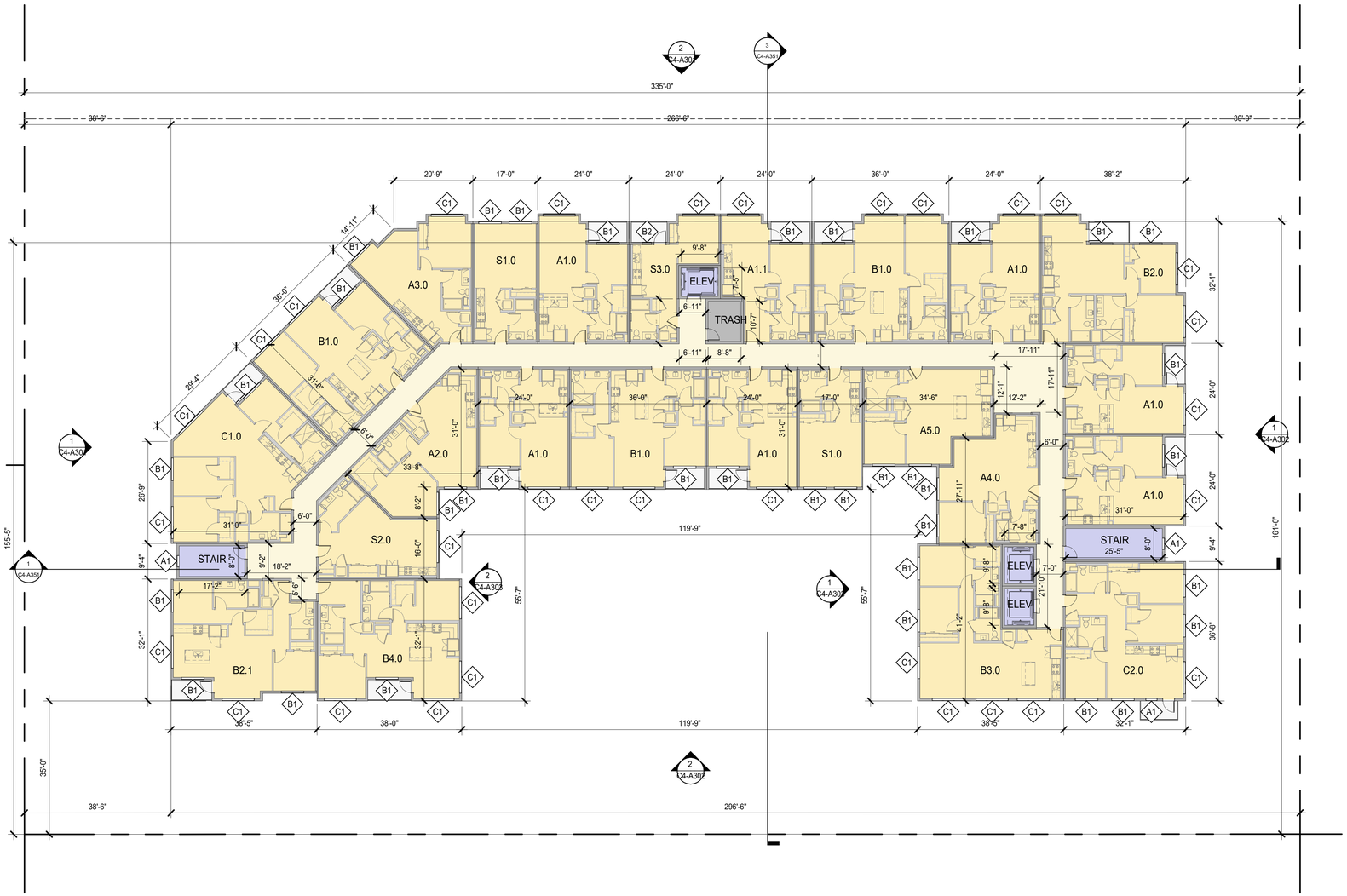
Sheet Title:

C4 - LEVEL 5 PLAN

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

Sheet Number

C4-A106



1 C4 - LEVEL 6 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
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- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

0' 8' 16' 32'

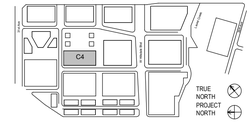
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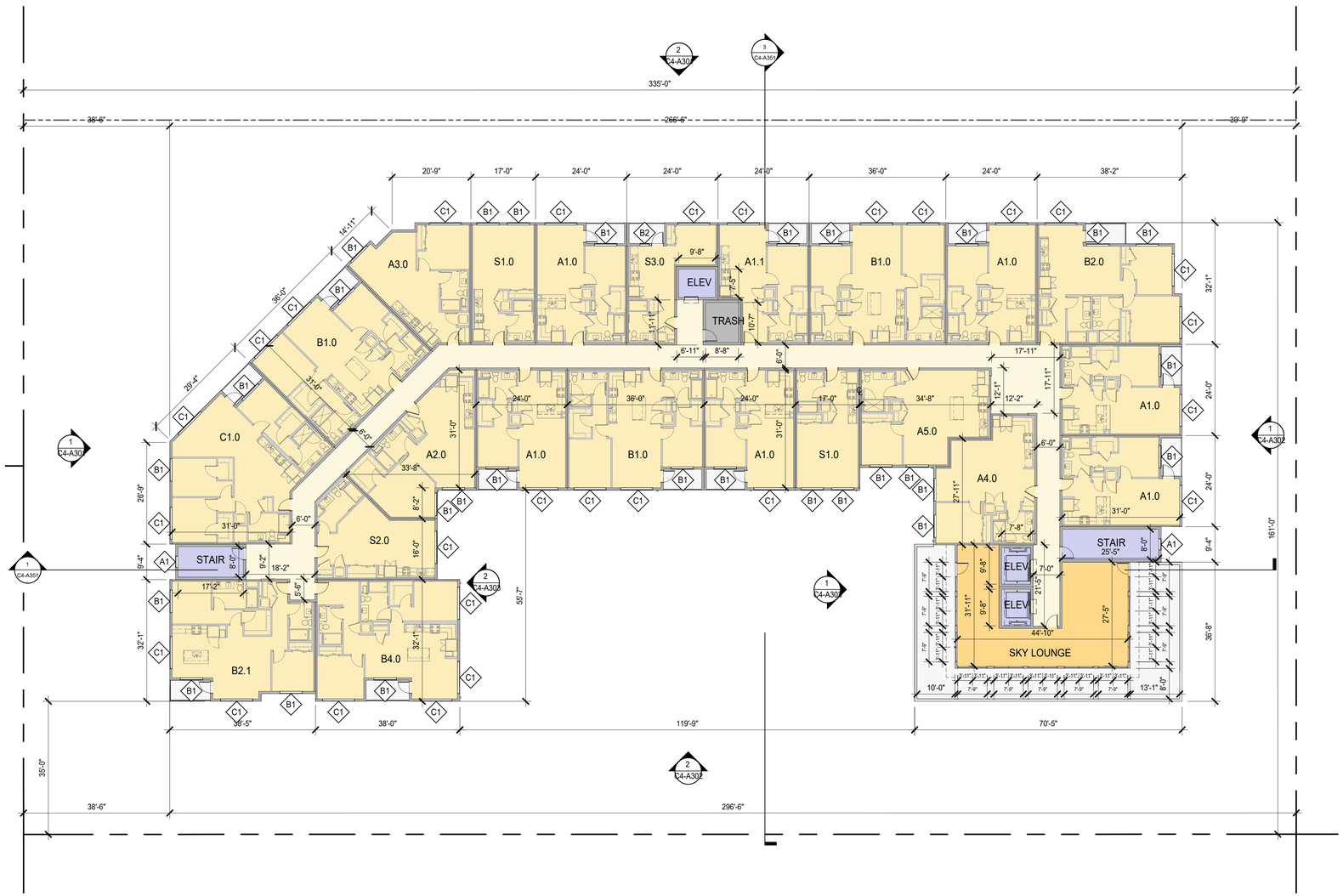
Sheet Title:

C4 - LEVEL 6 PLAN

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

Sheet Number

C4-A107



1 C4 - LEVEL 7 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

0' 8' 16' 32'

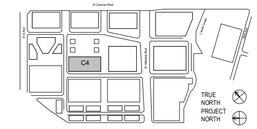
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Project No: 23.04025.00

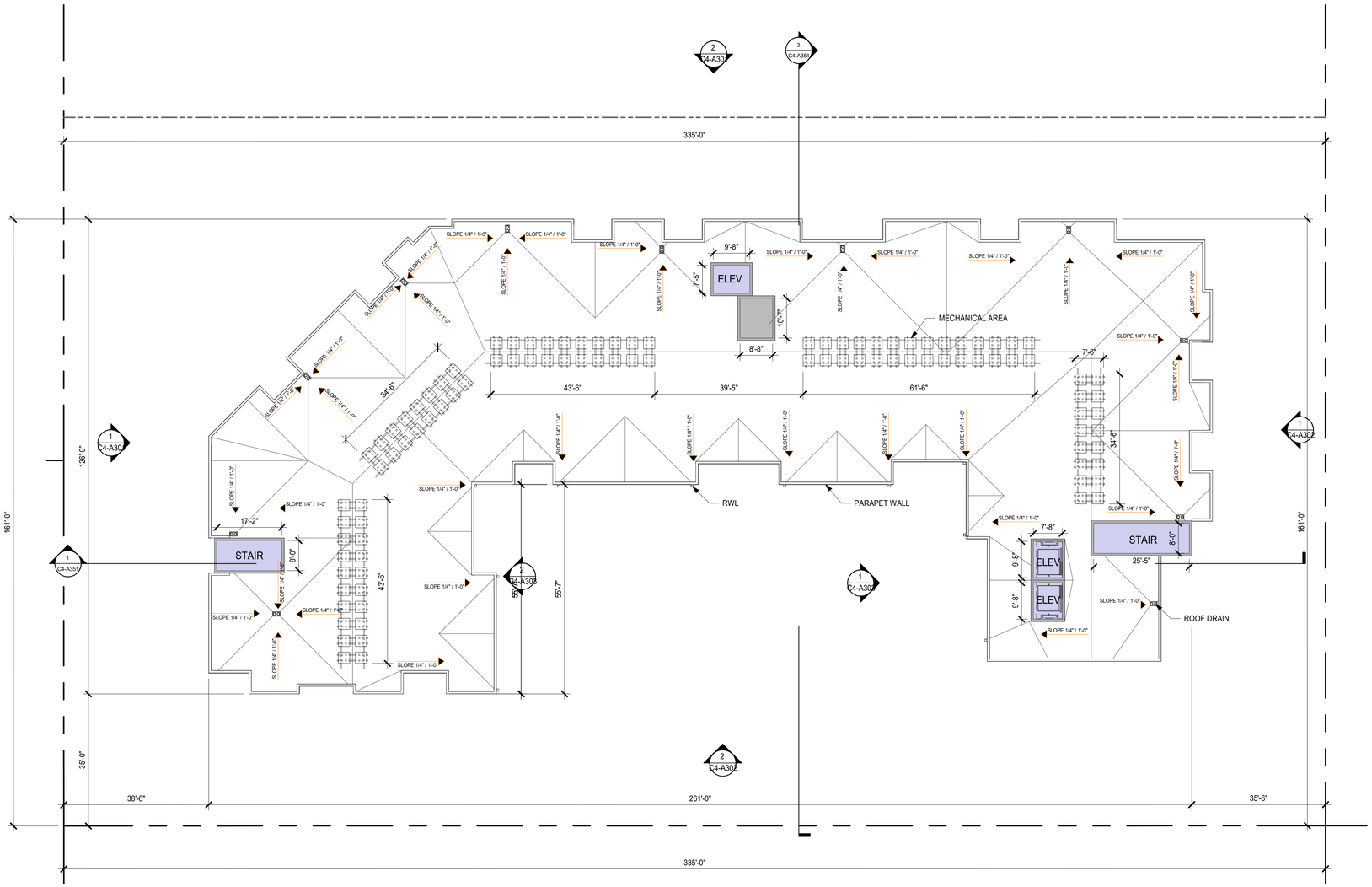
Sheet Title:

C4 - LEVEL 7 PLAN

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

Sheet Number

C4-A108



1 C4 - ROOF LEVEL PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
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- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

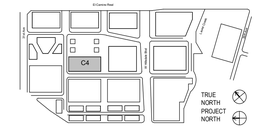
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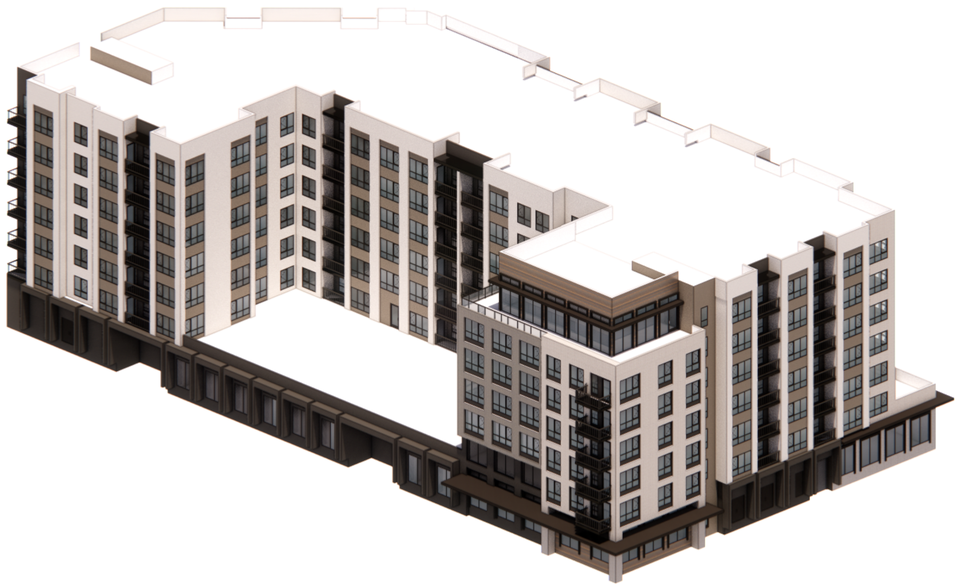
Sheet Title:

C4 - ROOF LEVEL PLAN

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

Sheet Number

C4-A109



1 C4 SOUTHEAST PERSPECTIVE
1" = 1'-0"



2 C4 NORTHWEST PERSPECTIVE
1" = 1'-0"

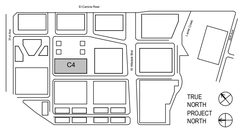
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Project No: 23.04025.00

Sheet Title:

C4 - PERSPECTIVE VIEWS

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

Sheet Number

C4-A300



2 C4 HILLSDALE SQUARE ELEVATION
1/16" = 1'-0"



1 C4 32ND AVE ELEVATION
1/16" = 1'-0"

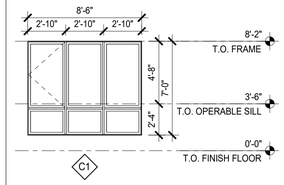
EXTERIOR MATERIAL LEGEND

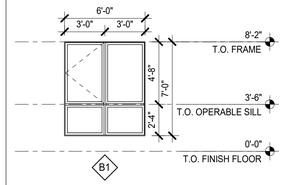
REFER TO SHEET C4-A310 FOR MATERIAL PHOTOGRAPHS

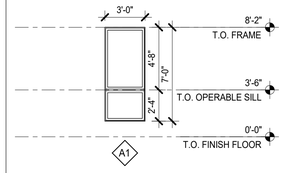
(01) **METAL:** DARK COLOR (08) **BRICK:** MEDIUM TONE (09) **BRICK:** LIGHT TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE

(28) **VINYL: DARK COLOR**

WINDOW LEGEND







0' 8' 16' 32'

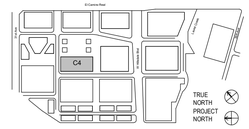
HSC Property Owner LLC

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

C4 - ELEVATIONS

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

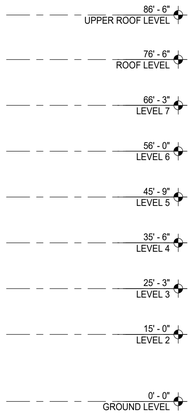
Sheet Number

C4-A301



2 C4 W SAILER DR ELEVATION
1/16" = 1'-0"





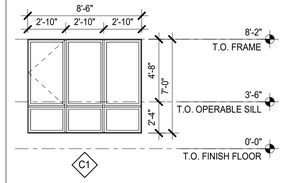
1 C4 GREENWAY ELEVATION
1/16" = 1'-0"

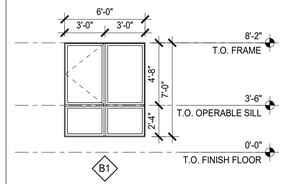
EXTERIOR MATERIAL LEGEND

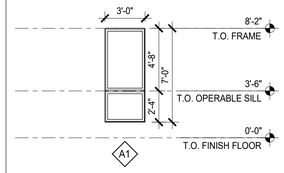
REFER TO SHEET C4-A310 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR
08 **BRICK:** MEDIUM TONE
09 **BRICK:** LIGHT TONE
18 **WOOD LOOK MATERIAL:** DARKER TONE
22 **GLASS:** CLEAR GLASS COLOR
24 **PLASTER:** DARK TONE
25 **PLASTER:** MEDIUM TONE
26 **PLASTER:** LIGHT TONE
28 **VINYL: DARK COLOR**

WINDOW LEGEND







0' 8' 16' 32'

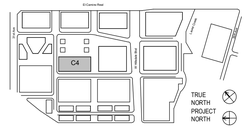
HSC Property Owner LLC

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Project No: 23.04025.00

Sheet Title:

C4 - ELEVATIONS

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

Sheet Number

C4-A302



2 COURTYARD ELEVATION - EAST
1/16" = 1'-0"



1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

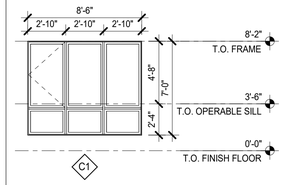
EXTERIOR MATERIAL LEGEND

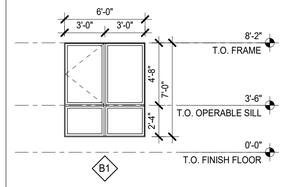
REFER TO SHEET C4-A310 FOR MATERIAL PHOTOGRAPHS

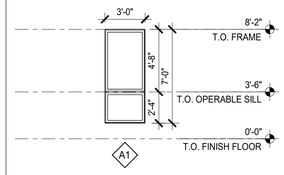
(01) **METAL:** DARK COLOR (08) **BRICK:** MEDIUM TONE (09) **BRICK:** LIGHT TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE

(28) **VINYL: DARK COLOR**

WINDOW LEGEND







0' 8' 16' 32'

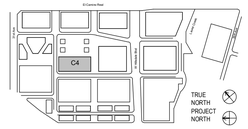
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Project No: 23.04025.00

Sheet Title:

C4 - COURTYARD ELEVATIONS

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

Sheet Number

C4-A303



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



08 **BRICK:** MEDIUM TONE (CLADDING)



09 **BRICK:** LIGHT TONE (CLADDING)



18 **WOOD LOOK MATERIAL:** DARKER TONE (CLADDING)



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



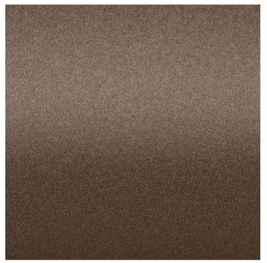
24 **PLASTER:** DARK TONE (EXTERIOR FINISH)



25 **PLASTER:** MEDIUM TONE (EXTERIOR FINISH)



26 **PLASTER:** LIGHT TONE (EXTERIOR FINISH)



28 **VINYL:** DARK COLOR (WINDOW AND DOOR FRAMES)



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

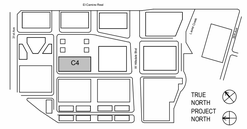
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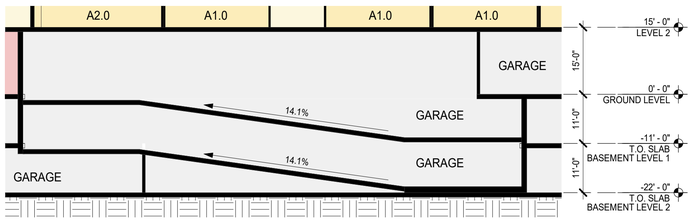
Sheet Title:

C4 - EXTERIOR MATERIALS

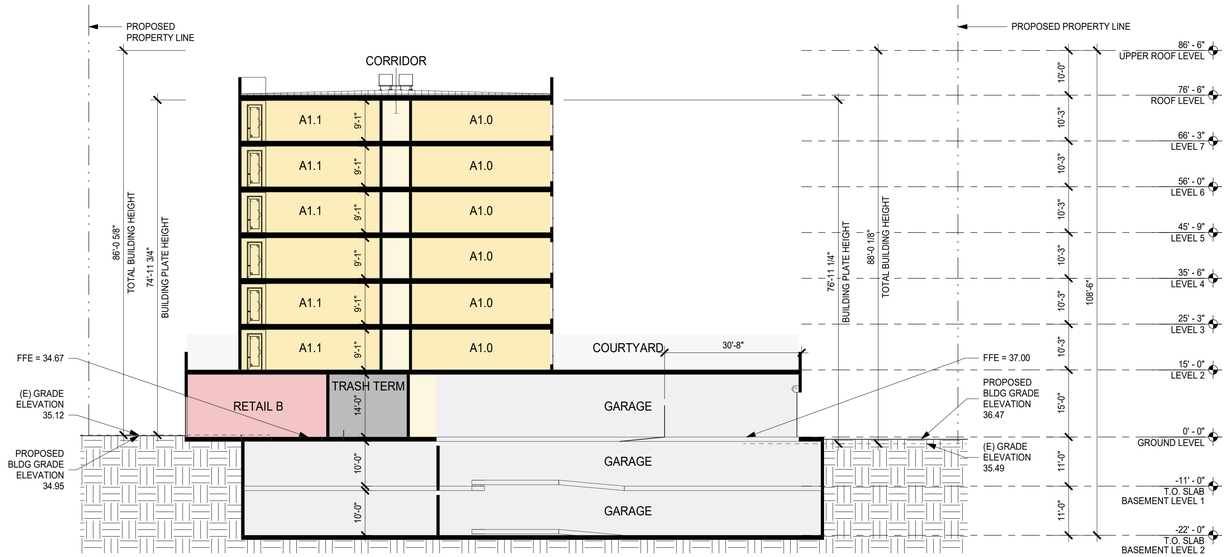
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

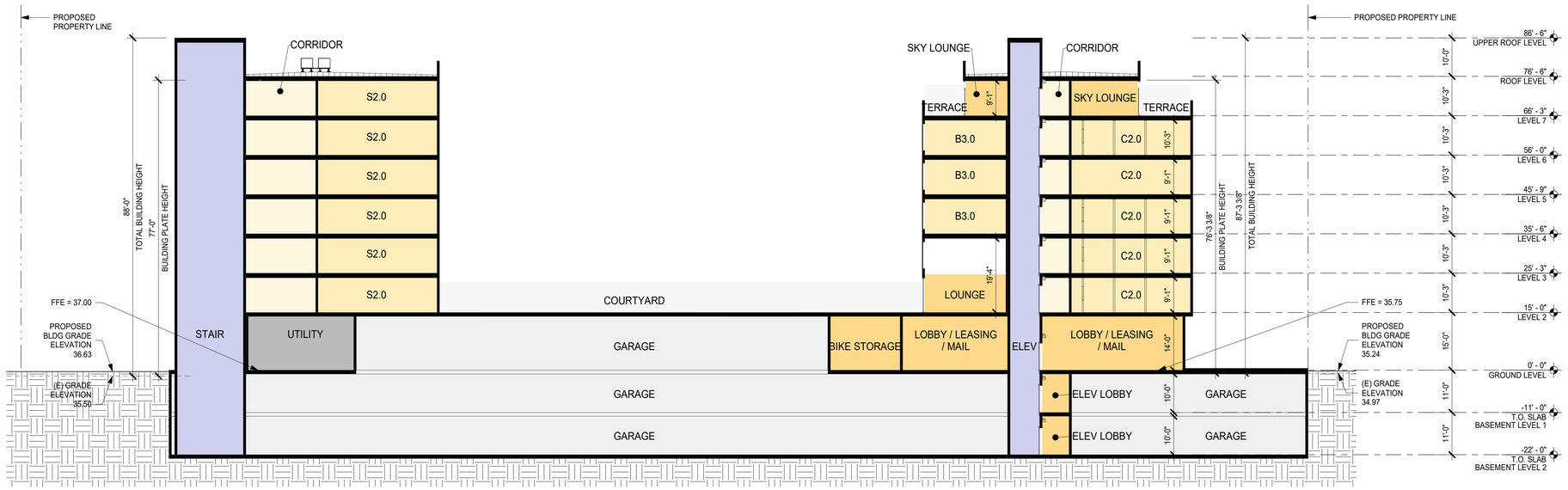
C4-A310



2 C4 - RAMP SECTION
1/16" = 1'-0"



3 BUILDING SECTION NS
1/16" = 1'-0"



1 C4 - BUILDING SECTION
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- RETAIL
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

0' 8' 16' 32'

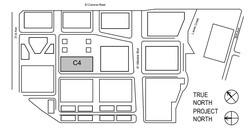
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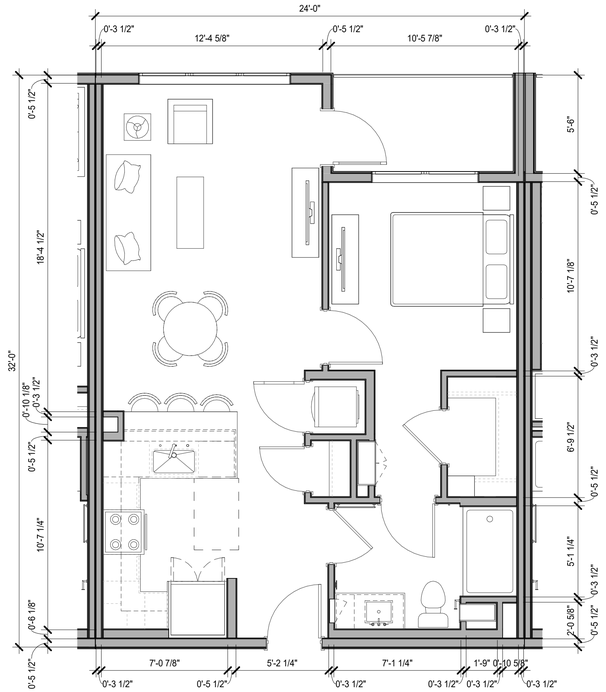
Sheet Title:

C4 - BUILDING SECTION

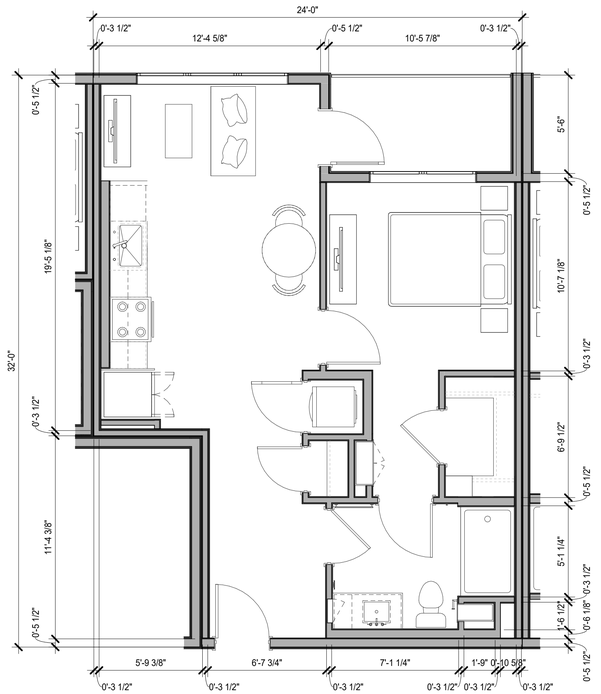
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

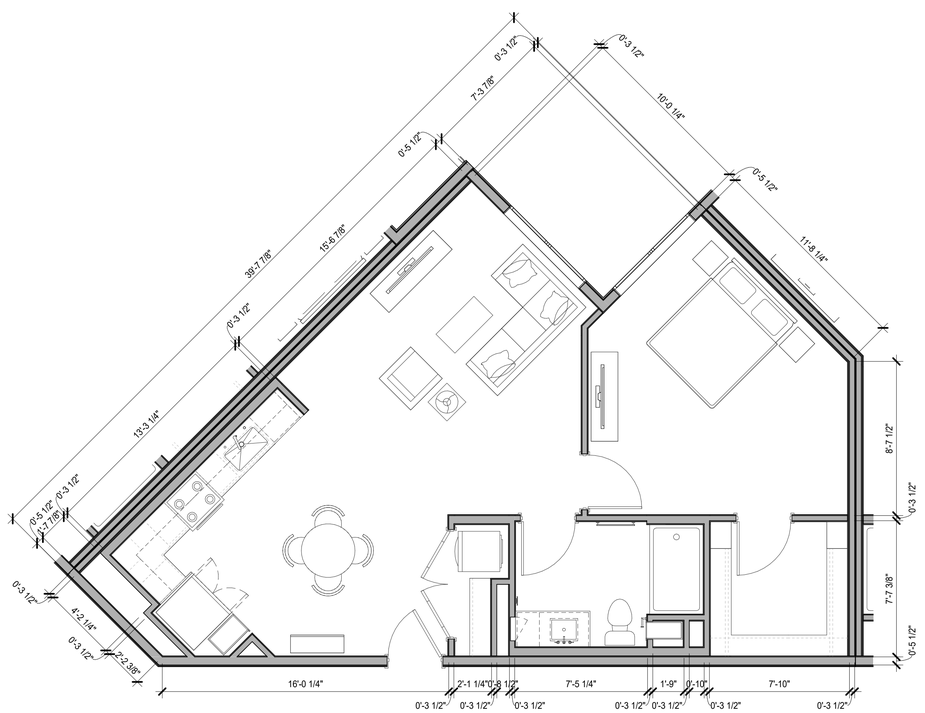
C4-A351



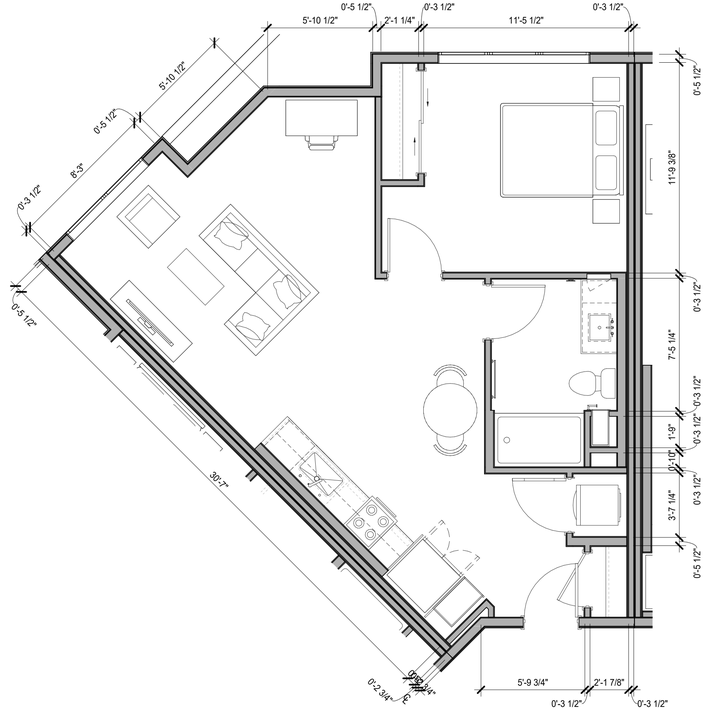
1 A1.0 - UNIT PLAN
1/4" = 1'-0"



2 A1.1 - UNIT PLAN
1/4" = 1'-0"



3 A2.0 - UNIT PLAN
1/4" = 1'-0"



4 A3.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

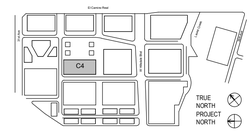
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Project No: 23.04025.00

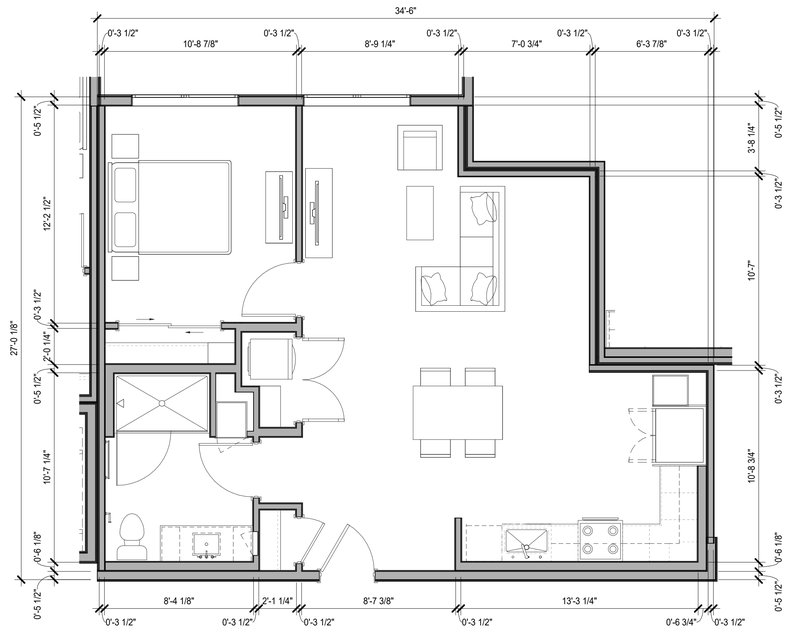
Sheet Title:

C4 - UNIT PLANS

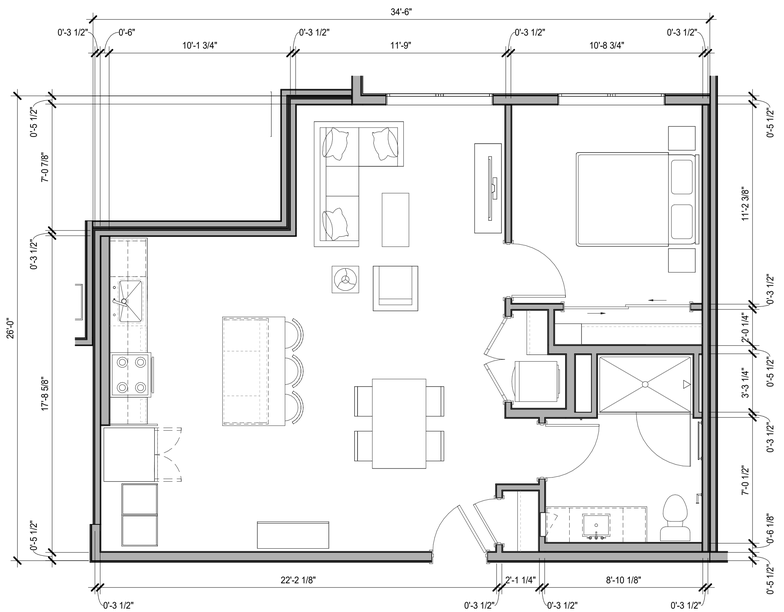
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Sheet Number

C4-A400



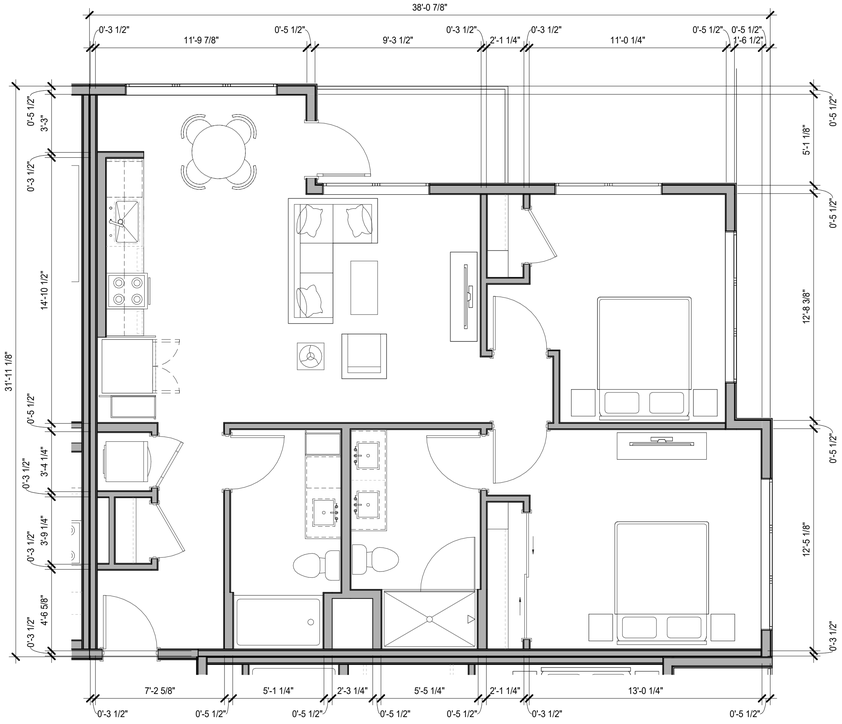
1 A4.0 - UNIT PLAN
1/4" = 1'-0"



2 A5.0 - UNIT PLAN
1/4" = 1'-0"



3 B1.0 - UNIT PLAN
1/4" = 1'-0"



4 B2.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

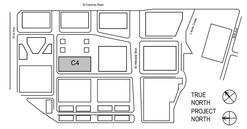
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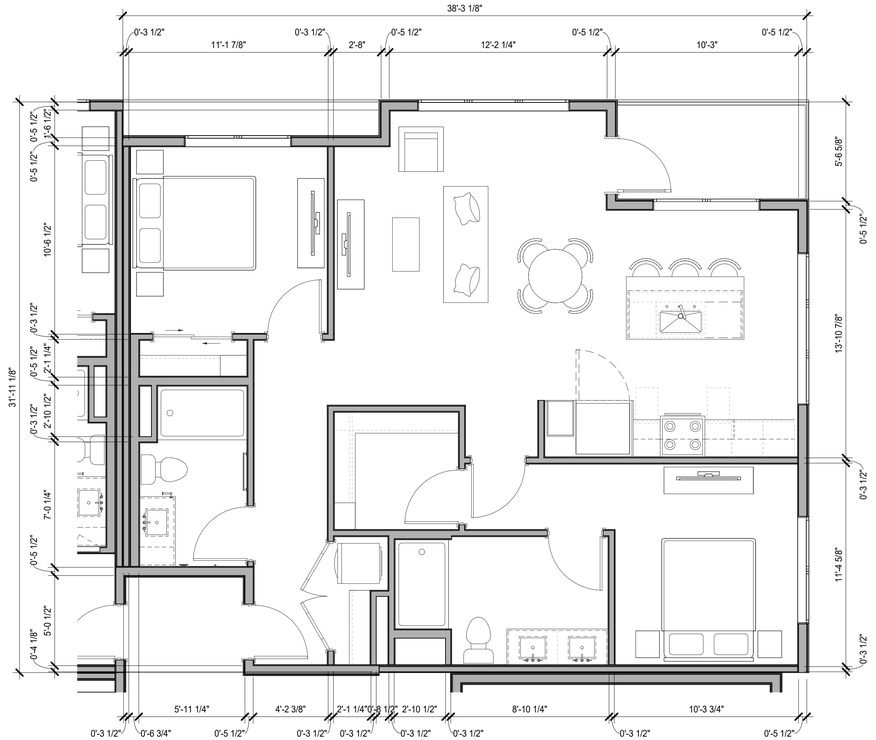
Sheet Title:

C4 - UNIT PLANS

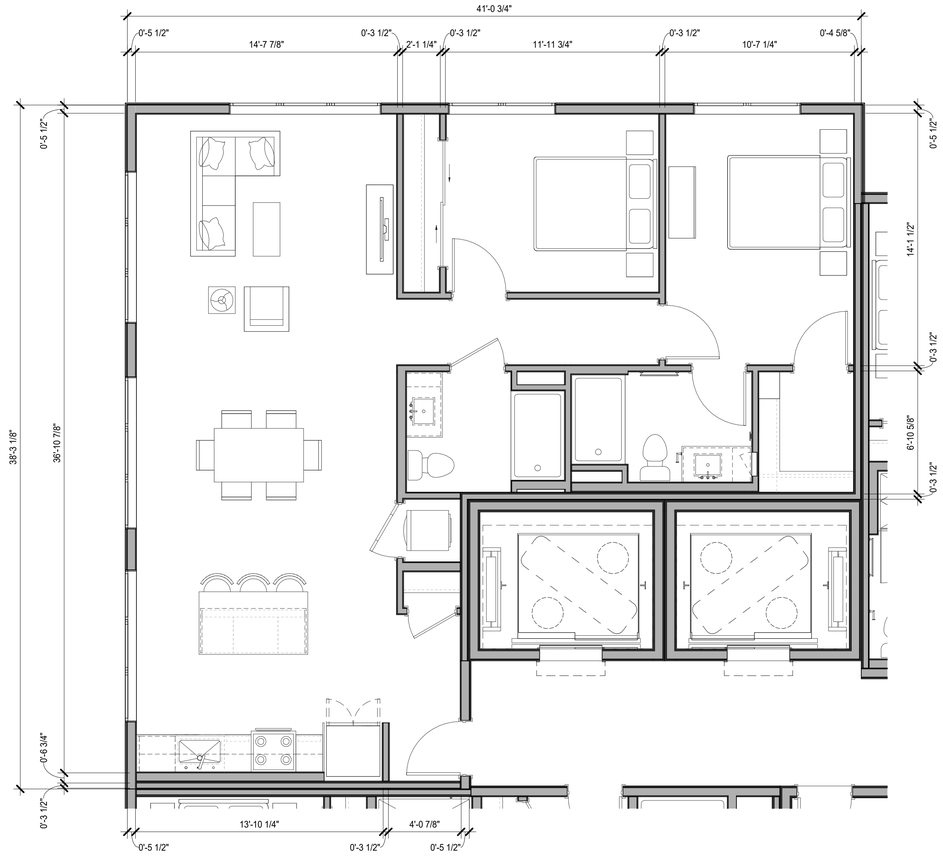
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

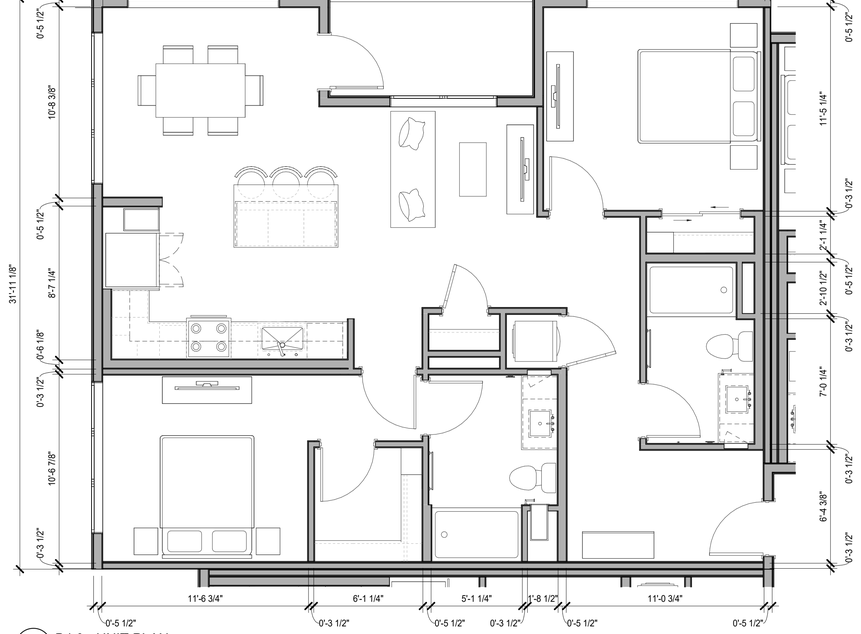
C4-A401



1 B2.1 - UNIT PLAN
1/4" = 1'-0"



2 B3.0 - UNIT PLAN
1/4" = 1'-0"



3 B4.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

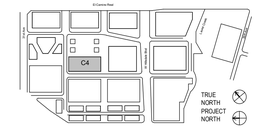
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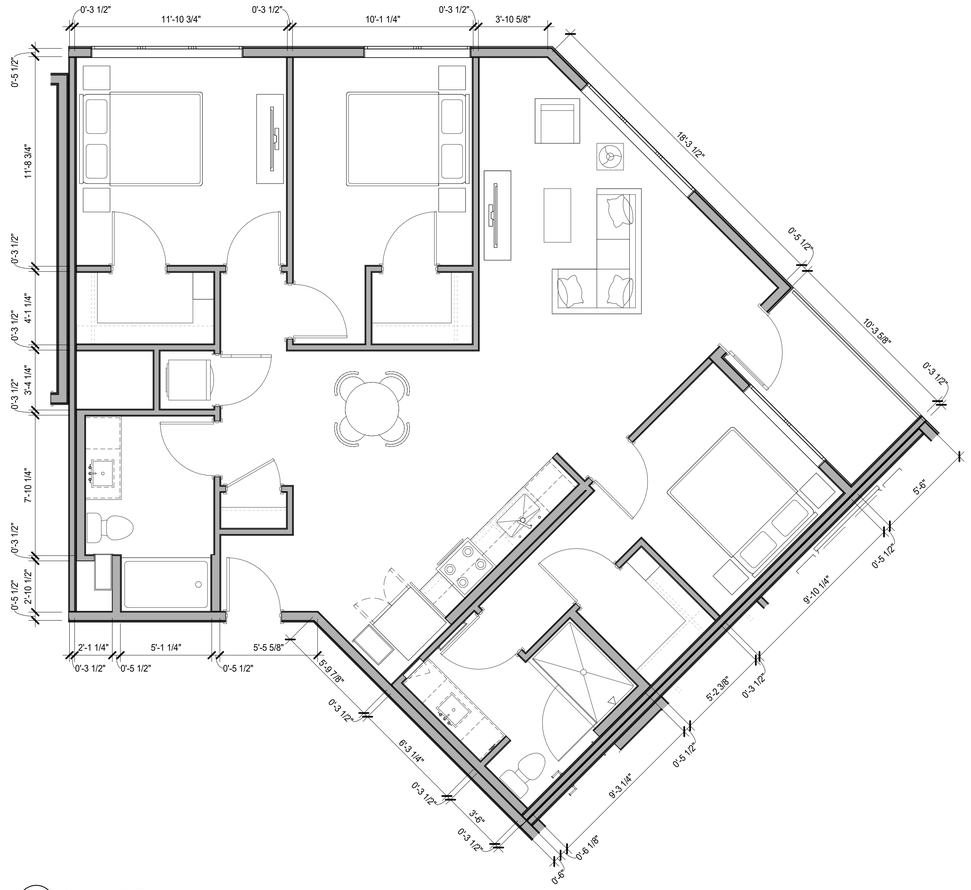
Sheet Title:

C4 - UNIT PLANS

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

Sheet Number

C4-A402



1 C1.0 - UNIT PLAN
1/4" = 1'-0"



2 C2.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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Project No: 23.04025.00

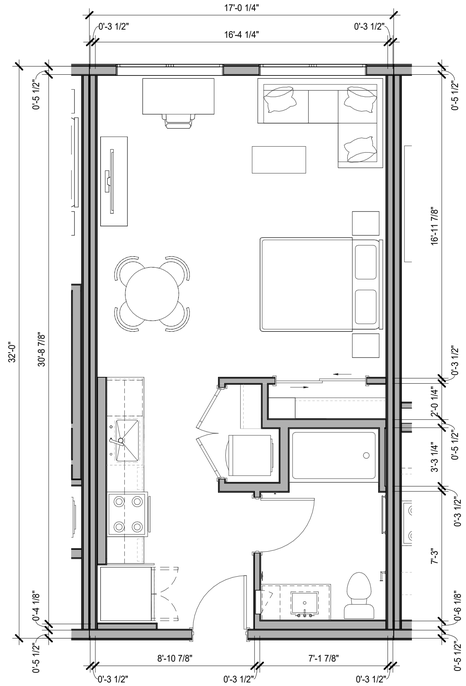
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C4 - UNIT PLANS

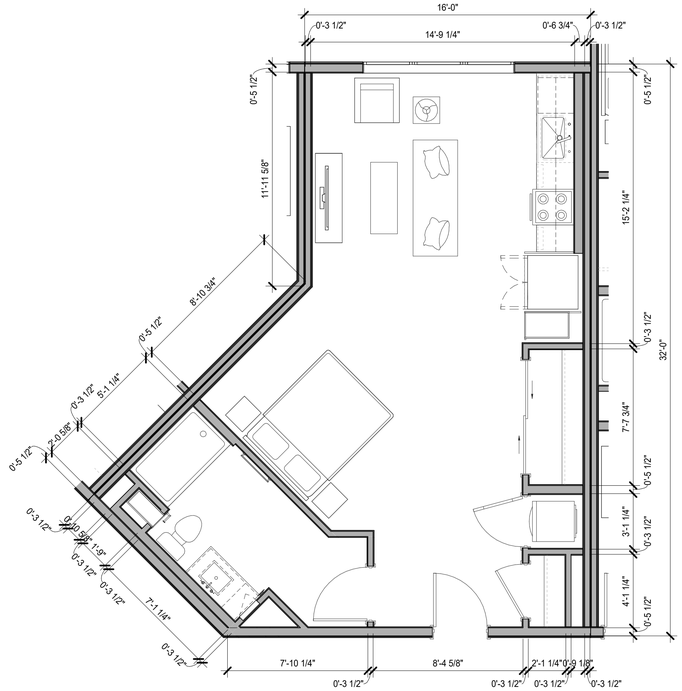
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Sheet Number

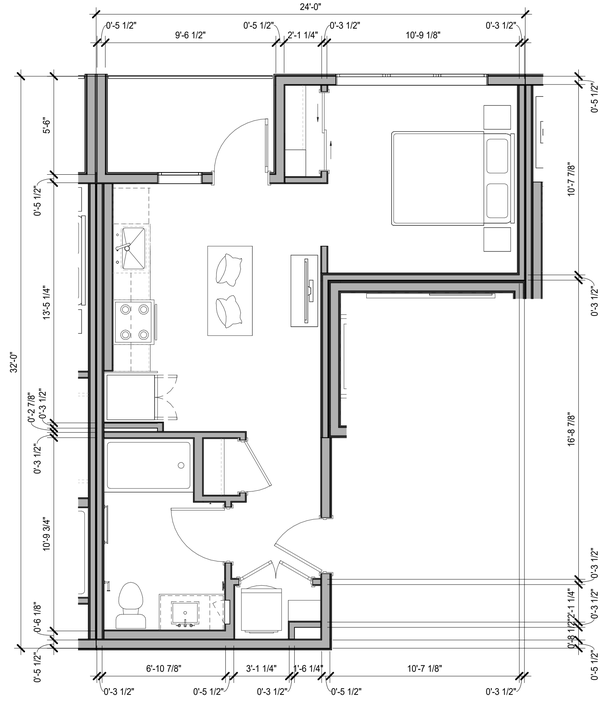
C4-A403



1 S1.0 - UNIT PLAN
1/4" = 1'-0"



2 S2.0 - UNIT PLAN
1/4" = 1'-0"



3 S3.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

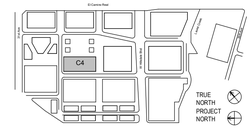
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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

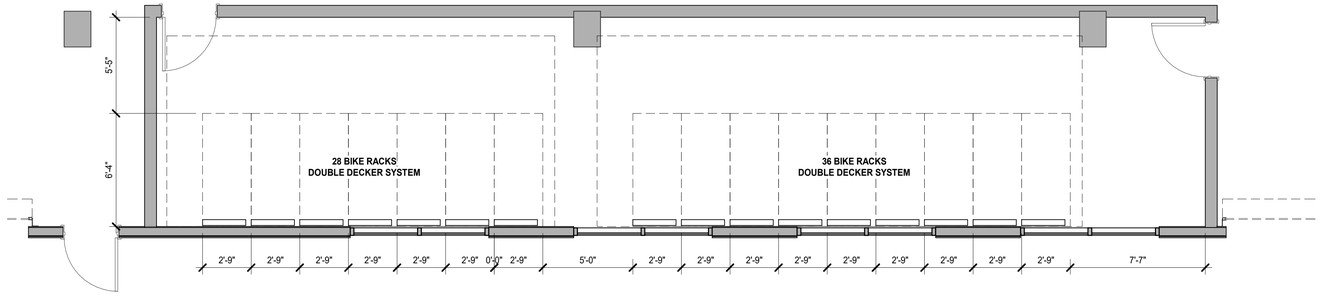
Sheet Title:

C4 - UNIT PLANS

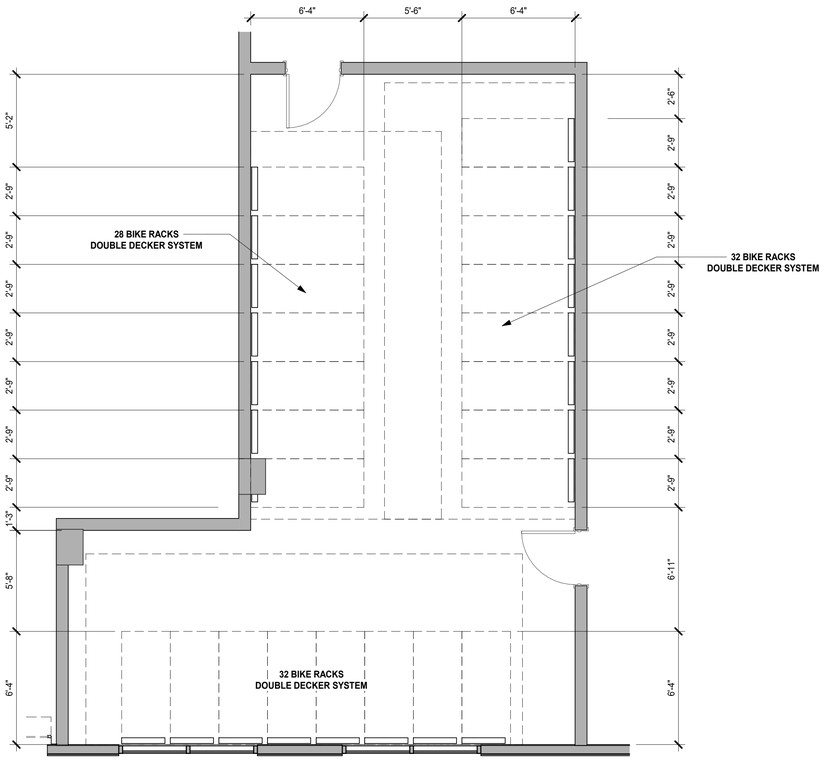
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C4-A404



1 ENLARGED PLANS - BIKE ROOM 1
1/4" = 1'-0"



NOTE: 156 TOTAL BIKE RACKS PROVIDED

2 ENLARGED PLANS - BIKE ROOM 2
1/4" = 1'-0"

DERO | Dero **Decker** **Submittal Sheet**



CAPACITY	4 Bikes per unit	
MATERIALS	**Uprights:** 4" 11g square tube **Upright base:** 1/4" plate **Cantilevers:** 11g plate **Cantilever base:** 1/4" plate **Trays:** 11g plate	
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option.	
	☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat	
MOUNT OPTIONS	**Surface only** Each upright has one 1/4" plate feet that accept 1/2" wedge anchors	
E-BIKE CHARGING	☐ **Add Electrical Outlets** For lower trays only (fat bike trays recommended). Wiring must be performed by a licensed electrician. Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.	
FAT BIKE TRAYS	☐ **Fat Bike Tray Option (Lower Level Only)** Fat bike trays accommodate tires up to 5" wide. Standard trays accommodate tires up to 2.25" wide.	
CANE STOPS	☐ **Add cane stops** Available in galvanized or powder coat finish	



3 BICYCLE RACK DETAIL ©2024
1" = 1'-0"

0' 2' 4' 8'

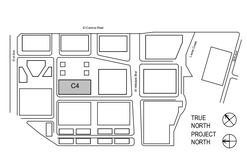
HSC Property Owner LLC

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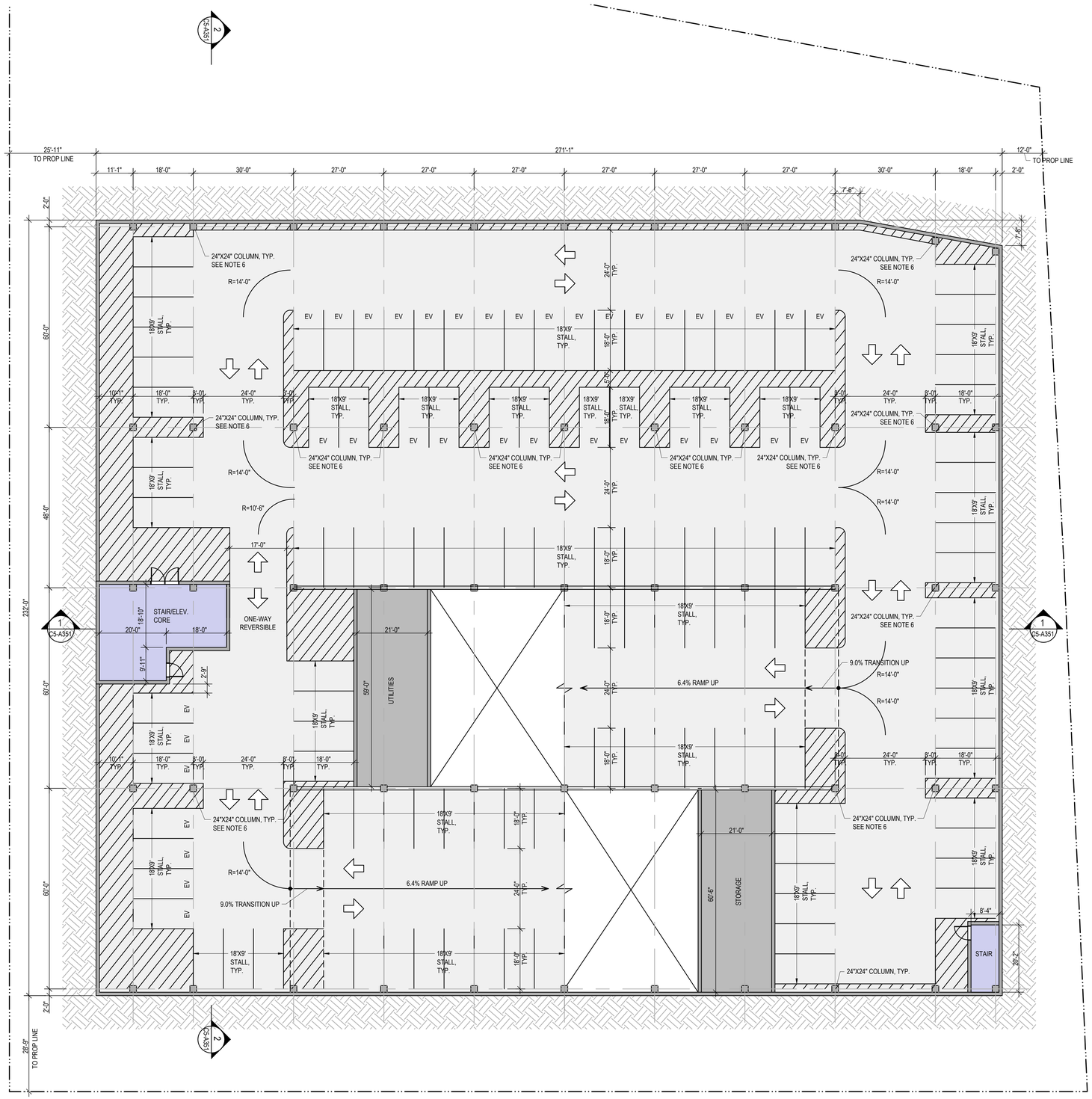
Sheet Title:

C4 - ENLARGED PLANS

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

Sheet Number

C4-A451



1 C5 - BASEMENT LEVEL PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C5

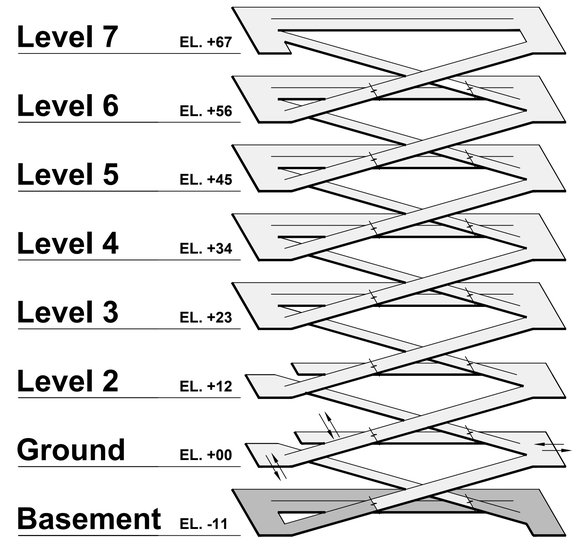
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
LEVEL 7	105	2	0	29	1	0	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	7	88
BASEMENT	92	0	0	37	0	0	0	0	0	0	129
TOTAL	862	15	3	203	7	2	8	0	0	7	**1107**

SHEET NOTES

1. REQUIRED ADA STALLS FOR PARKING FACILITIES BETWEEN 500- 1,000 STALLS IS 2 PERCENT OF TOTAL = 18
2. OF THE TOTAL ADA STALLS, 1 IN EVERY 6 SHALL BE VAN ACCESSIBLE = 3
5. EV STALL COUNT MEETS THE 20 PERCENT REQUIREMENT = 220
3. ALL STANDARD AND EV ADA STALLS SHOWN ARE 9'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
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5. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.
6. ALL STRUCTURAL COLUMNS SHOWN ON PLAN ARE 24"X24"

LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)



Isometric Looking NE

GRAPHIC SCALE IN FEET
0 8 16 32

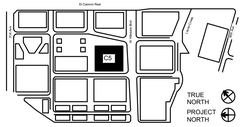
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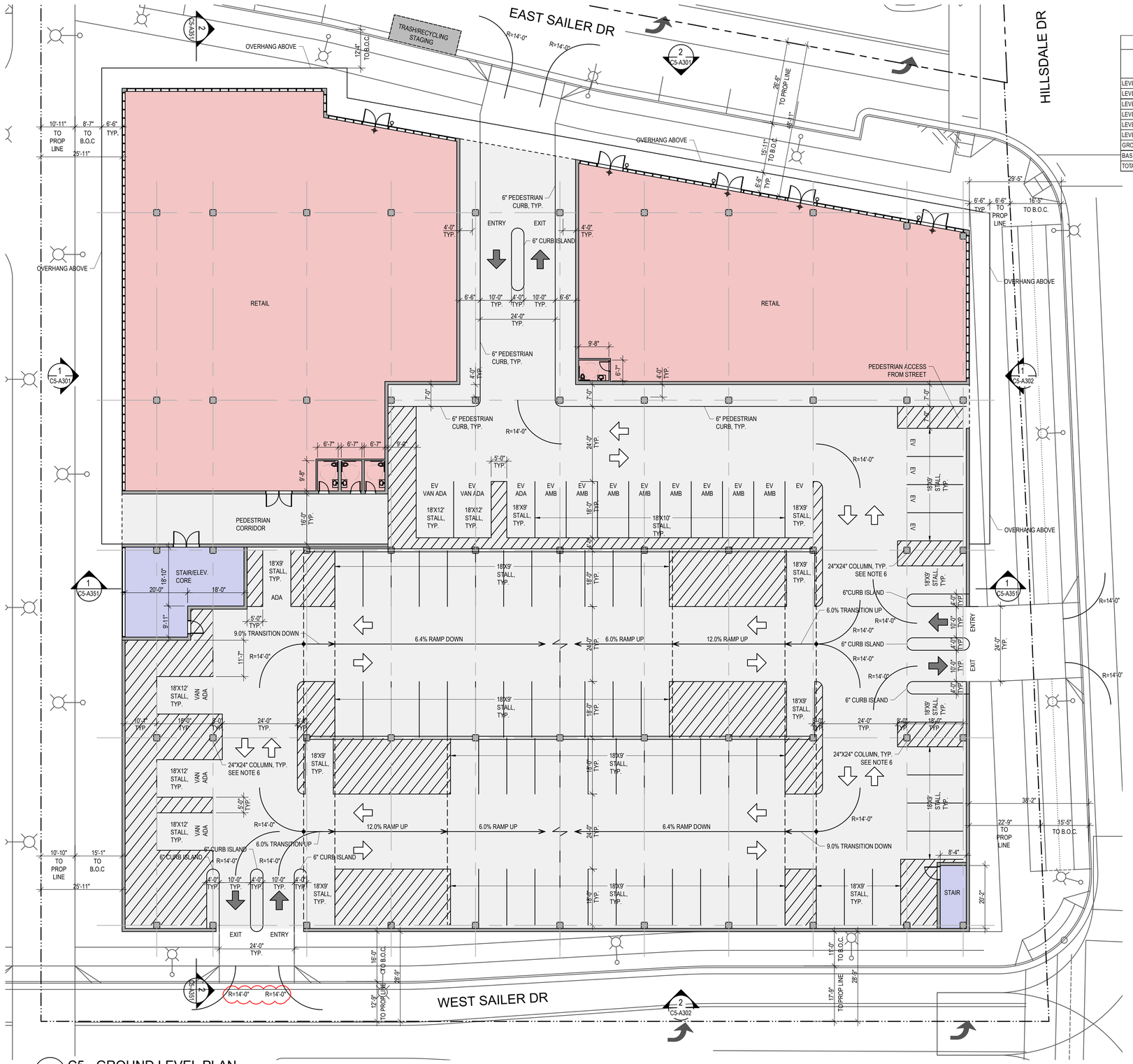
Sheet Title:

C5 - BASEMENT LEVEL PLAN

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

Sheet Number

C5-A100



1 C5 - GROUND LEVEL PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C5

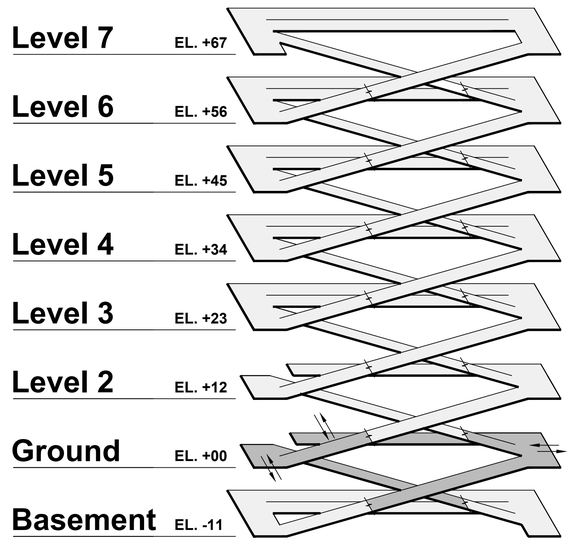
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
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LEVEL 4	130	2	0	28	1	0	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	7	88
BASEMENT	92	0	0	37	0	0	0	0	0	0	129
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6. ALL STRUCTURAL COLUMNS SHOWN ON PLAN ARE 24"X24"
7. LOADING SERVICE DOCK IN C1 BASEMENT ACCOMMODATES BERTH FOR C5 RETAIL. REFER TO SHEET C1-A100
8. RETAIL RESTROOMS SHOWN FOR ILLUSTRATION PURPOSES ONLY. C5 RESTROOMS ALSO ACCOMMODATE C1 AND C2 RETAIL

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)
- RETAIL, GROCER



Isometric Looking NE

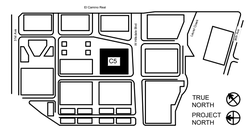
GRAPHIC SCALE IN FEET
0 8 16 32

HSC Property Owner LLC

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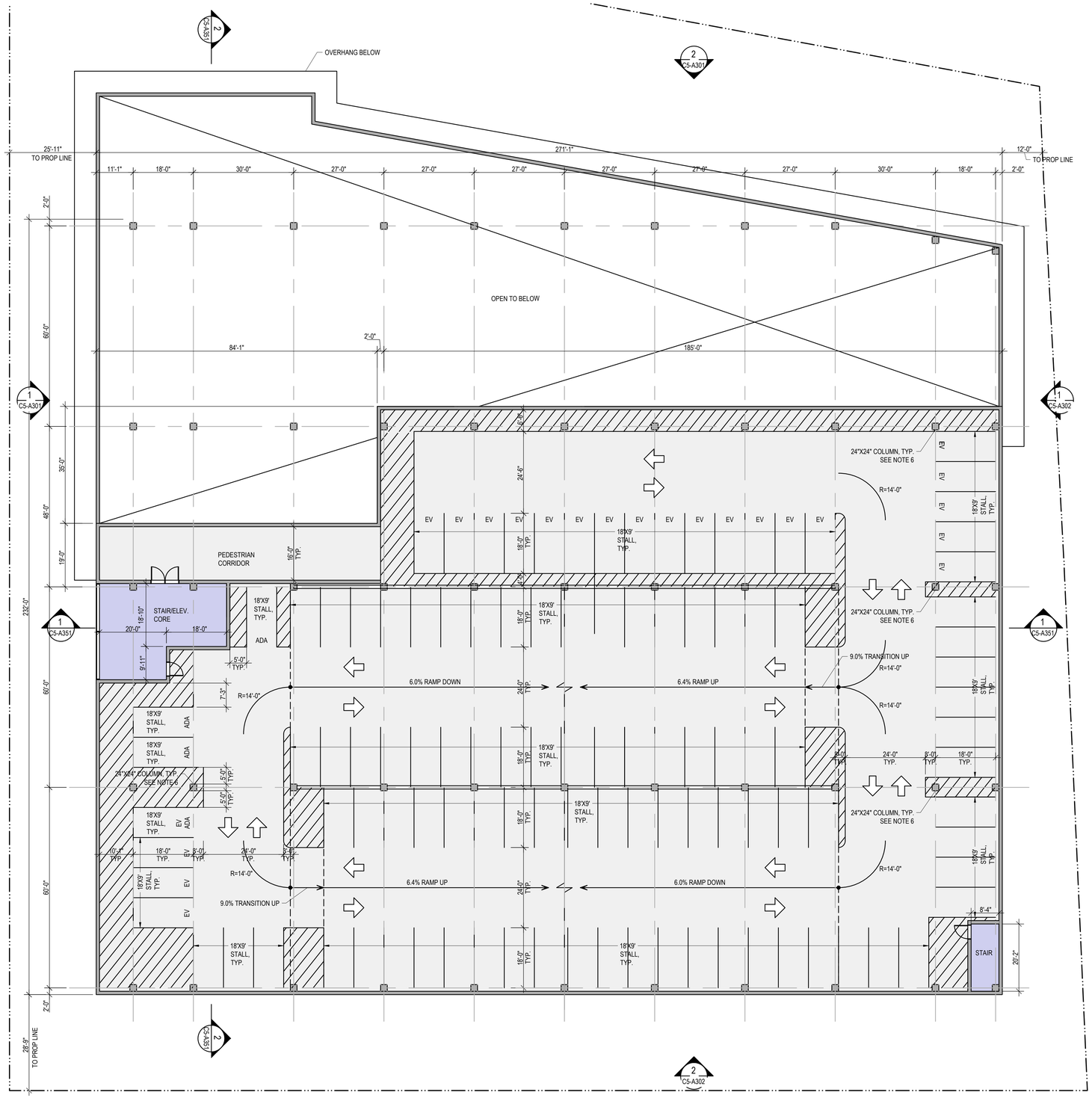
Sheet Title:

C5 - GROUND LEVEL PLAN

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

Sheet Number

C5-A101



1 C5 - LEVEL 2 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C5

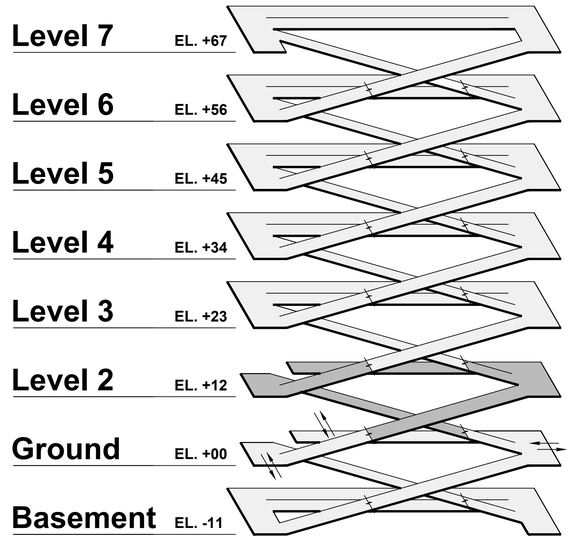
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
LEVEL 7	105	2	0	29	1	0	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	7	88
BASEMENT	92	0	0	37	0	0	0	0	0	0	129
TOTAL	862	15	3	203	7	2	8	0	0	7	**1107**

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LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS



Isometric Looking NE



GRAPHIC SCALE IN FEET
0 8 16 32

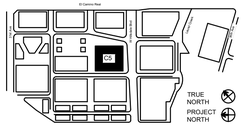
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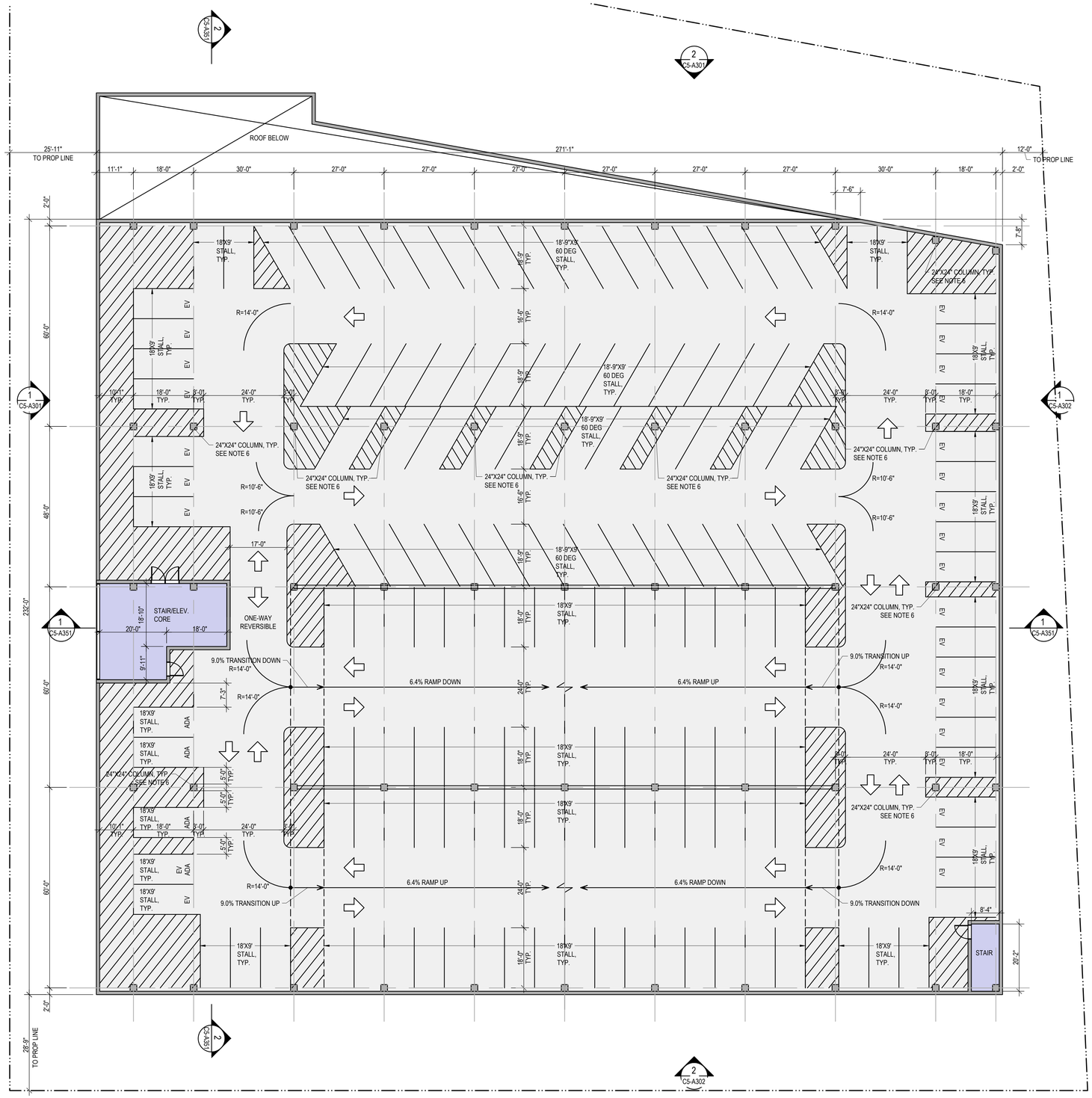
Sheet Title:

C5 - LEVEL 2 PLAN

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

Sheet Number

C5-A102



1 C5 - LEVEL 3 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C5

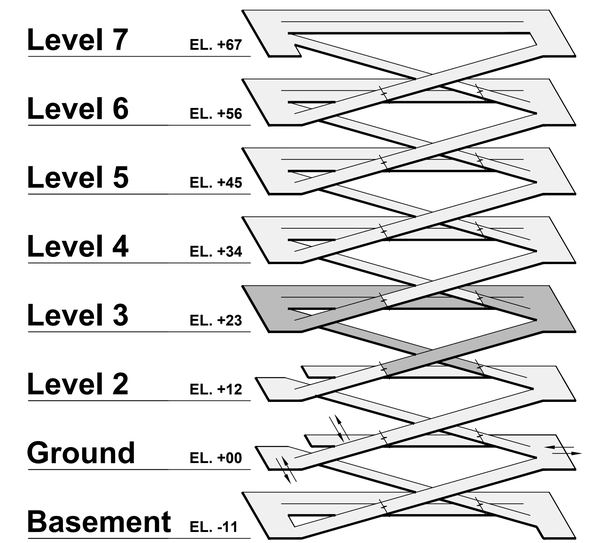
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
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LEVEL 4	130	2	0	28	1	0	0	0	0	0	161
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LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS



Isometric Looking NE

GRAPHIC SCALE IN FEET
0 8 16 32

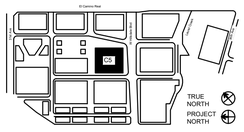
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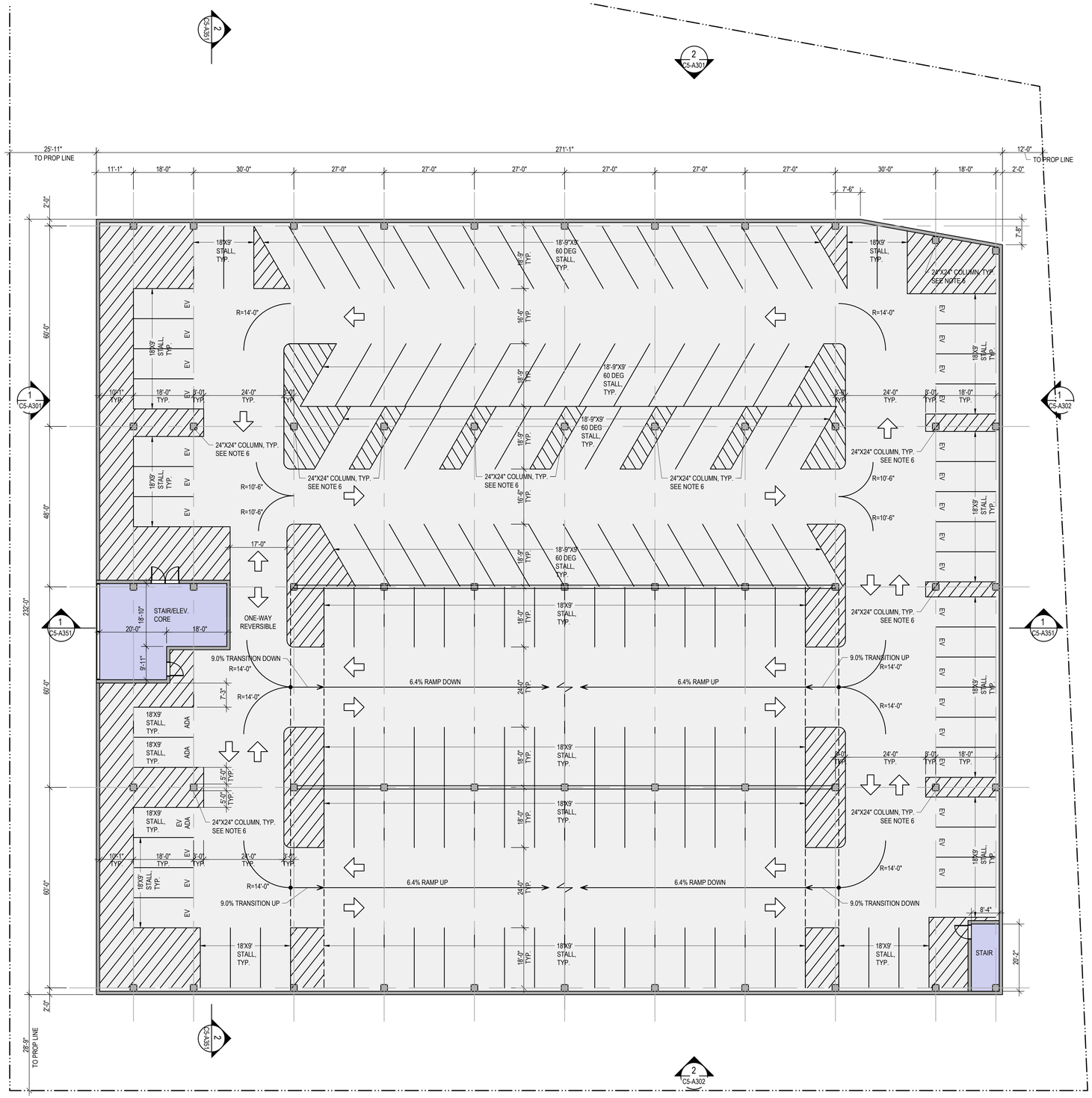
Sheet Title:

C5 - LEVEL 3 PLAN

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Sheet Number

C5-A103



1 C5 - LEVEL 4 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C5

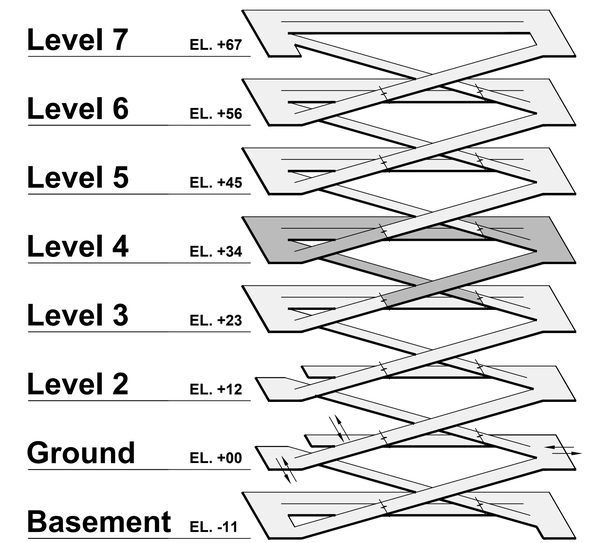
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
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LEVEL 4	130	2	0	28	1	0	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	7	88
BASEMENT	92	0	0	37	0	0	0	0	0	0	129
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LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
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- ELEVATOR, STAIRS



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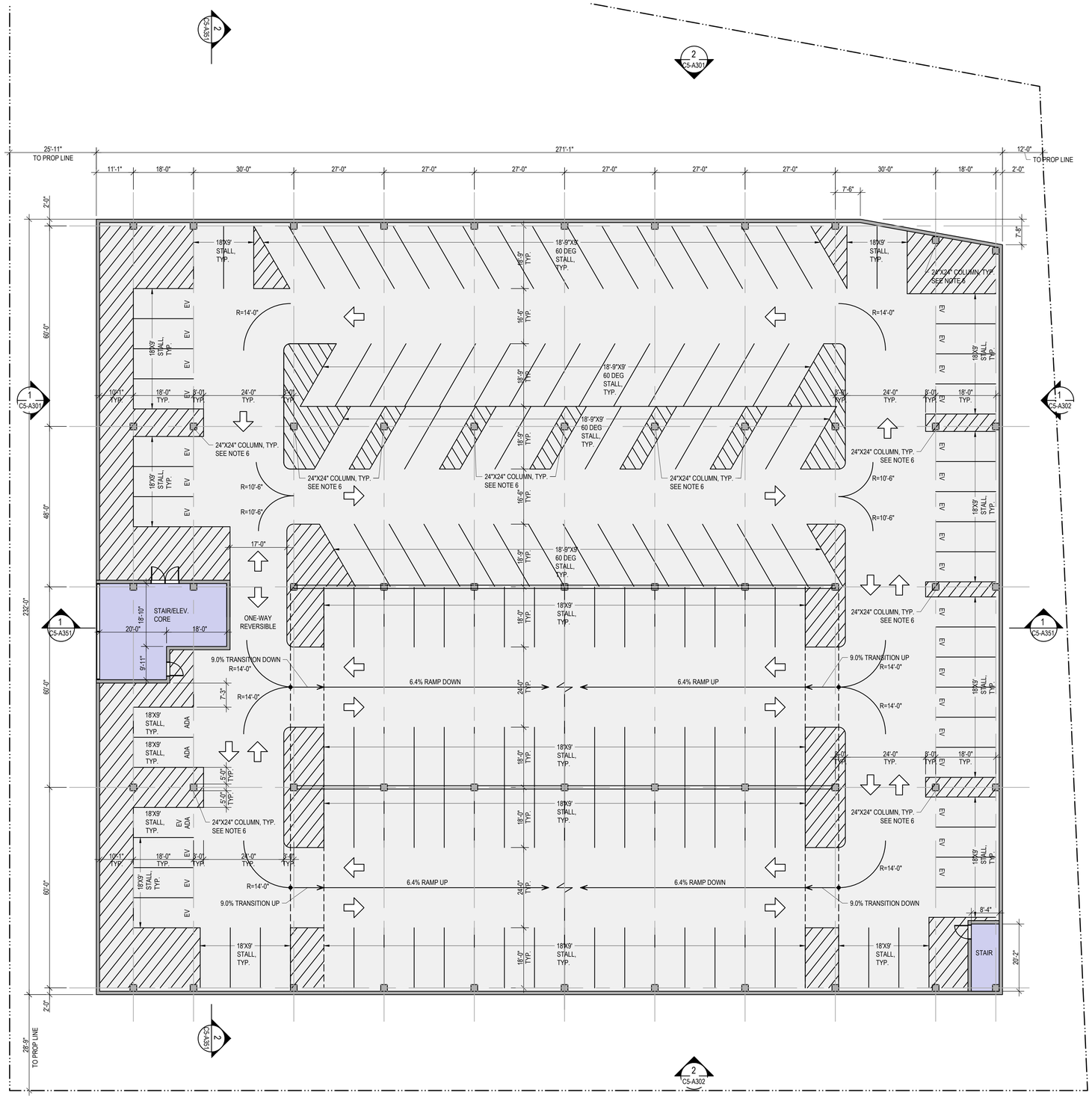
Sheet Title:

C5 - LEVEL 4 PLAN

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

Sheet Number

C5-A104



1 C5 - LEVEL 5 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C5

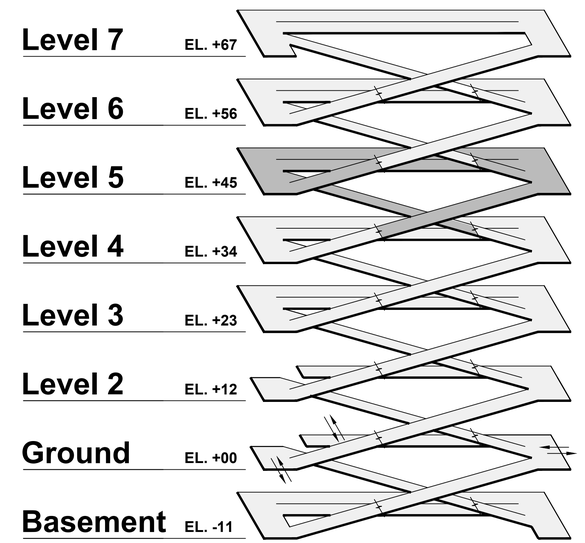
LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
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GROUND	61	1	3	5	1	2	8	0	0	7	88
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LEGEND

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- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS



Isometric Looking NE

GRAPHIC SCALE IN FEET
0 8 16 32

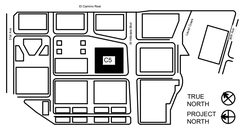
HSC Property Owner LLC

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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

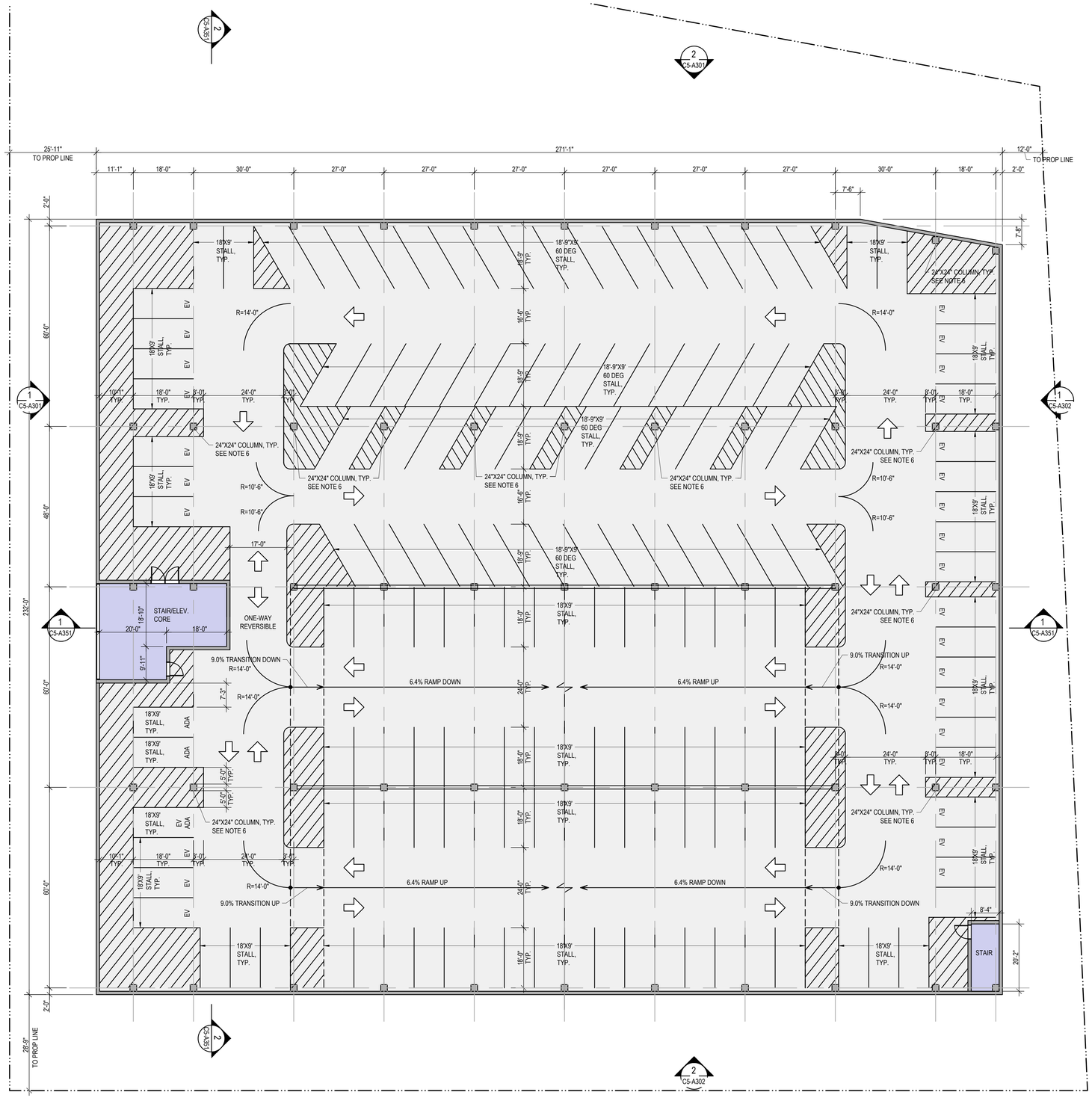
Sheet Title:

C5 - LEVEL 5 PLAN

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

Sheet Number

C5-A105



1 C5 - LEVEL 6 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C5

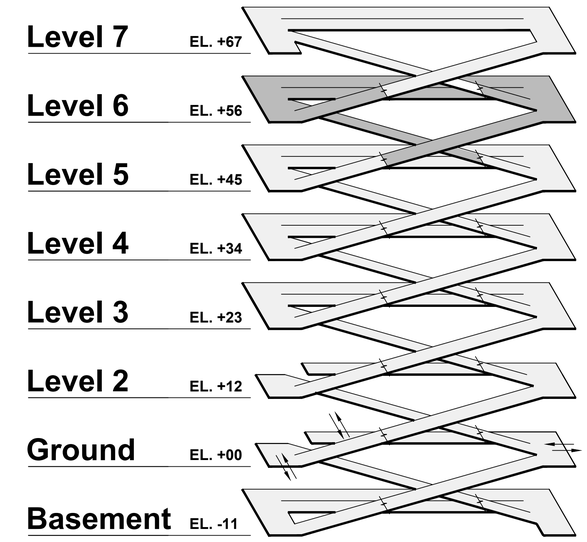
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
LEVEL 7	105	2	0	29	1	0	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	7	88
BASEMENT	92	0	0	37	0	0	0	0	0	0	129
TOTAL	862	15	3	203	7	2	8	0	0	7	**1107**

SHEET NOTES

1. REQUIRED ADA STALLS FOR PARKING FACILITIES BETWEEN 500- 1,000 STALLS IS 2 PERCENT OF TOTAL = 18
2. OF THE TOTAL ADA STALLS, 1 IN EVERY 6 SHALL BE VAN ACCESSIBLE = 3
5. EV STALL COUNT MEETS THE 20 PERCENT REQUIREMENT = 220
3. ALL STANDARD AND EV ADA STALLS SHOWN ARE 9'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
4. ALL STANDARD AND EV ADA VAN STALLS SHOWN ARE 12'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
5. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.
6. ALL STRUCTURAL COLUMNS SHOWN ON PLAN ARE 24"X24"

LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS



Isometric Looking NE



GRAPHIC SCALE IN FEET
0 8 16 32

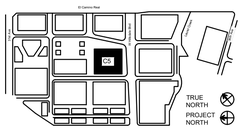
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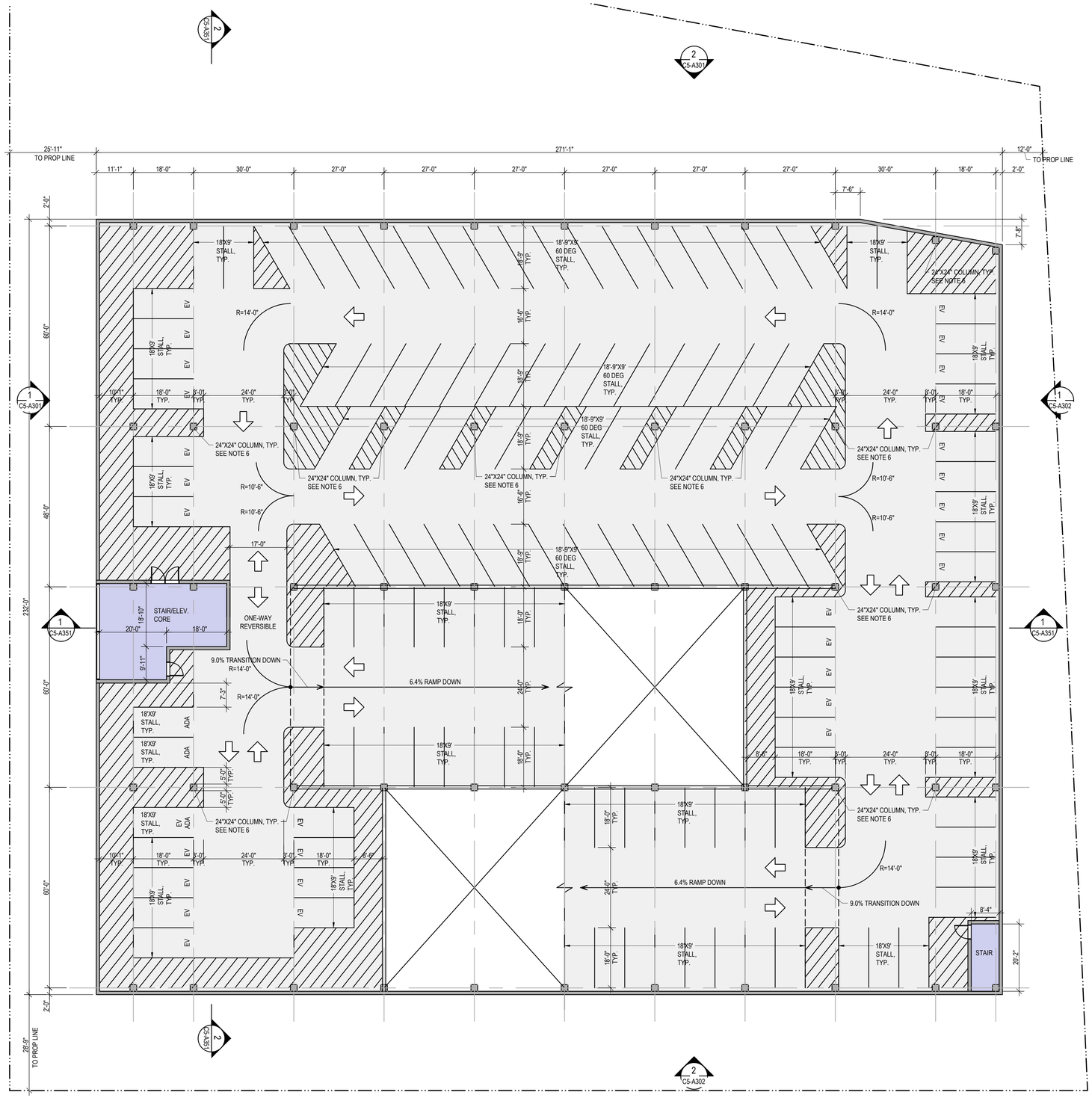
Sheet Title:

C5 - LEVEL 6 PLAN

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

Sheet Number

C5-A106



1 C5 - LEVEL 7 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C5

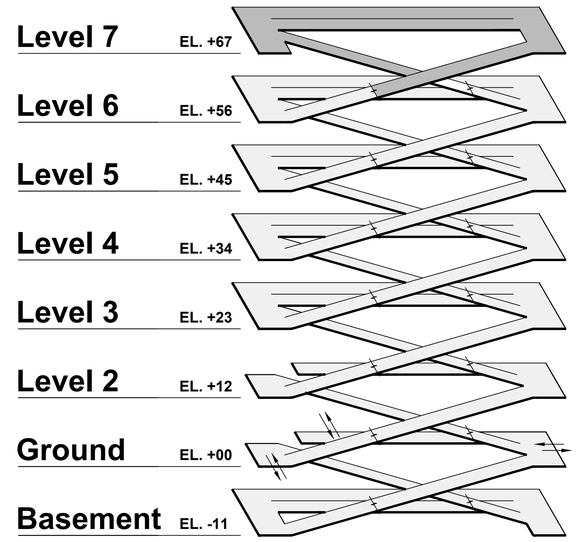
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
LEVEL 7	105	2	0	29	1	0	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	7	88
BASEMENT	92	0	0	37	0	0	0	0	0	0	129
TOTAL	862	15	3	203	7	2	8	0	0	7	**1107**

SHEET NOTES

1. REQUIRED ADA STALLS FOR PARKING FACILITIES BETWEEN 500- 1,000 STALLS IS 2 PERCENT OF TOTAL = 18
2. OF THE TOTAL ADA STALLS, 1 IN EVERY 6 SHALL BE VAN ACCESSIBLE = 3
5. EV STALL COUNT MEETS THE 20 PERCENT REQUIREMENT = 220
3. ALL STANDARD AND EV ADA STALLS SHOWN ARE 9'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
4. ALL STANDARD AND EV ADA VAN STALLS SHOWN ARE 12'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
5. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.
6. ALL STRUCTURAL COLUMNS SHOWN ON PLAN ARE 24"X24"

LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS



Isometric Looking NE



GRAPHIC SCALE IN FEET
0 8 16 32

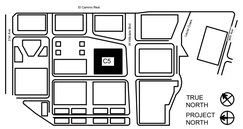
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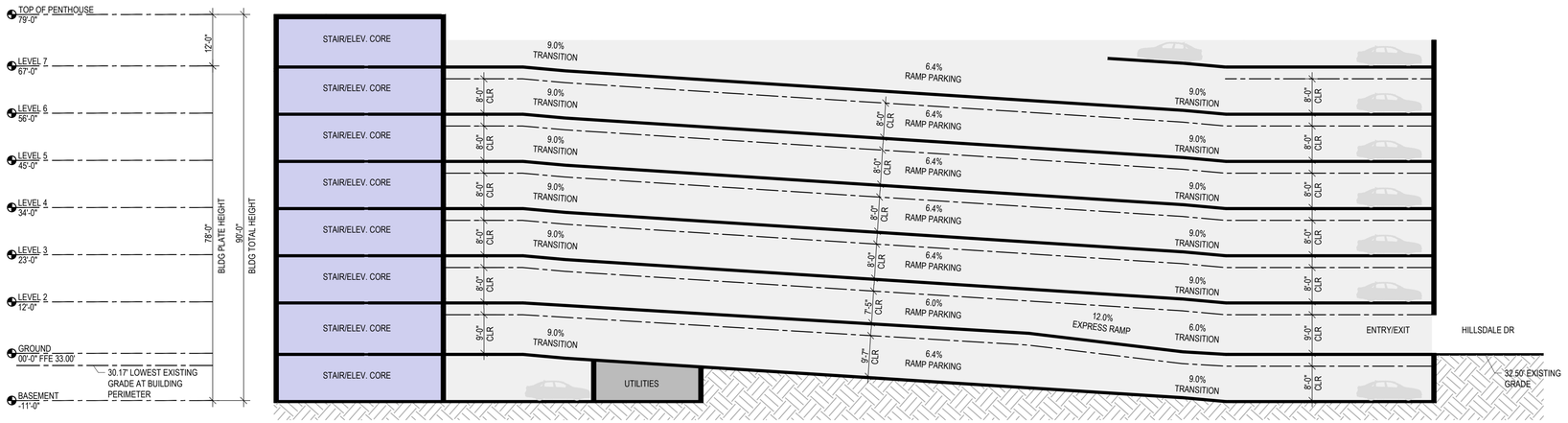
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C5 - LEVEL 7 PLAN

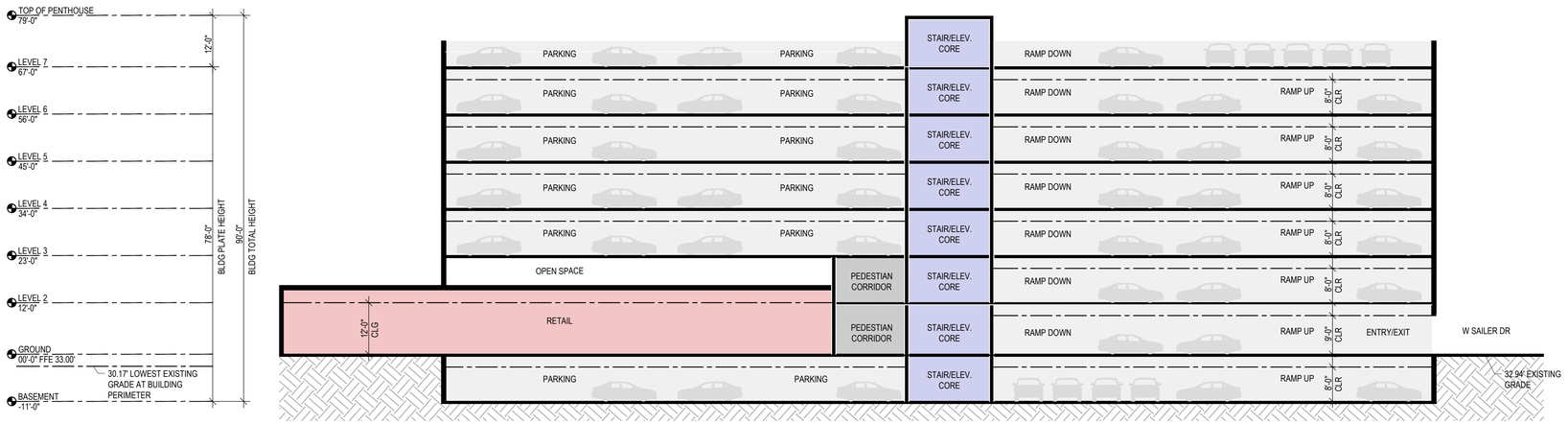
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C5-A107



1 C5 - BUILDING SECTION 1
1/16" = 1'-0"



2 C5 - BUILDING SECTION 2
1/16" = 1'-0"

LEGEND

- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)
- RETAIL, GROCER

GRAPHIC SCALE IN FEET
0 8 16 32

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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

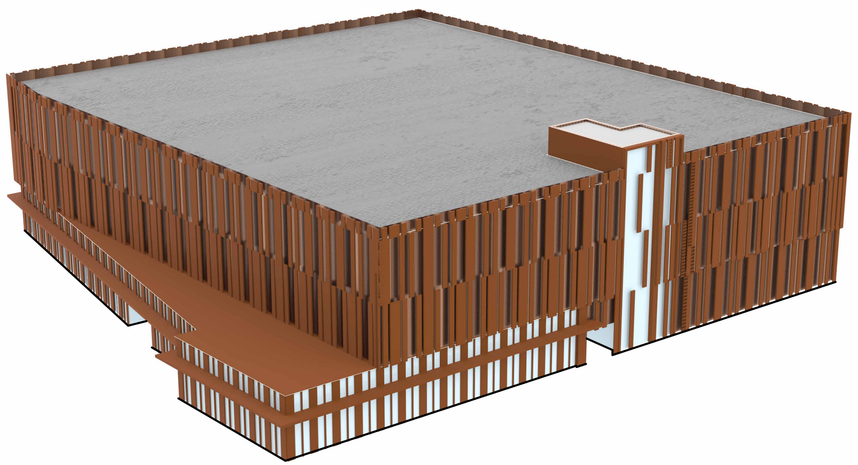
Sheet Title:

C5 - BUILDING SECTION

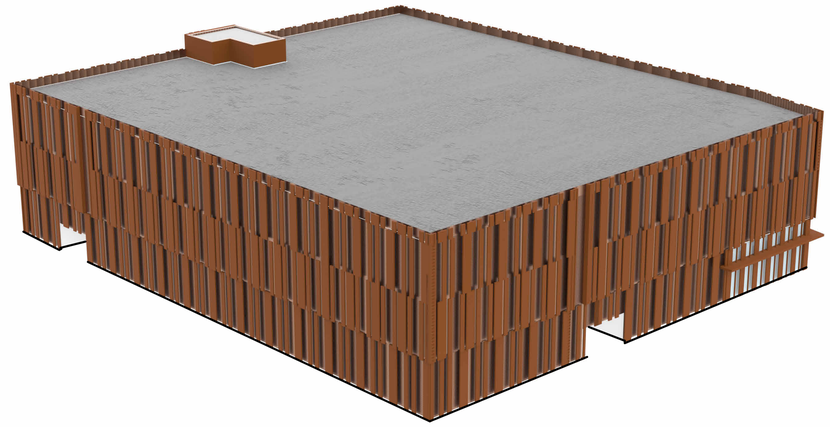
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C5-A351



2 C5 NORTHEAST PERSPECTIVE
NTS



1 C5 SOUTHWEST PERSPECTIVE
NTS

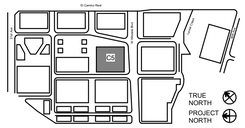
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Project No: 23.04025.00

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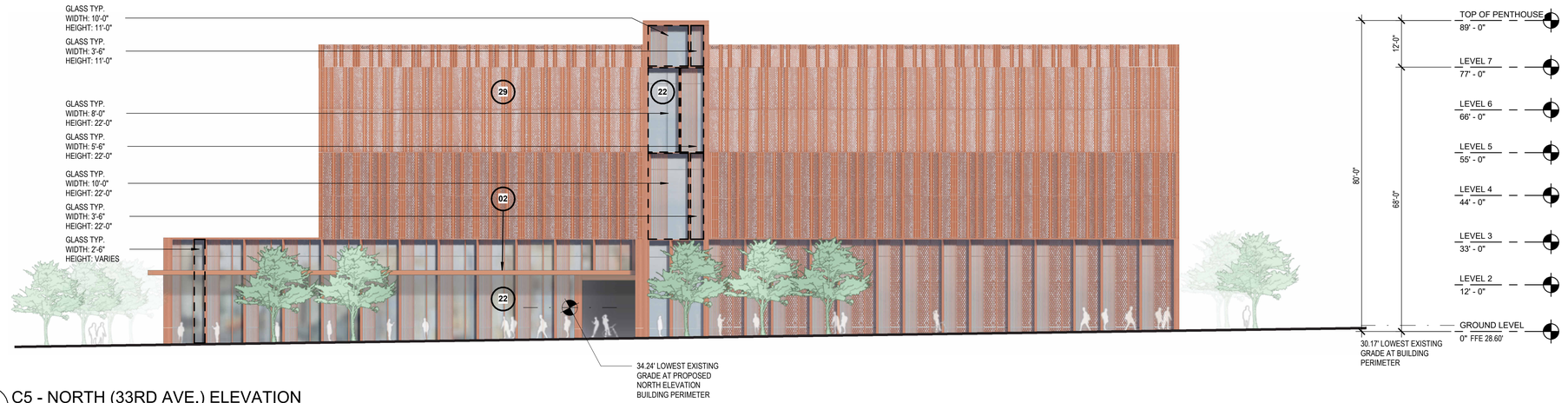
C5 - PERSPECTIVE VIEWS

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

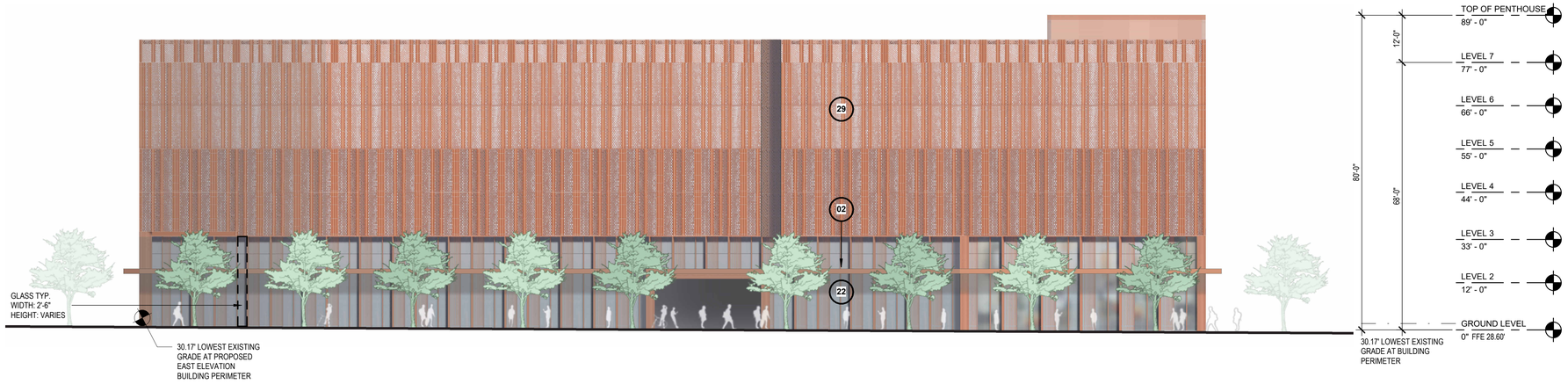
Sheet Number

C5-A300

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1 C5 - NORTH (33RD AVE.) ELEVATION
1/16" = 1'-0"



2 C5 - EAST (EAST SAILER DR.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING C5

REFER TO SHEET C5-A310 FOR MATERIAL PHOTOGRAPHS

- 02 **METAL:** WARM COLOR
- 22 **GLASS:** CLEAR GLASS COLOR
- 29 **PERFORATED METAL**: WARM COLOR

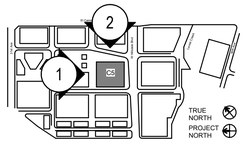
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

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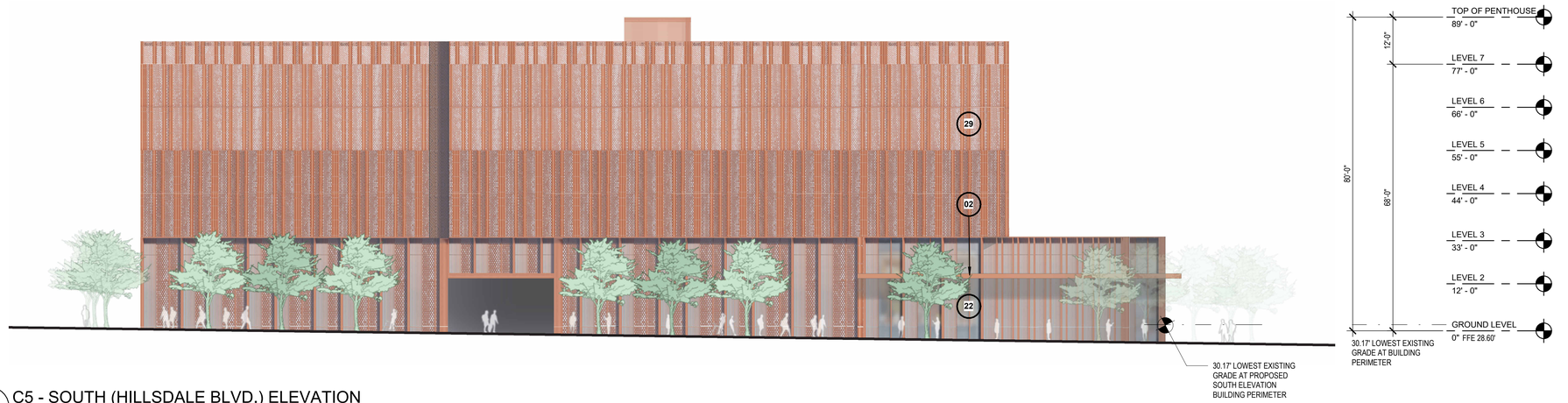
C5 - ELEVATIONS

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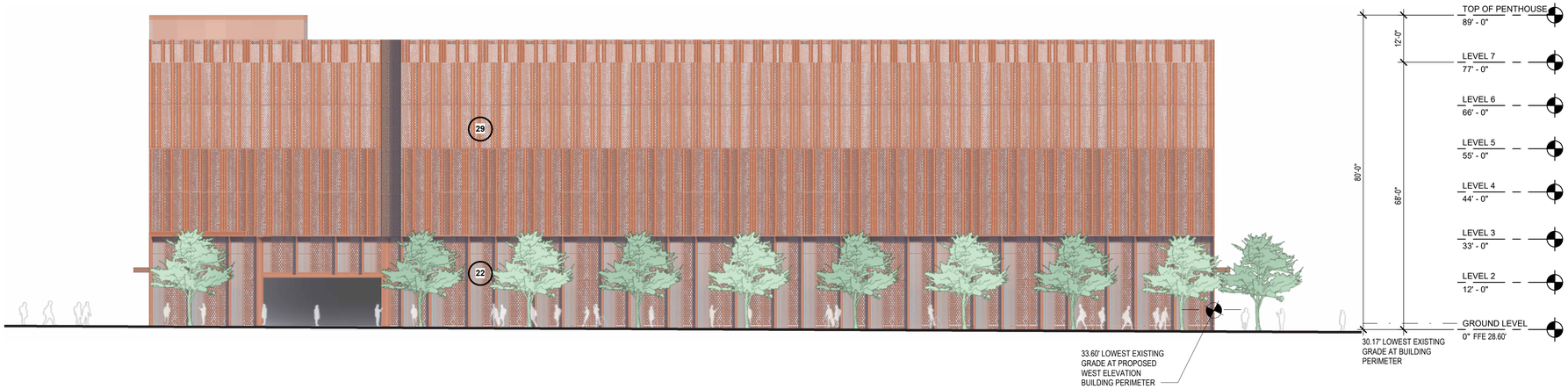
Sheet Number

C5-A301

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1 C5 - SOUTH (HILLSDALE BLVD.) ELEVATION
1/16" = 1'-0"



2 C5 - WEST (WEST SAILER DR.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING C5

REFER TO SHEET C5-A310 FOR MATERIAL PHOTOGRAPHS

- 02 **METAL:** WARM COLOR
- 22 **GLASS:** CLEAR GLASS COLOR
- 29 **PERFORATED METAL**: WARM COLOR

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOUR.rvt
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

C5 - ELEVATIONS

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

Sheet Number

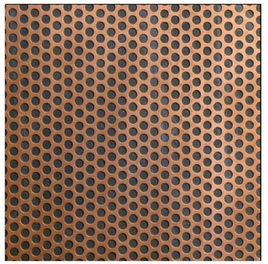
C5-A302



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



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



29 **METAL:** PERFORATED METAL PANEL TO MATCH EXTERIOR MATERIAL 02 METAL: WARM COLOR

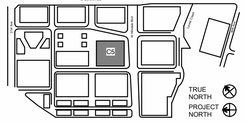
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1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

C5 - EXTERIOR MATERIAL SCHEDULE

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

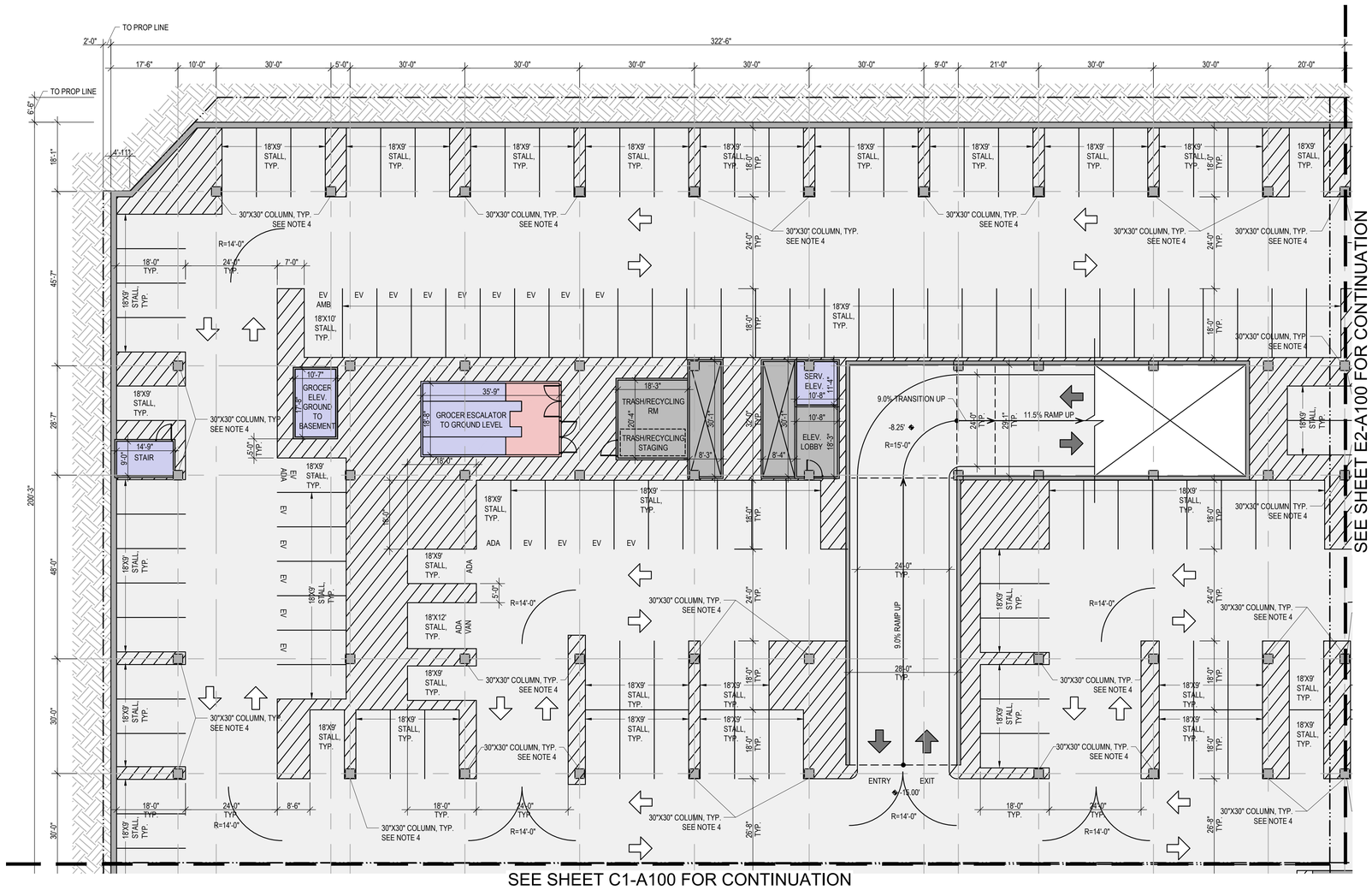
Sheet Number

C5-A310

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PARKING STALL TABULATION - BUILDING E1

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	111	2	1	17	1	0	1	0	0	0	133
GROUND LEVEL	0	0	0	0	0	0	0	0	0	0	0
TOTAL	111	2	1	17	1	0	1	0	0	0	**133**



SEE SHEET C1-A100 FOR CONTINUATION

SHEET NOTES

1. ALL STANDARD AND EV ADA STALLS SHOWN ARE 9'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
2. ALL STANDARD AND EV ADA VAN STALLS SHOWN ARE 12'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
3. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.
4. ALL STRUCTURAL COLUMNS SHOWN ON PLAN ARE 30"X30"

LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)
- RETAIL, GROCER

1 E1 - BASEMENT LEVEL 1 PLAN
1/16" = 1'-0"

GRAPHIC SCALE IN FEET
0 8 16 32

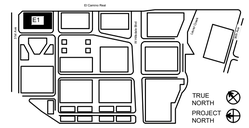
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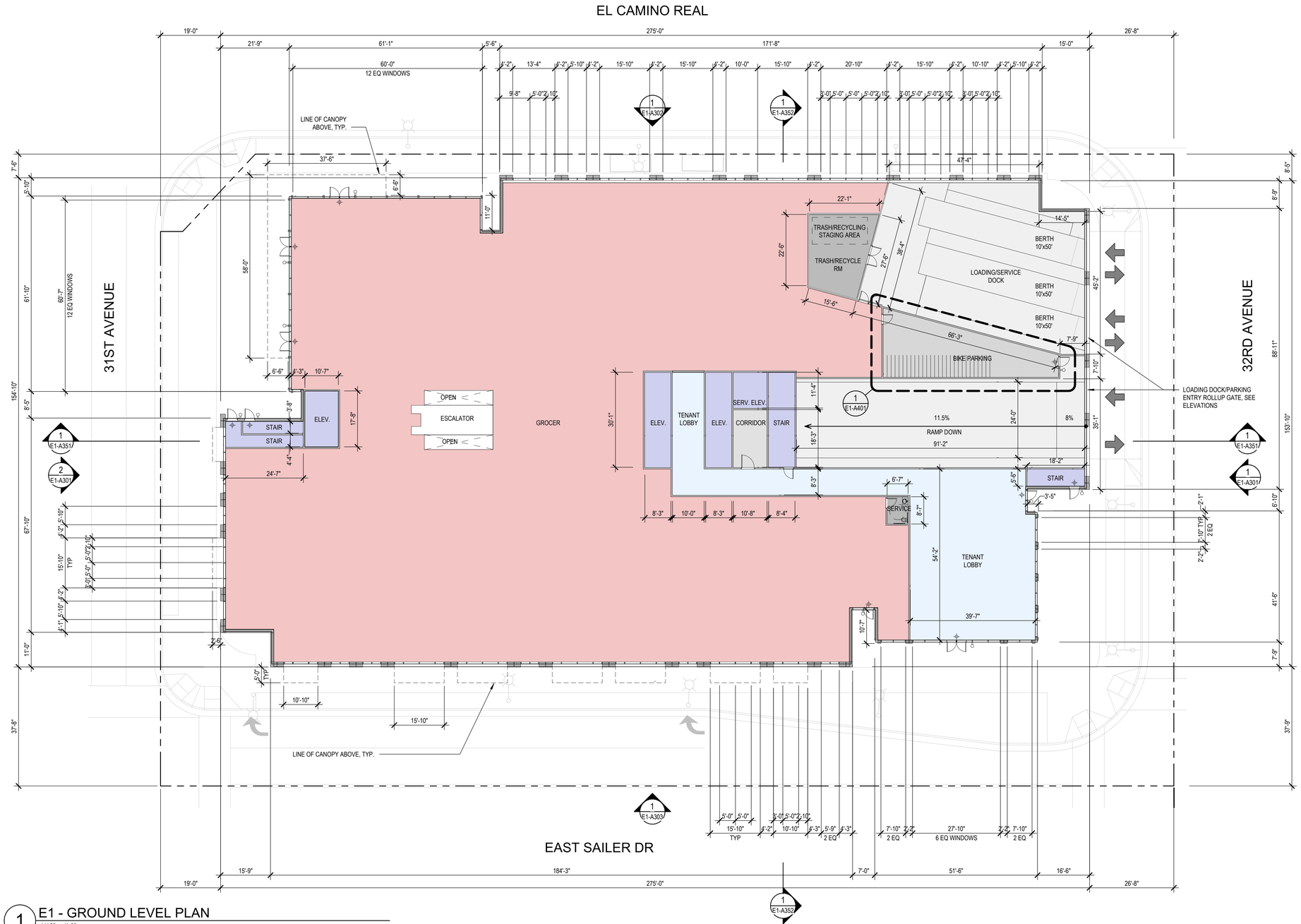
Sheet Title:

E1 - BASEMENT LEVEL 1 PLAN

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

Sheet Number

E1-A100



1 E1 - GROUND LEVEL PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY
- LOADING SERVICE DOCK IN C1 BASEMENT ACCOMMODATES BERTH FOR E1 OFFICE. REFER TO SHEET C1-A100.
- OFFICE TRASH RECYCLING LOCATED IN BASEMENT. REFER TO SHEET E1-A100

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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
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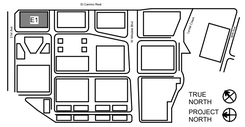
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Project No: 23.04025.00

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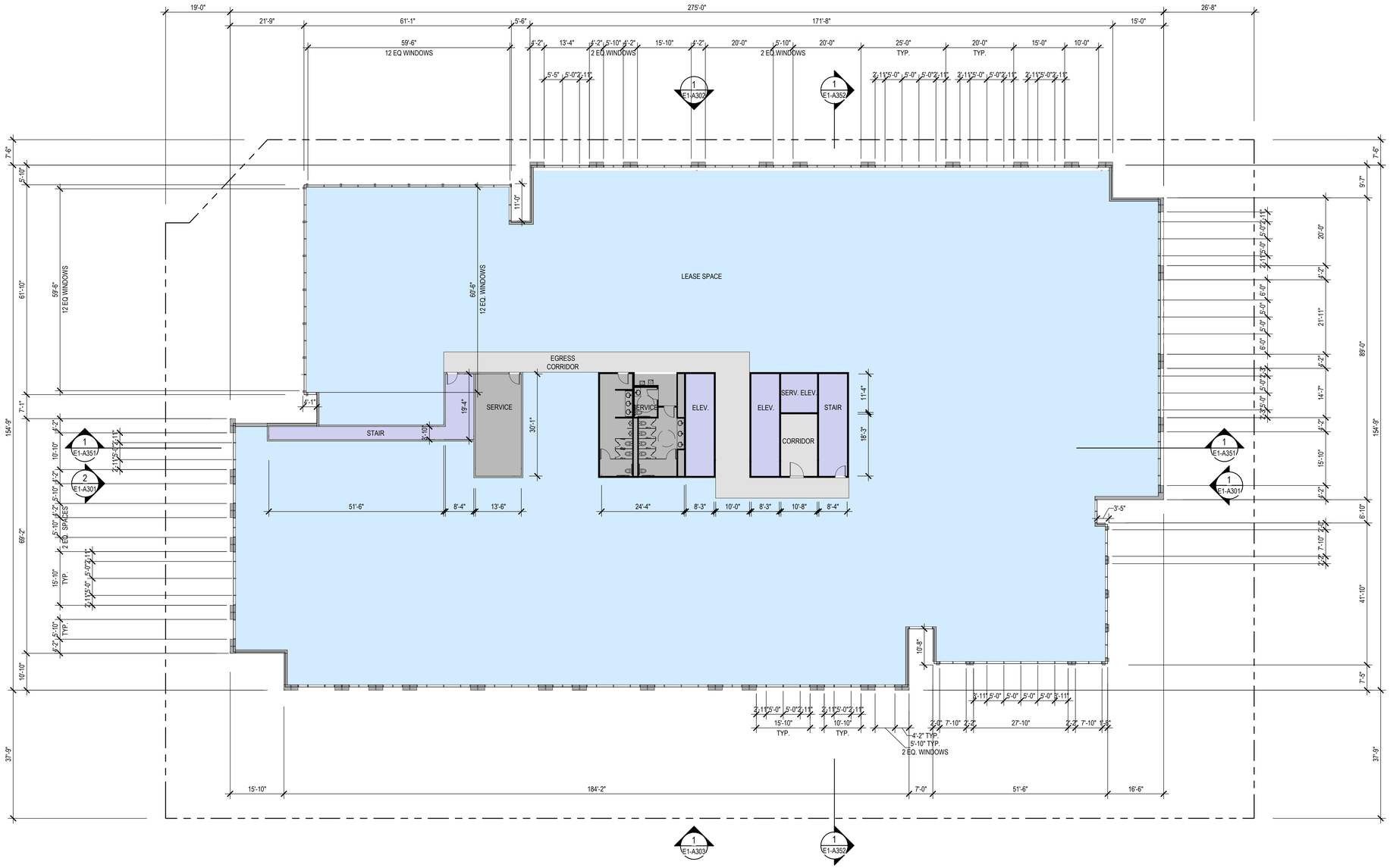
E1 - GROUND LEVEL PLAN

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

Sheet Number

E1-A101

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOKAR.rvt
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1 E1 - LEVEL 2 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET

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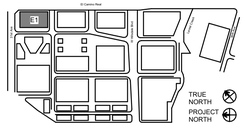
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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

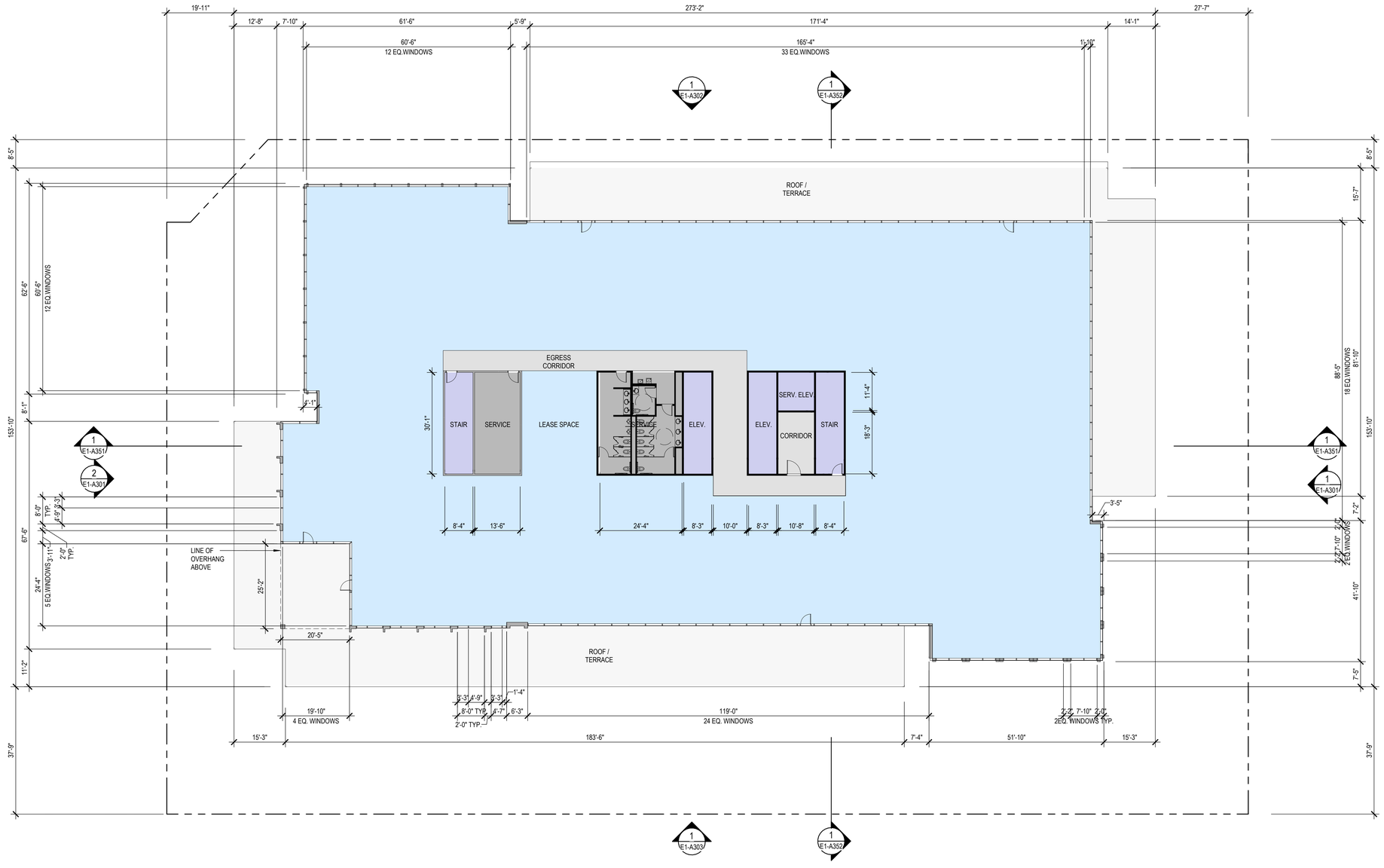
E1 - LEVEL 2 PLAN

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

Sheet Number

E1-A102

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1 E1 - LEVEL 3 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET

0

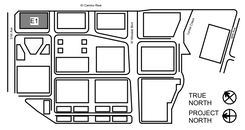
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

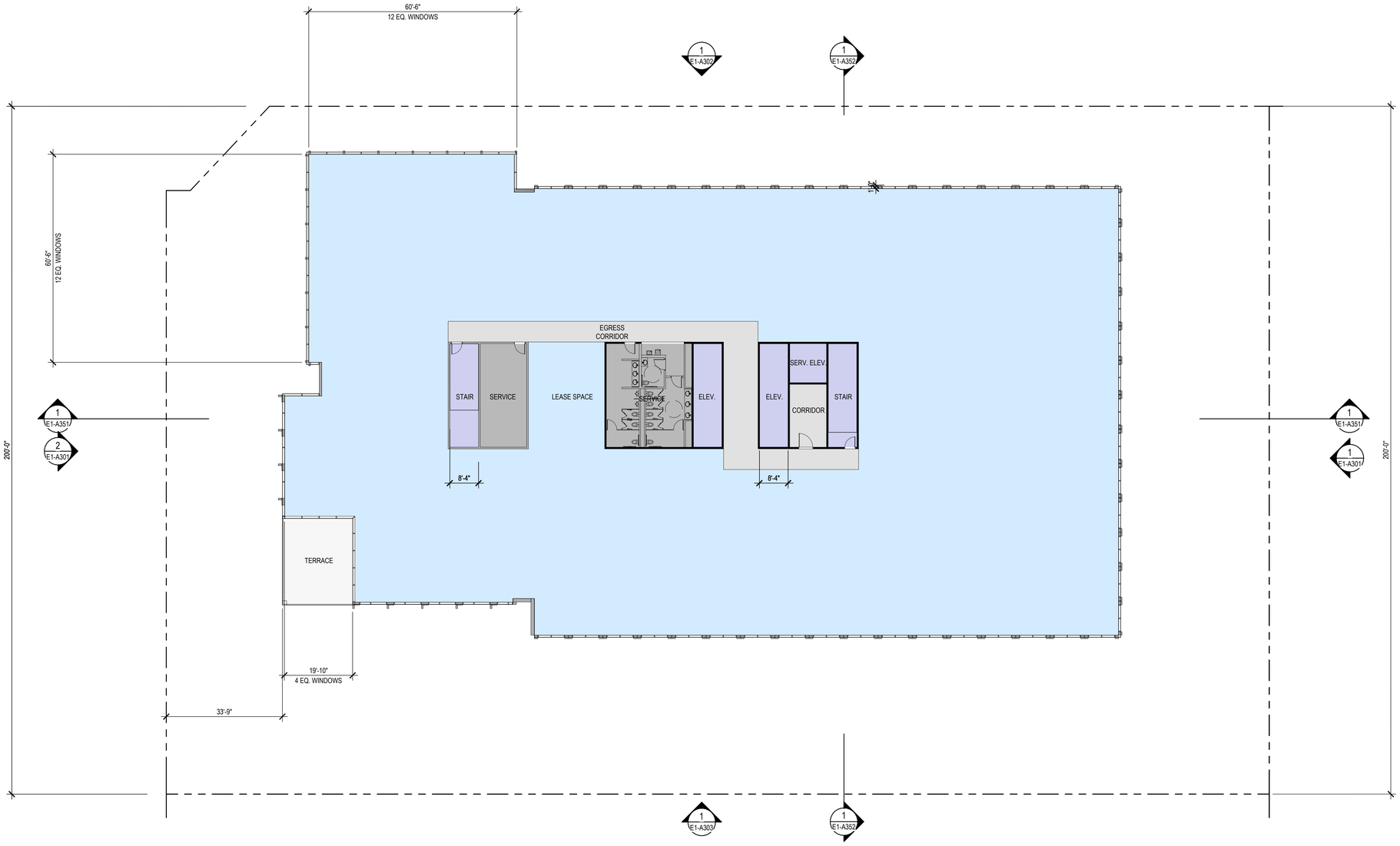
E1 - LEVEL 3 PLAN

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

Sheet Number

E1-A103

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1 E1 - LEVEL 4 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
- OFFICE
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- EGRESS CORRIDOR, ELEVATOR LOBBY
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

NORTH

GRAPHIC SCALE IN FEET
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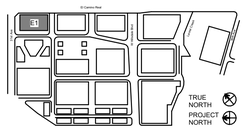
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Key Plan



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No.	Description	Date
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

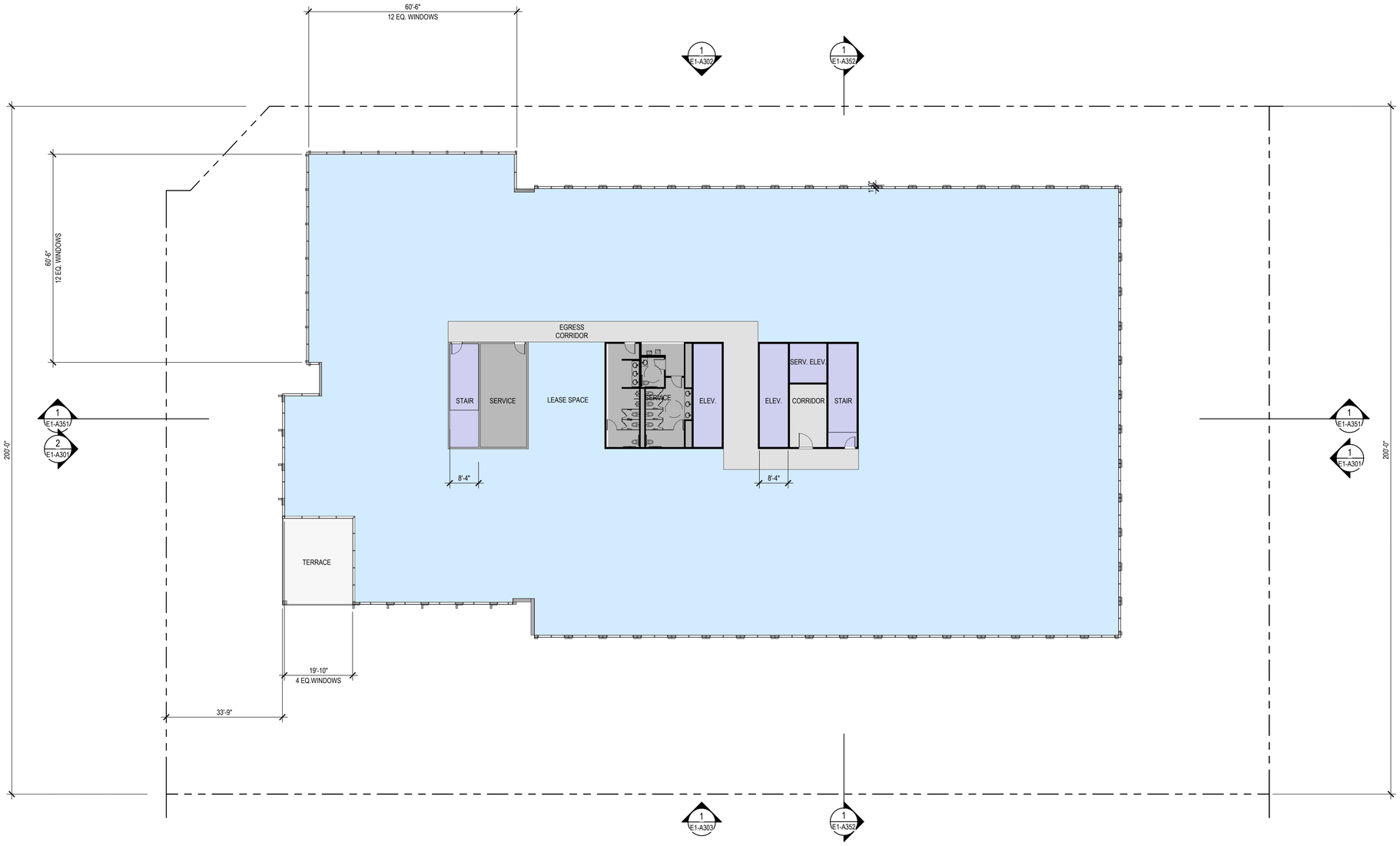
E1 - LEVEL 4 PLAN

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Sheet Number

E1-A104

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1 E1 - LEVEL 5 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
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LEGEND

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- BLDG OVERHANG
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- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

NORTH

GRAPHIC SCALE IN FEET
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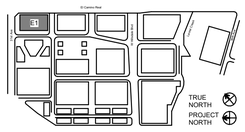
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Project No: 23.04025.00

Sheet Title:

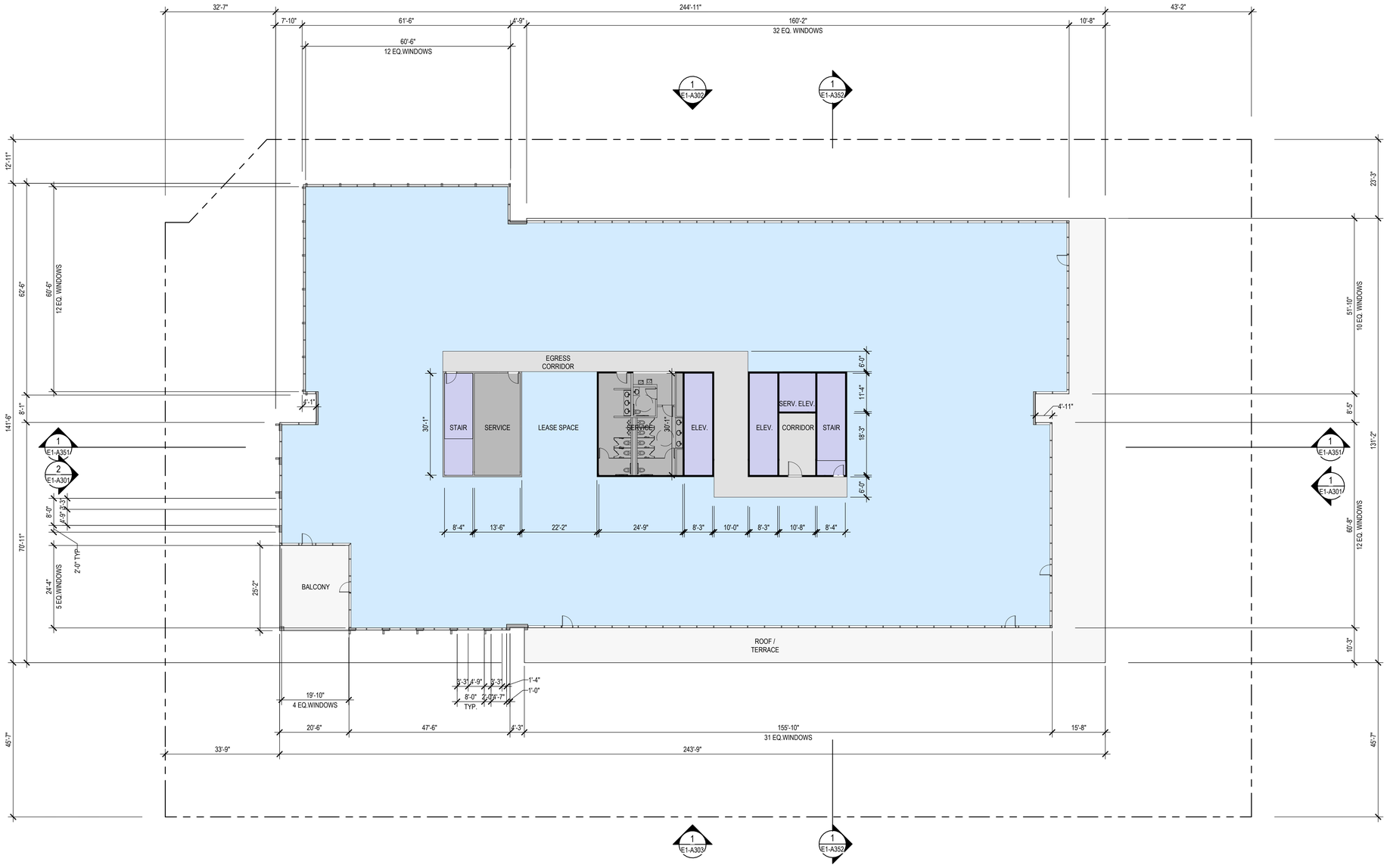
E1 - LEVEL 5 PLAN

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

Sheet Number

E1-A105

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1 E1 - LEVEL 6 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

GRAPHIC SCALE IN FEET
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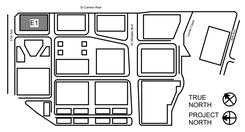
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Project No: 23.04025.00

Sheet Title:

E1 - LEVEL 6 PLAN

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Sheet Number

E1-A106

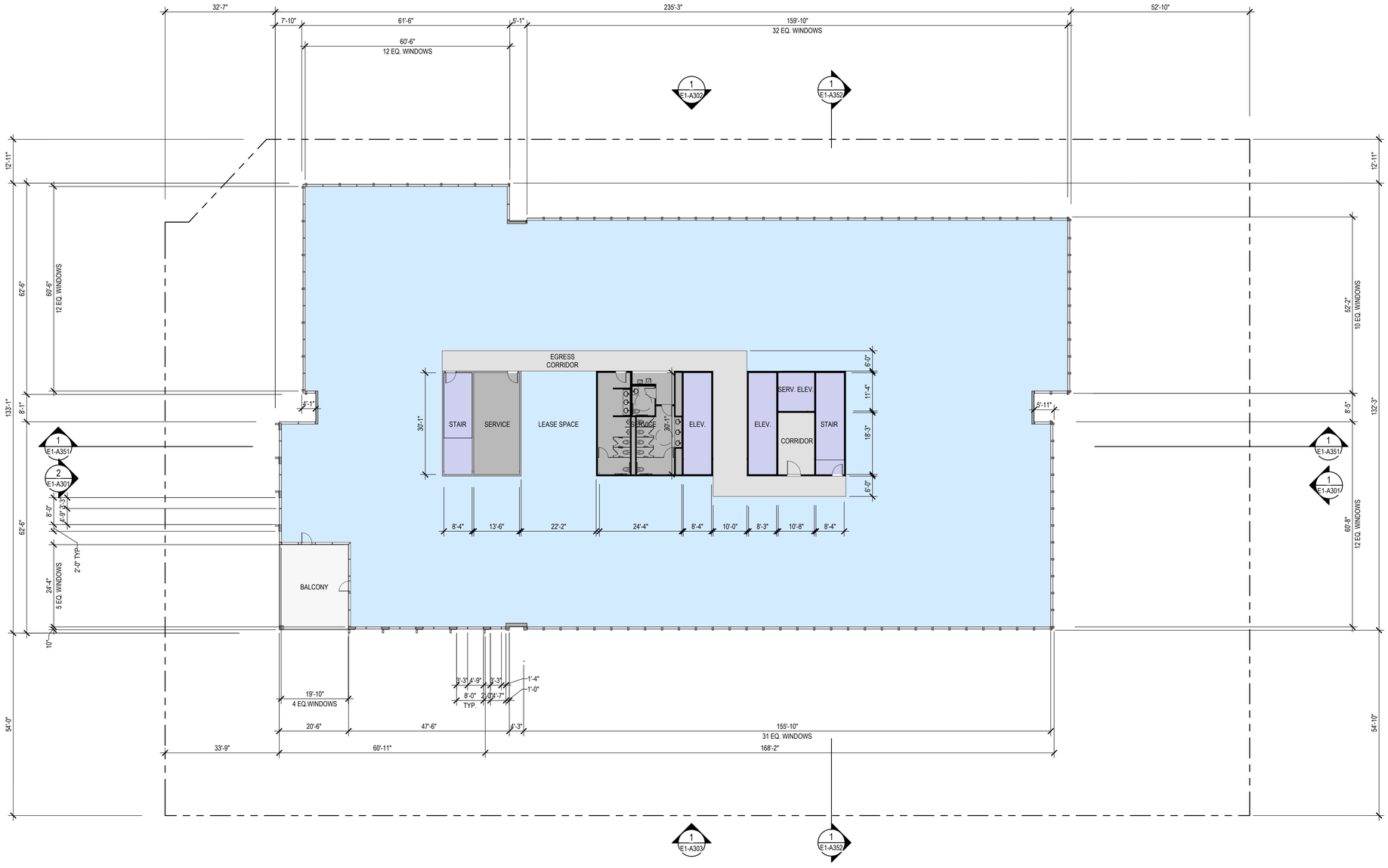
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SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY



1 E1 - LEVEL 7 PLAN
1/16" = 1'-0"



GRAPHIC SCALE IN FEET
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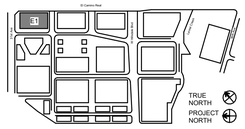
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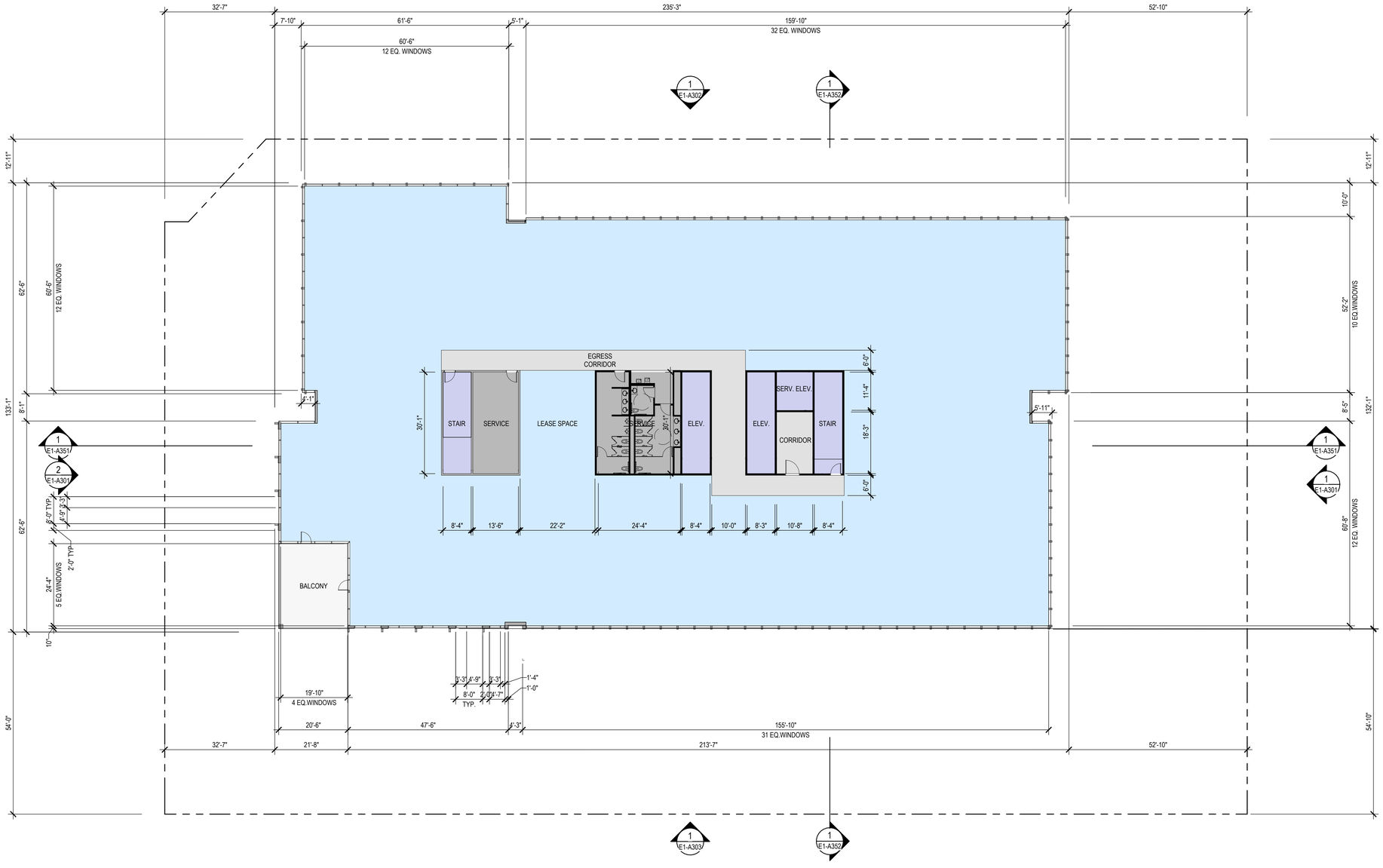
E1 - LEVEL 7 PLAN

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Sheet Number

E1-A107

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1 E1 - LEVEL 8 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
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LEGEND

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- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
- OFFICE
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- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
- TRASH/RECYCLE ROOM, BUILDING SERVICE, RESTROOM
- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

NORTH

GRAPHIC SCALE IN FEET
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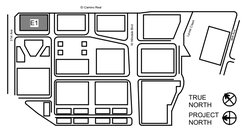
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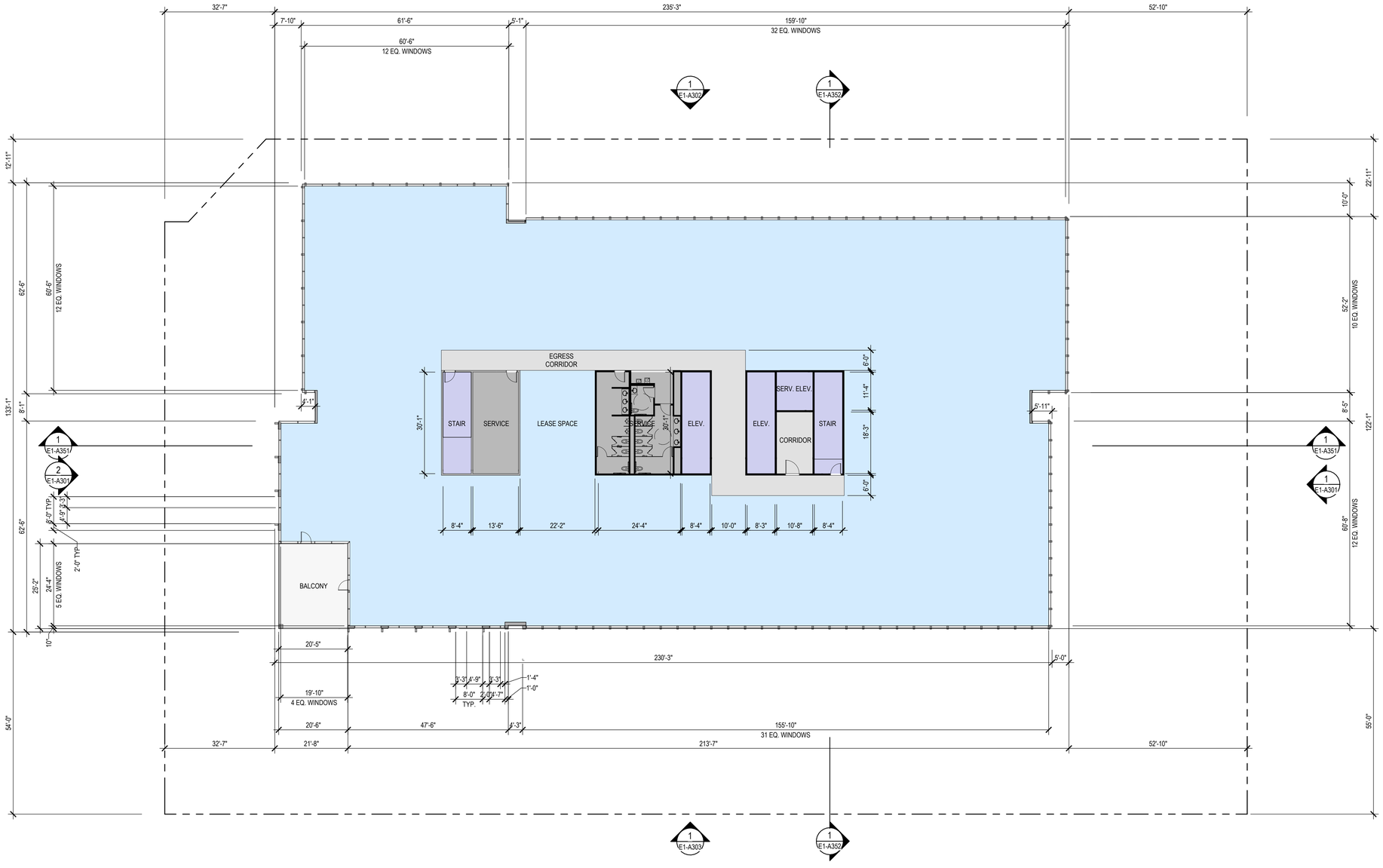
E1 - LEVEL 8 PLAN

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Sheet Number

E1-A108

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1 E1 - LEVEL 9 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
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LEGEND

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- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

NORTH

GRAPHIC SCALE IN FEET
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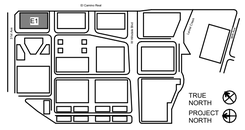
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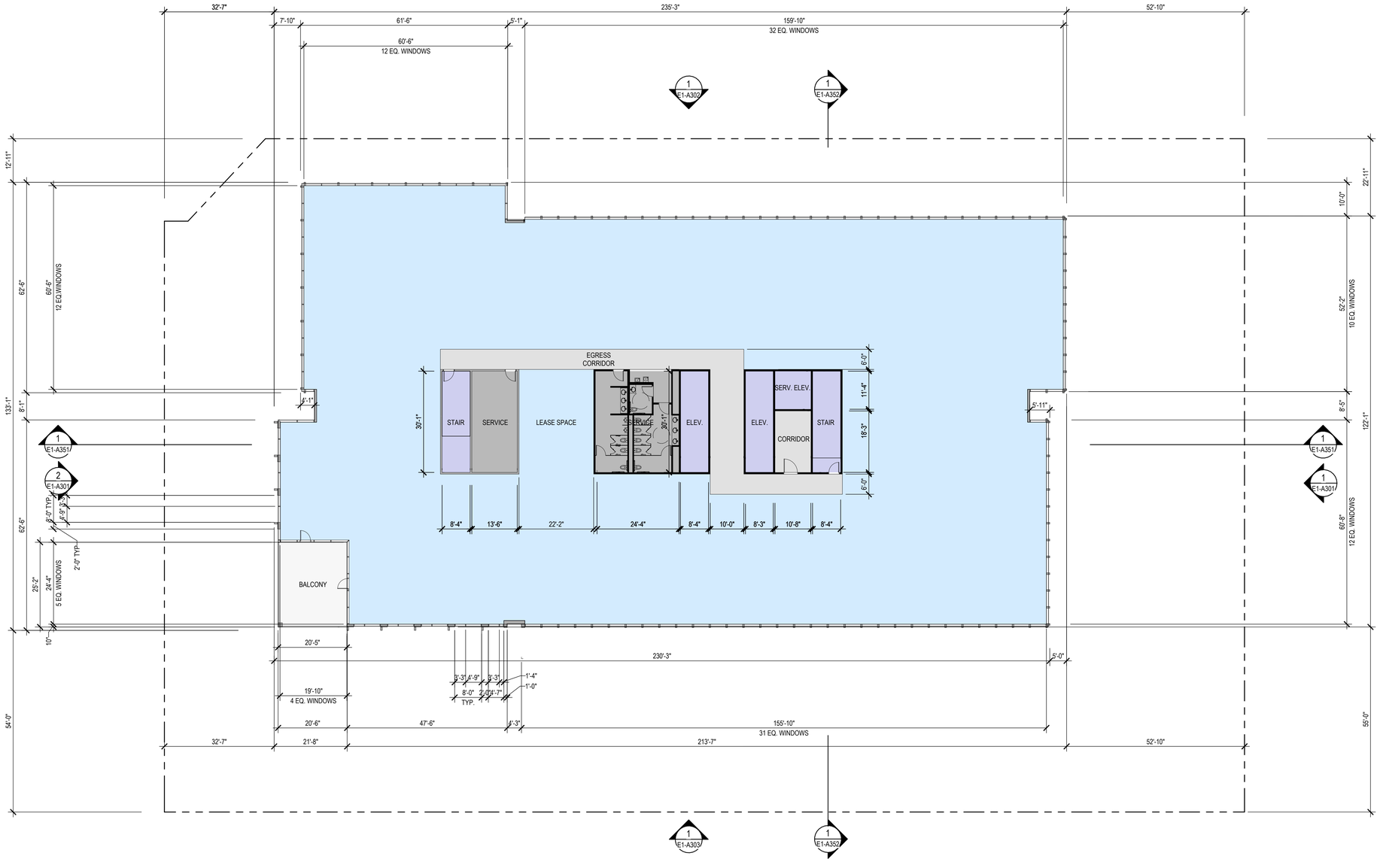
E1 - LEVEL 9 PLAN

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

Sheet Number

E1-A109

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SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

1 E1 - LEVEL 10 PLAN
1/16" = 1'-0"

NORTH

GRAPHIC SCALE IN FEET
0

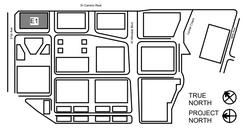
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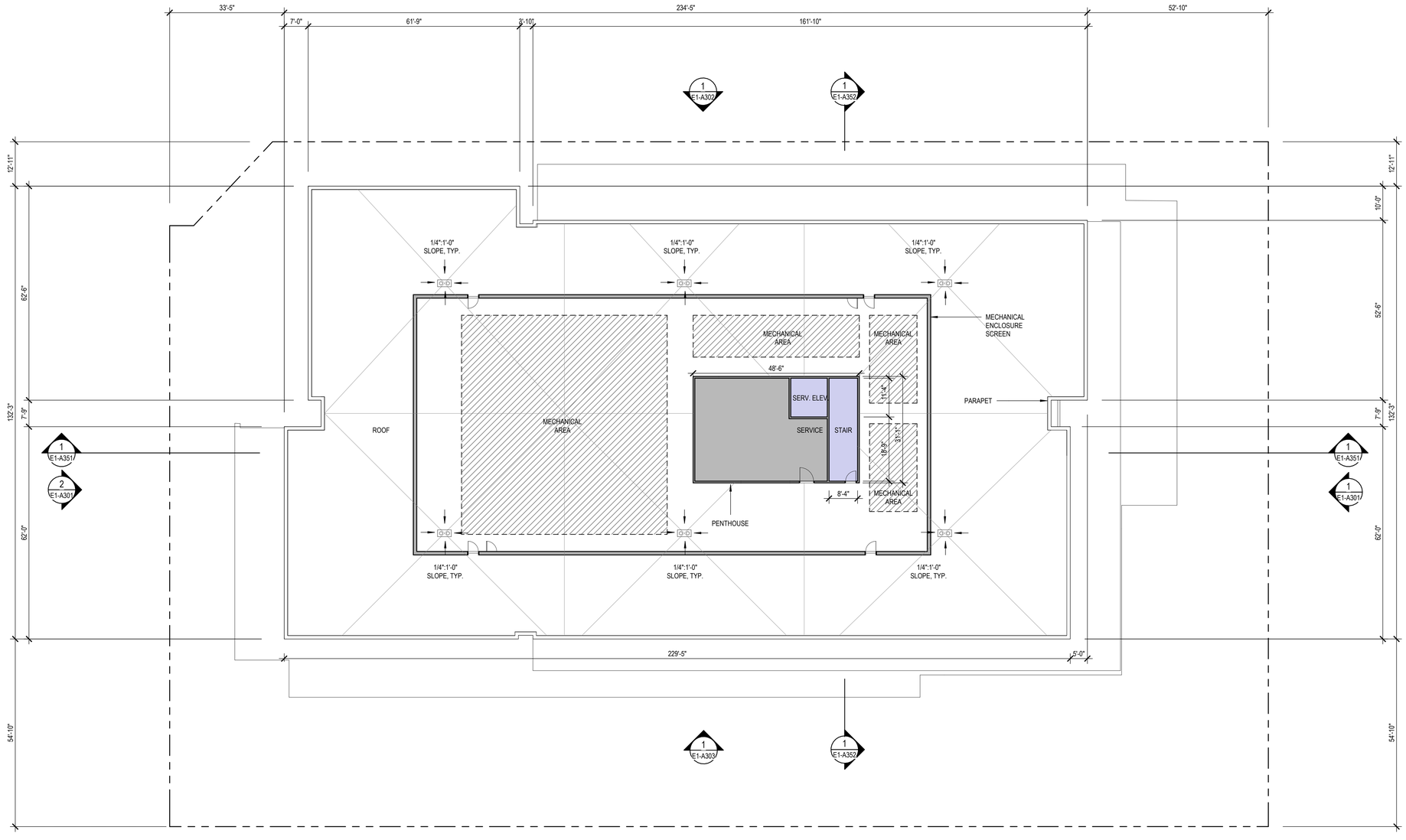
E1 - LEVEL 10 PLAN

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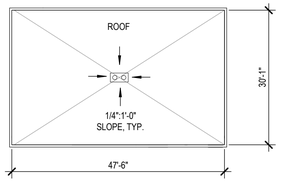
Sheet Number

E1-A110

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1 E1 - ROOF LEVEL PLAN
1/16" = 1'-0"



2 E1 - PENTHOUSE ROOF PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
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LEGEND

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GRAPHIC SCALE IN FEET
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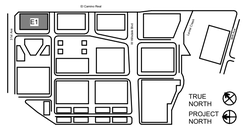
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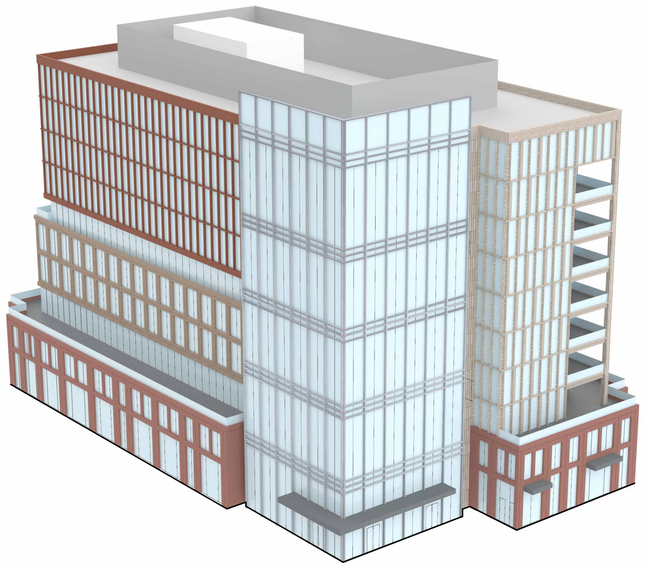
E1 - ROOF LEVEL PLAN

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

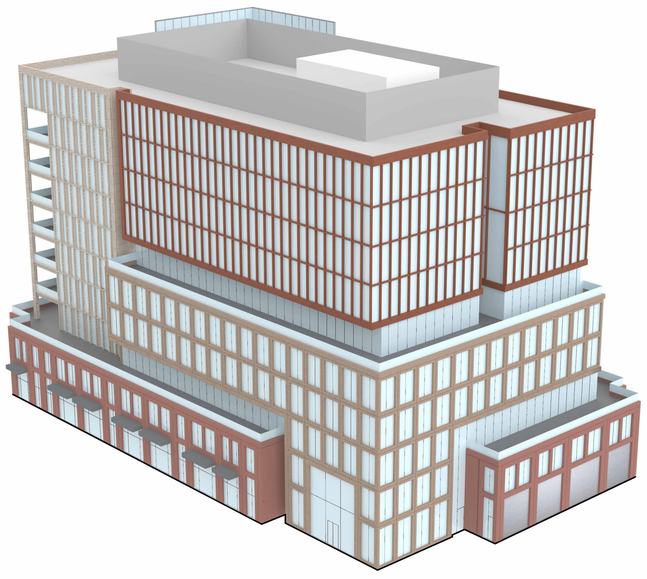
Sheet Number

E1-A111

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2 E1 NORTHEAST PERSPECTIVE
NTS



1 E1 SOUTHWEST PERSPECTIVE
NTS

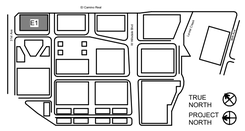
HSC Property Owner LLC

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

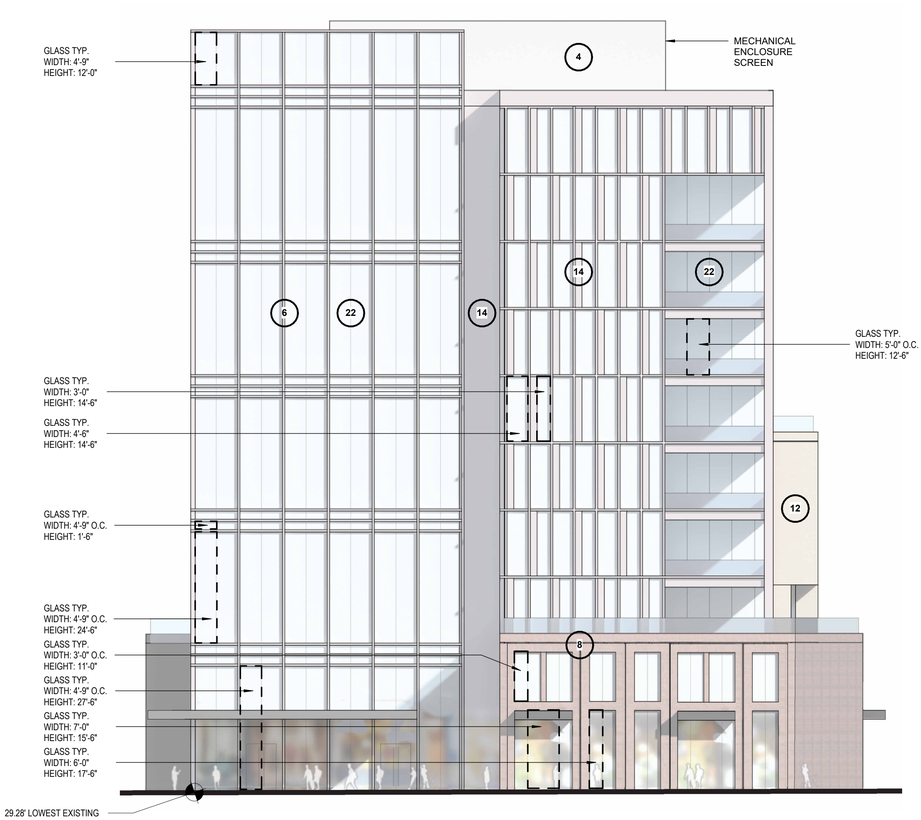
E1 - PERSPECTIVE VIEWS

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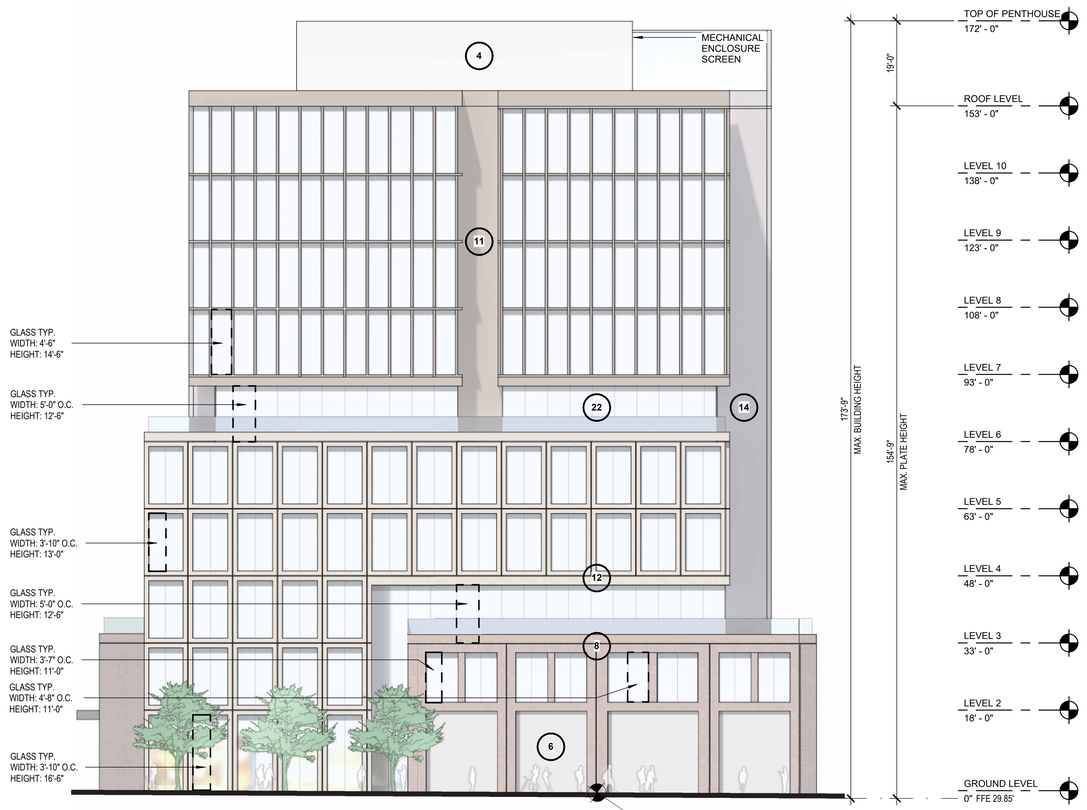
Sheet Number

E1-A300

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4/24/2026 10:33:14 PM



2 E1 - NORTH (31ST AVE.) ELEVATION
1/16" = 1'-0"



1 E1 - SOUTH (32ND AVE.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING E1

REFER TO SHEET E1-A310 FOR MATERIAL PHOTOGRAPHS

- 4 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 8 **BRICK**: WARM COLOR
- 11 **TERRACOTTA:** WARM COLOR
- 12 **TERRACOTTA:** LIGHT COLOR
- 14 **TERRACOTTA:** COOL COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

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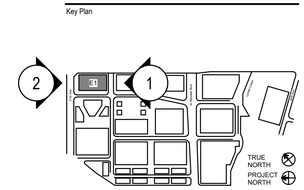
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Key Plan



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Project No: 23.04025.00

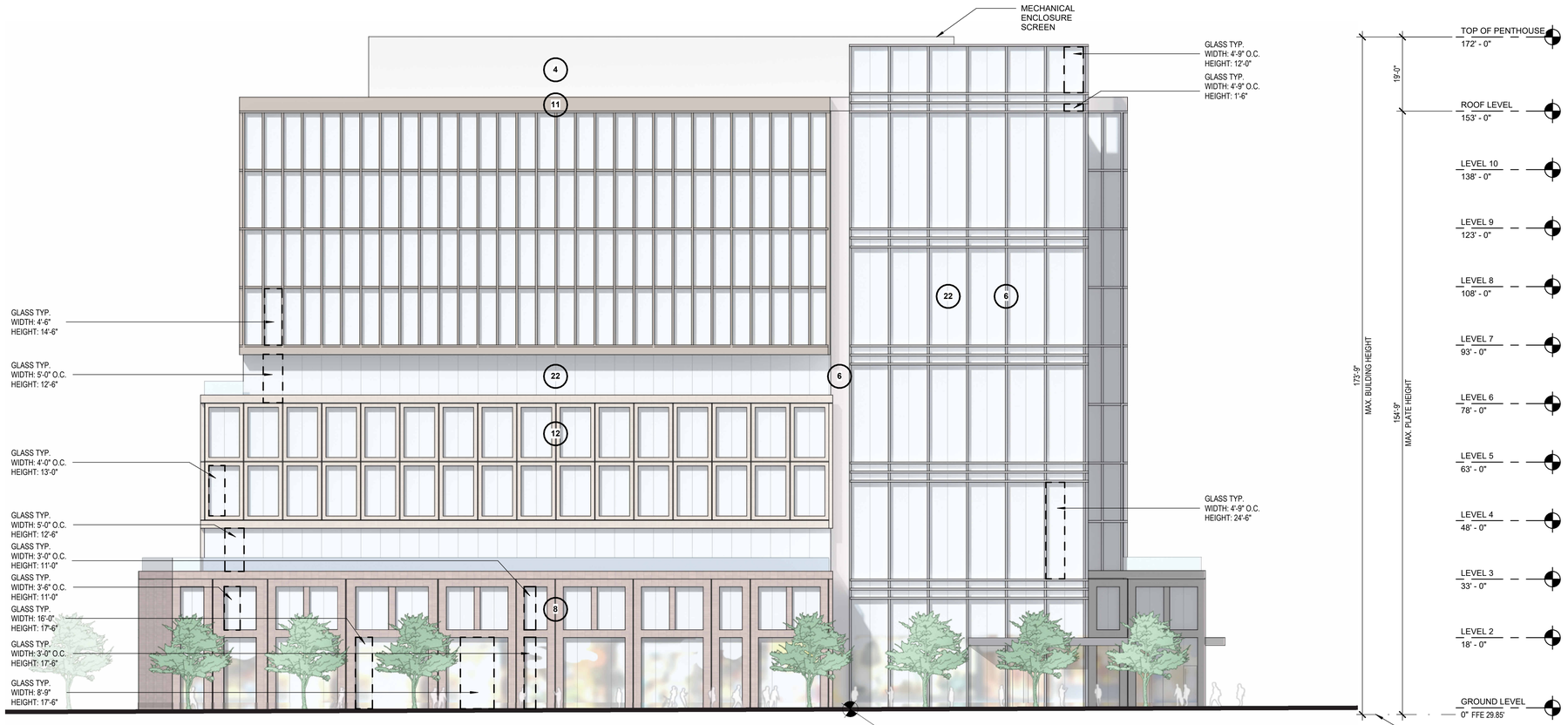
Sheet Title:

E1 - ELEVATIONS

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

Sheet Number

E1-A301



1 E1 - EAST (EL CAMINO REAL) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING E1

REFER TO SHEET E1-A310 FOR MATERIAL PHOTOGRAPHS

- 4 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 8 **BRICK**: WARM COLOR
- 11 **TERRACOTTA:** WARM COLOR
- 12 **TERRACOTTA:** LIGHT COLOR
- 14 **TERRACOTTA:** COOL COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

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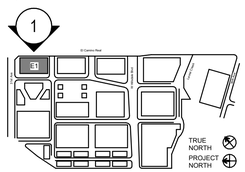
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

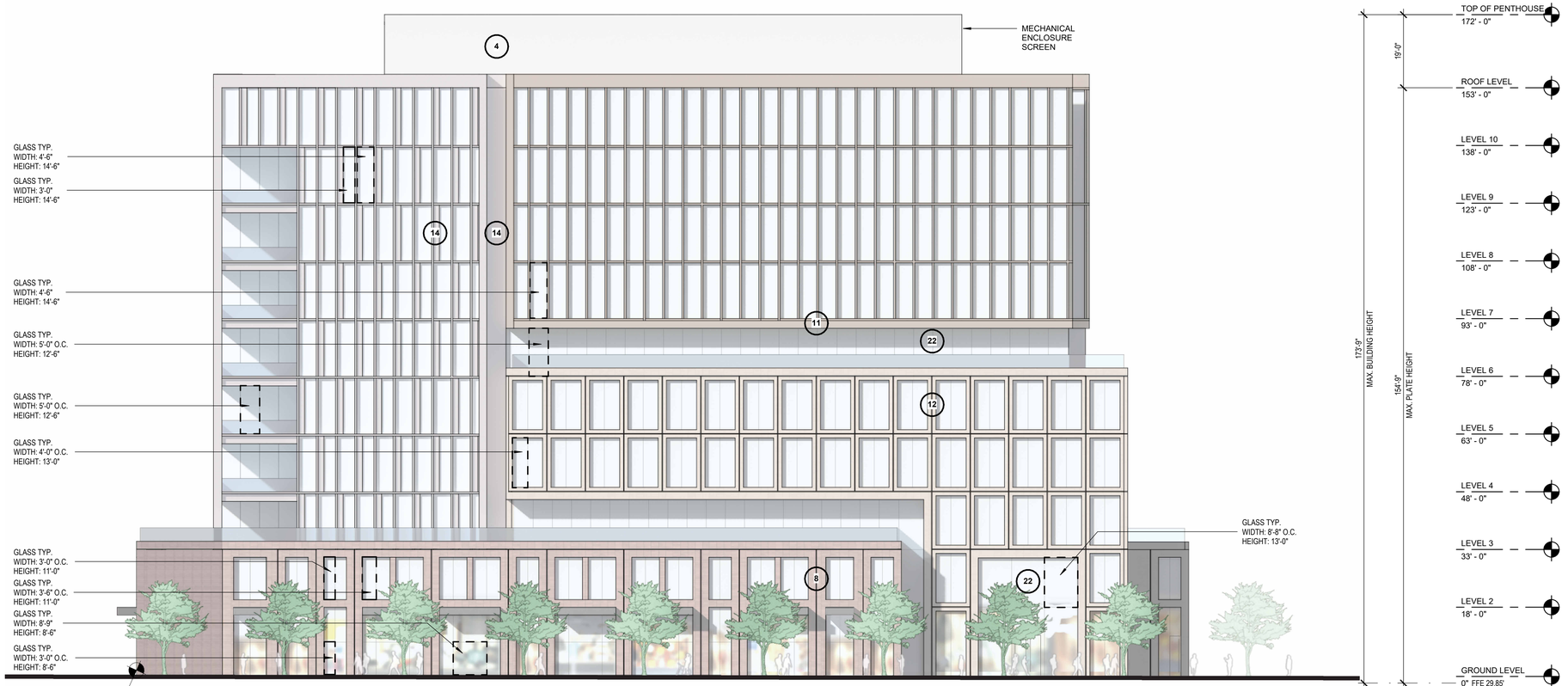
Sheet Title:

E1 - ELEVATIONS

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

Sheet Number

E1-A302



1 E1 - WEST (EAST SAILER DR.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING E1

REFER TO SHEET E1-A310 FOR MATERIAL PHOTOGRAPHS

- 4 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 8 **BRICK**: WARM COLOR
- 11 **TERRACOTTA:** WARM COLOR
- 12 **TERRACOTTA:** LIGHT COLOR
- 14 **TERRACOTTA:** COOL COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

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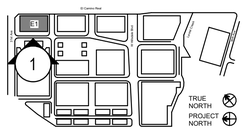
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Project No: 23.04025.00

Sheet Title:

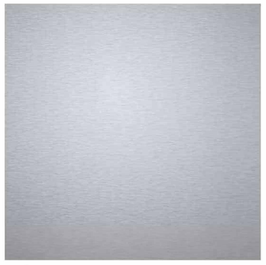
E1 - ELEVATIONS

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Sheet Number

E1-A303

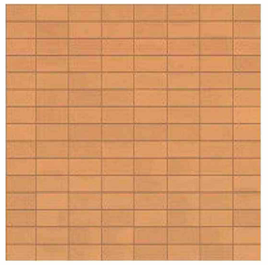
04 **METAL:** LIGHT COLOR (WINDOW AND DOOR FRAMES, CLADDING, ETC.)



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



08 **BRICK:** MEDIUM TONE (CLADDING)



11 **TERRACOTTA:** WARM COLOR (CLADDING)



12 **TERRACOTTA:** LIGHT COLOR (CLADDING)



14 **TERRACOTTA:** COOL COLOR (CLADDING)



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

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No.	Description	Date
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

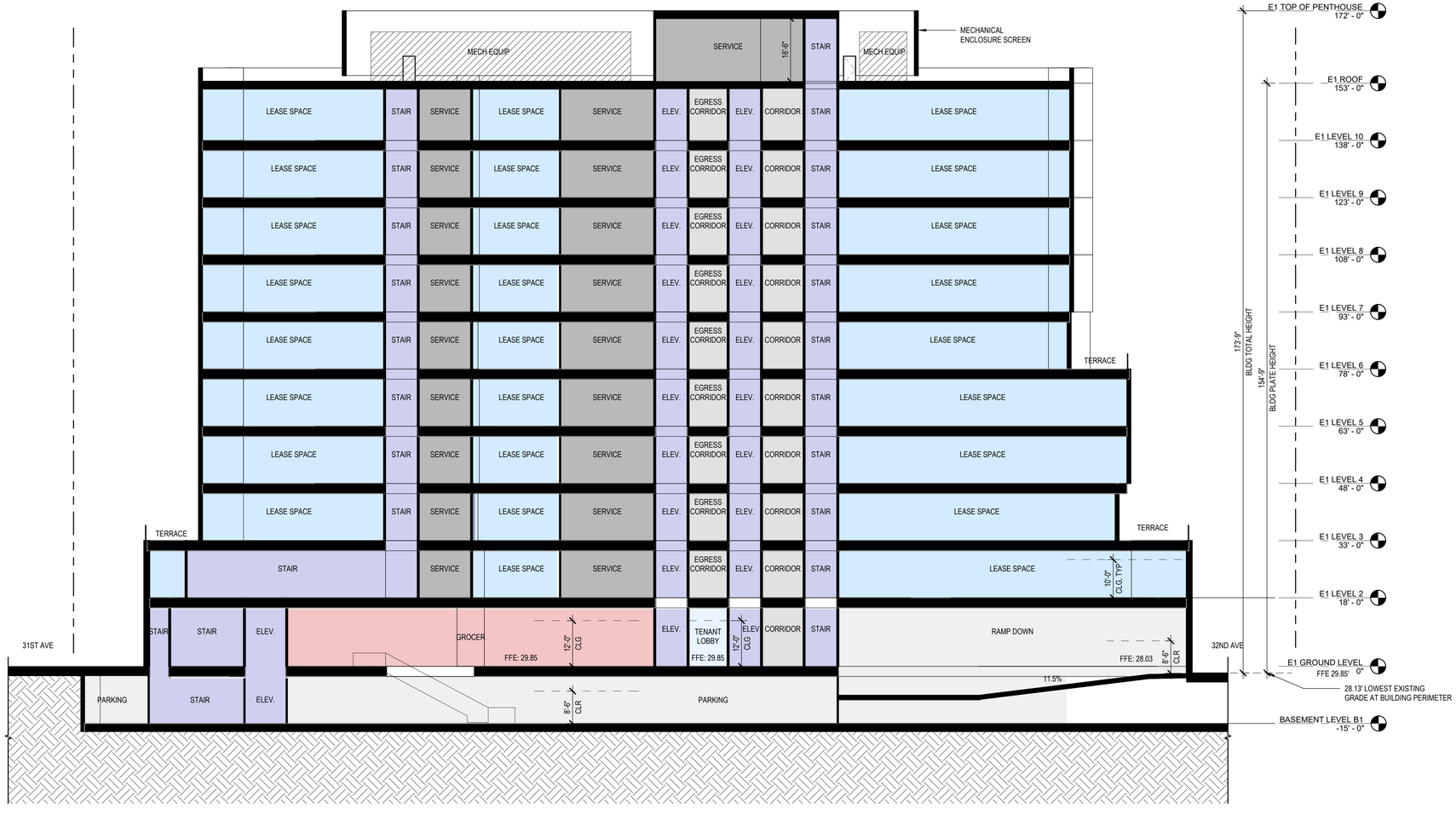
E1 - EXTERIOR MATERIAL SCHEDULE

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

Sheet Number

E1-A310

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1 E1 - BUILDING LONGITUDINAL SECTION
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

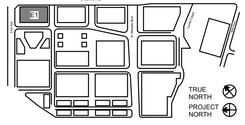
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

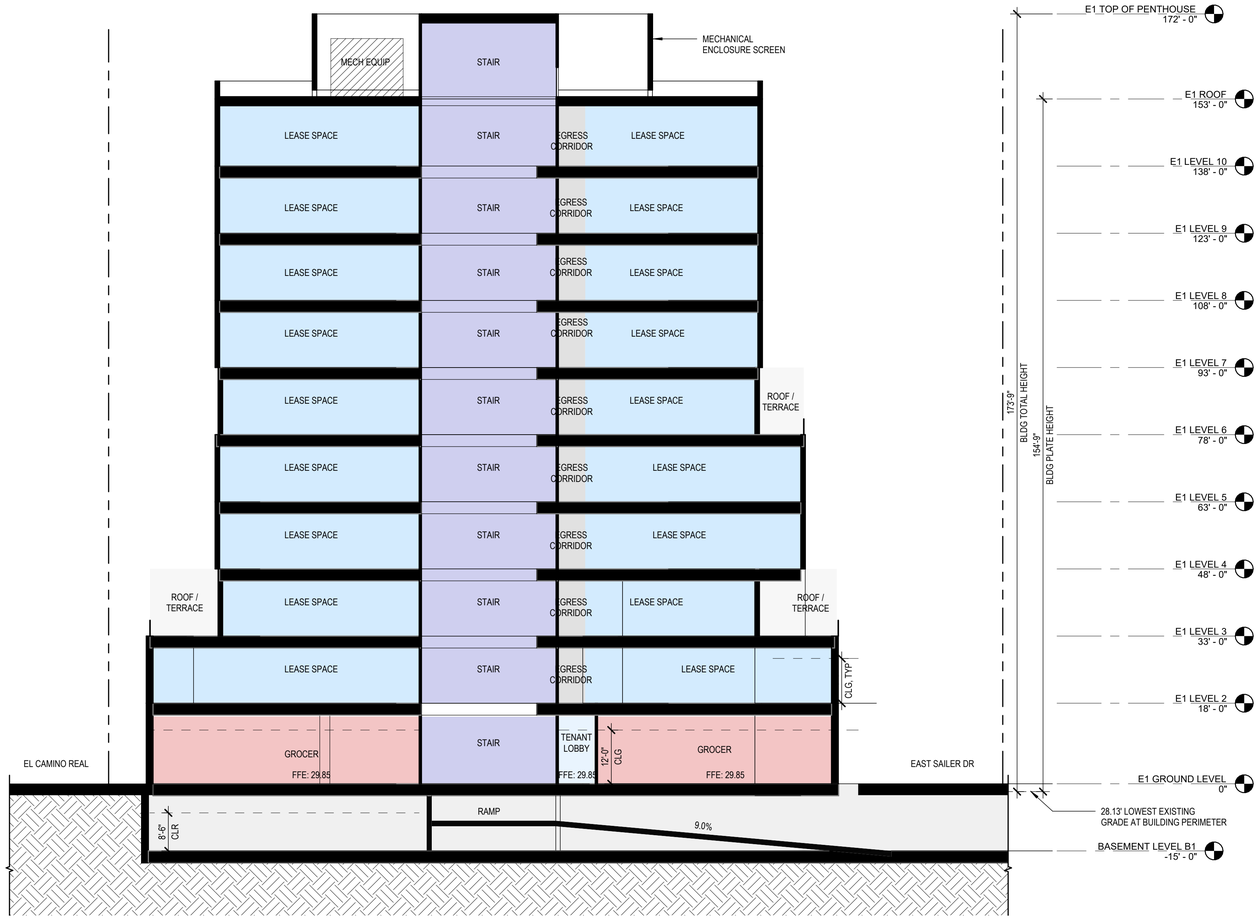
E1 - BUILDING LONGITUDINAL SECTION

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

Sheet Number

E1-A351

Autodesk Docs://23.04025.00 - Hillside MP Plan Review/HILLSDALE-HOK-AR.rvt
4/24/2026 12:33:21 PM



1 E1 - BUILDING CROSS SECTION
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

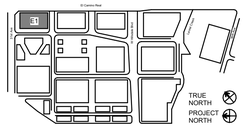
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Project No: 23.04025.00

Sheet Title:

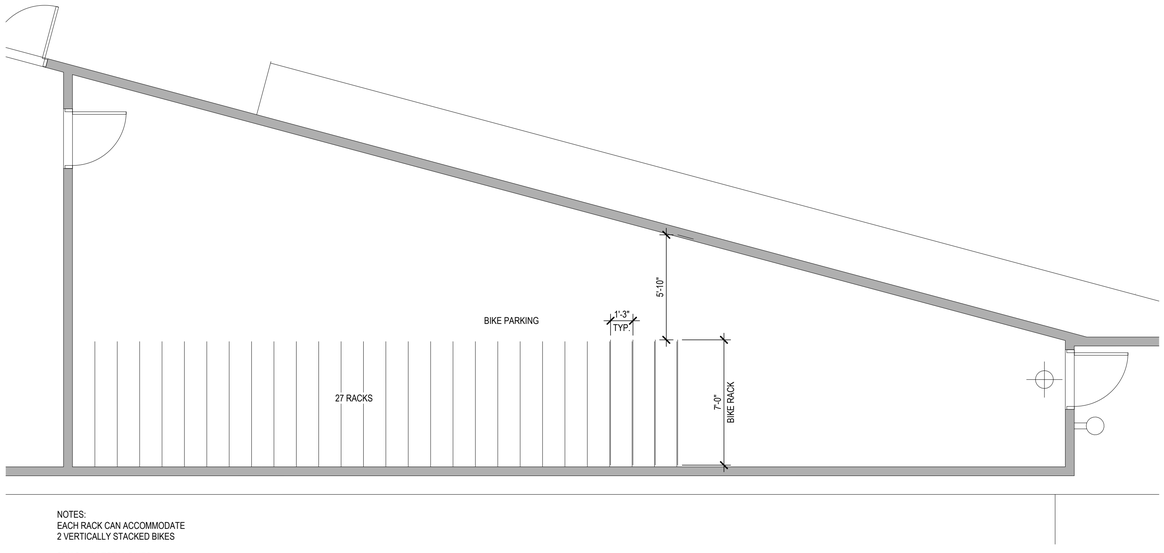
E1 - BUILDING CROSS SECTION

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

Sheet Number

E1-A352

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NOTES:
EACH RACK CAN ACCOMMODATE
2 VERTICALLY STACKED BIKES

27 X 2 = 54 TOTAL BIKES

1 E1 - LONG TERM BIKE PARKING PLAN
1/4" = 1'-0"

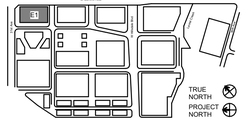
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

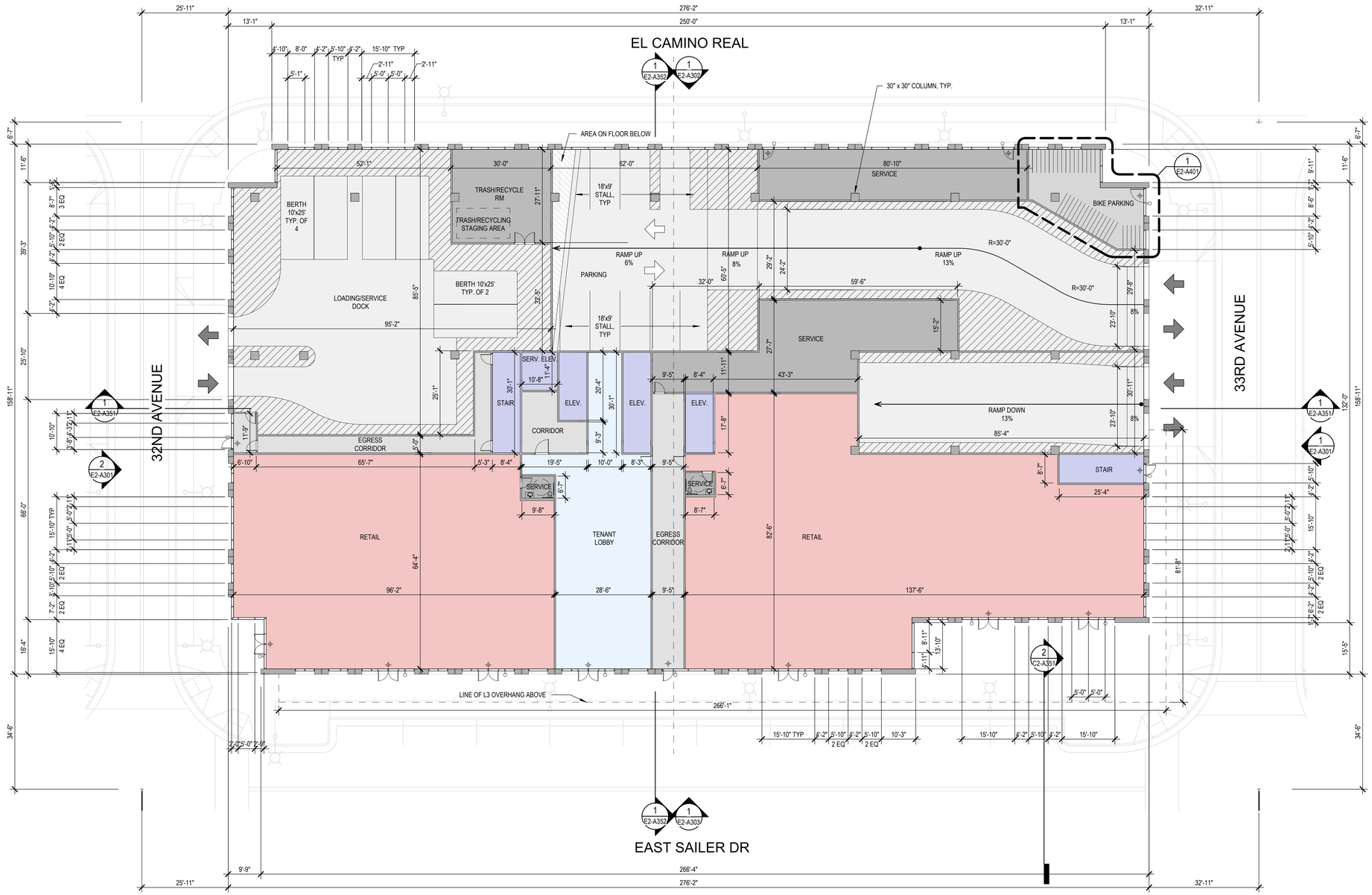
E1 - ENLARGED PLANS

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

Sheet Number

E1-A401

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1 E2 - GROUND LEVEL PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING E2

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	103	3	0	30	0	0	0	0	0	136
GROUND	9	0	0	0	0	0	0	0	0	9
LEVEL 2	60	2	1	16	1	1	1	0	0	82
TOTAL	172	5	1	46	1	1	1	0	0	**227**

GRAPHIC SCALE IN FEET
0

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY
- SECURITY LIGHTING FOR COMMERCIAL USES SHOWN ON INTERIOR SIDE OF GROUND LEVEL ENTRIES

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

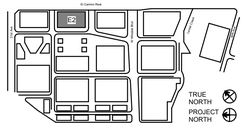
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Sheet Title:

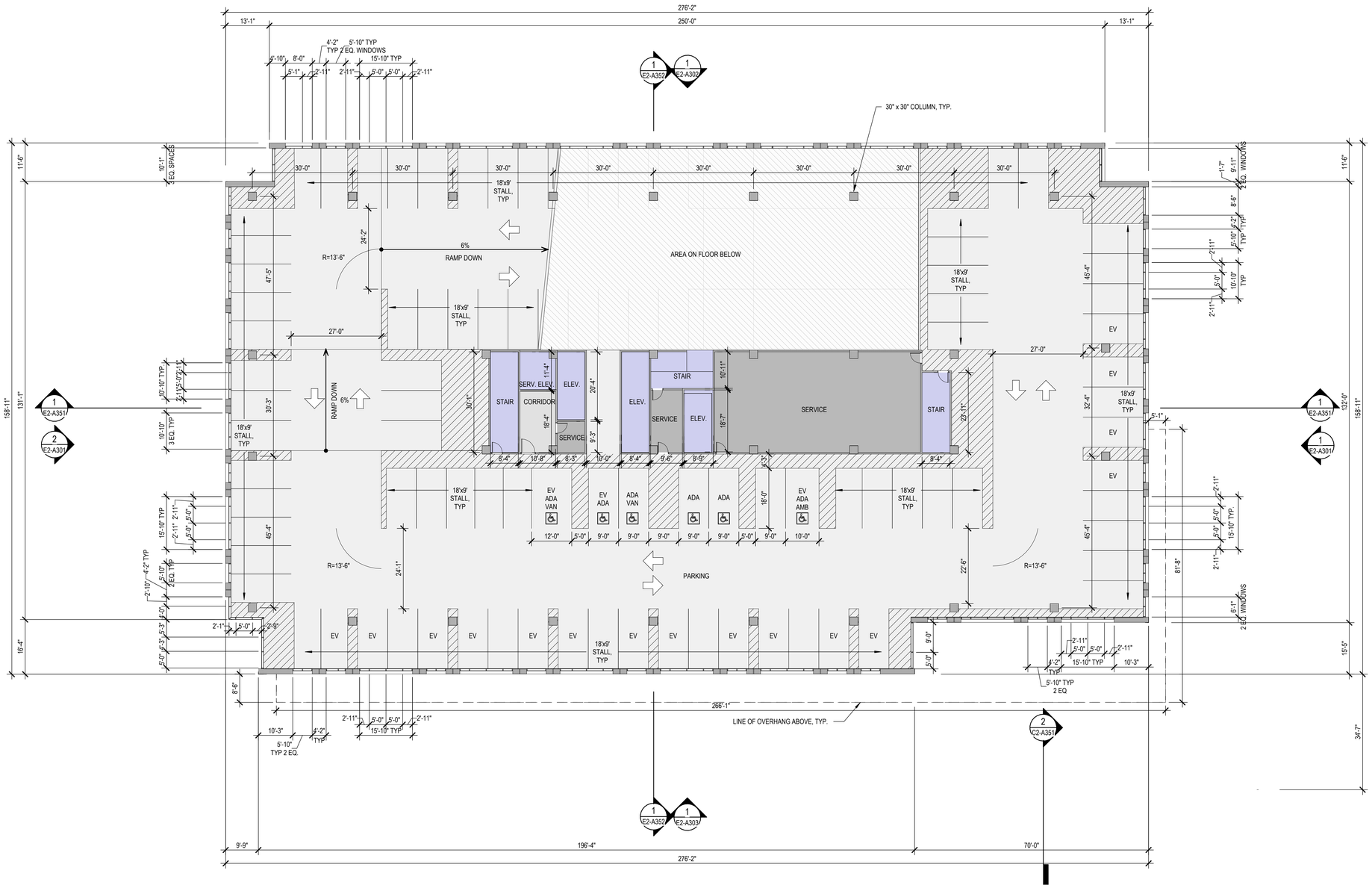
E2 - GROUND LEVEL PLAN

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

Sheet Number

E2-A101

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4/24/2026 10:33:33 PM



1 E2 - LEVEL 2 PLAN

1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING E2

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	103	3	0	30	0	0	0	0	0	136
GROUND	9	0	0	0	0	0	0	0	0	9
LEVEL 2	60	2	1	16	1	1	1	0	0	82
TOTAL	172	5	1	46	1	1	1	0	0	**227**

GRAPHIC SCALE IN FEET

0

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

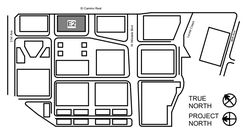
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Project No: 23.04025.00

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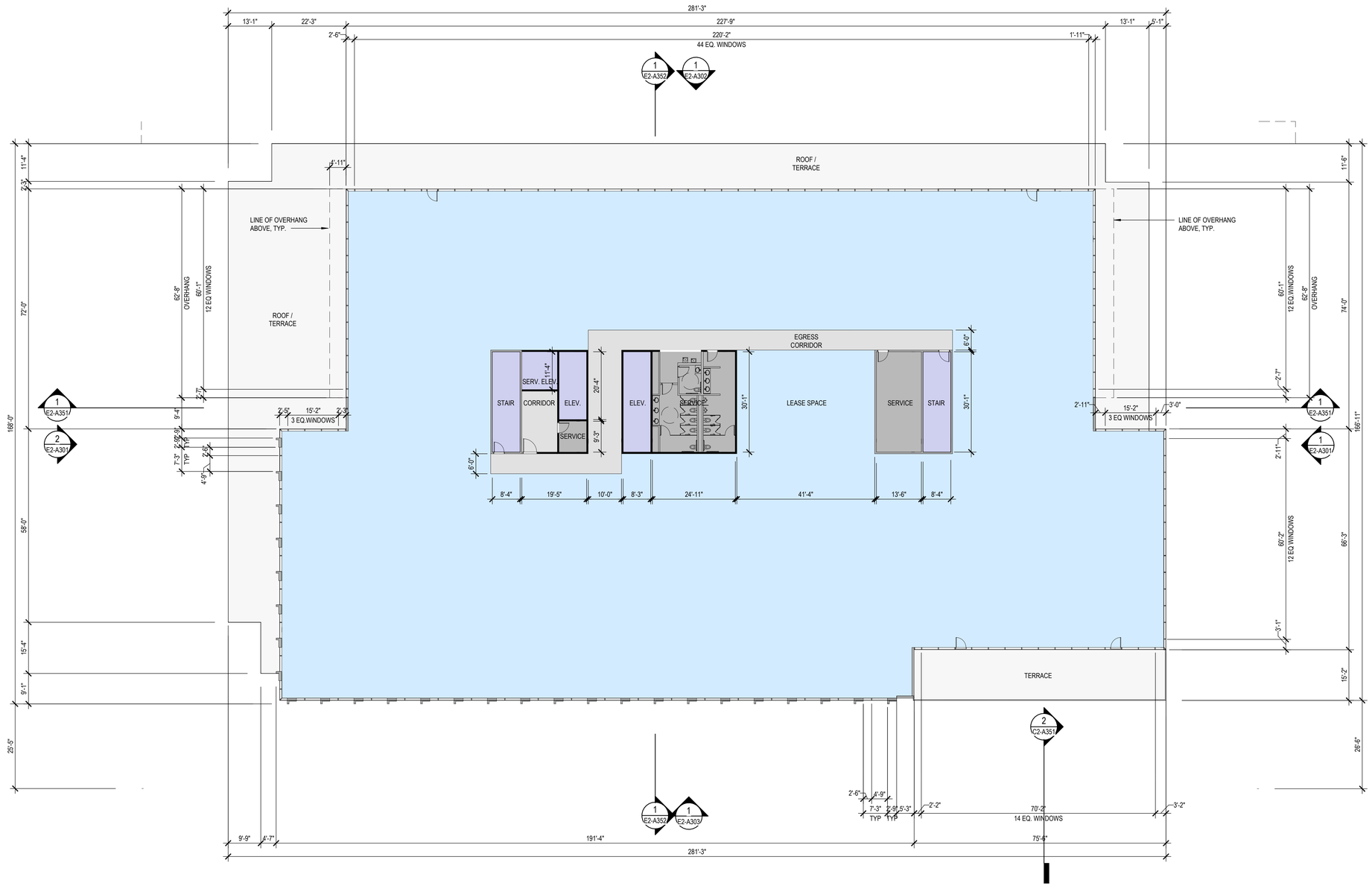
E2 - LEVEL 2 PLAN

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

Sheet Number

E2-A102

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4/24/2026 10:39:24 PM



1 E2 - LEVEL 3 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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
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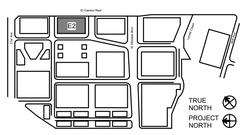
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Project No: 23.04025.00

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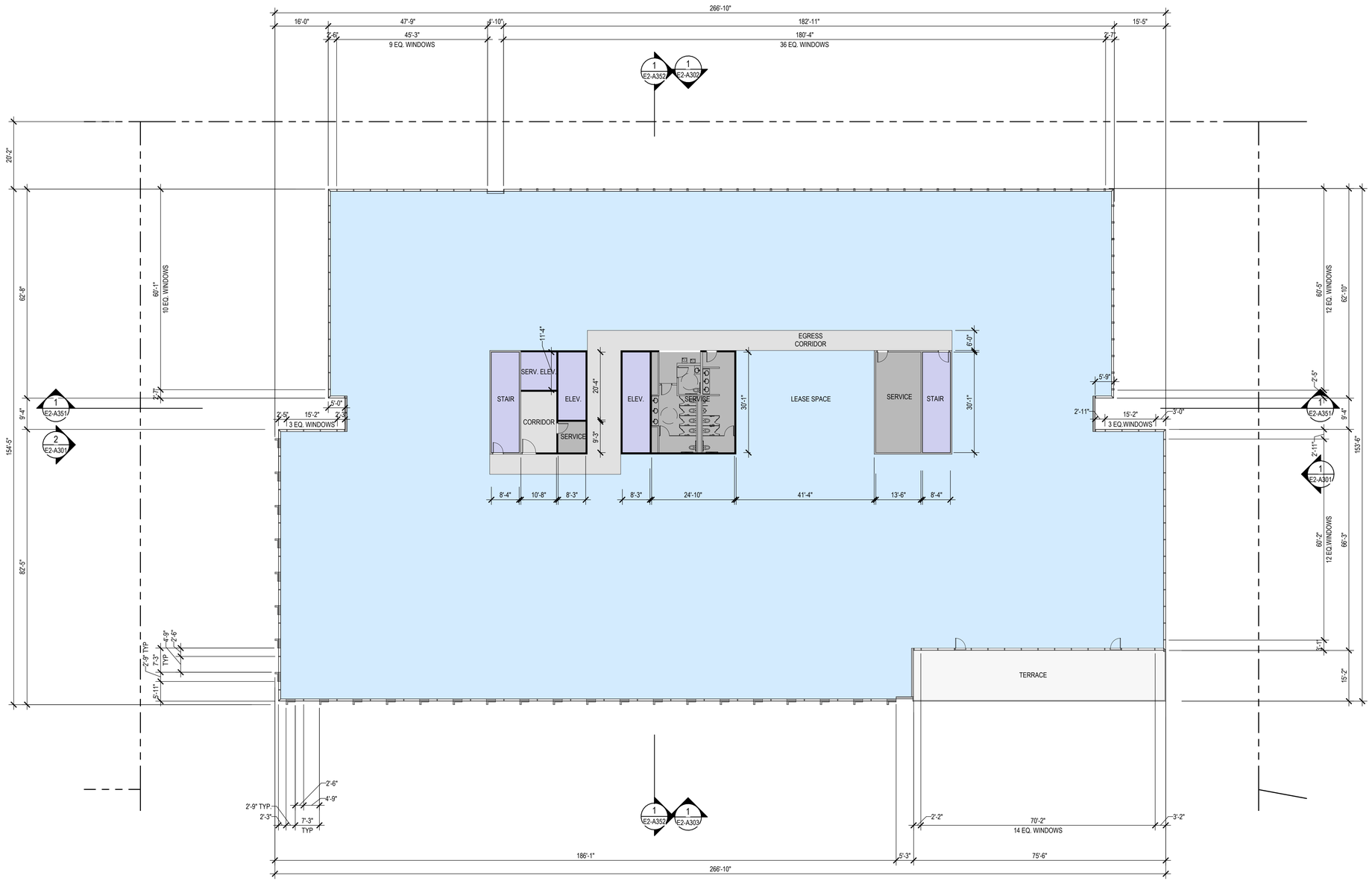
E2 - LEVEL 3 PLAN

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

Sheet Number

E2-A103

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1 E2 - LEVEL 4 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

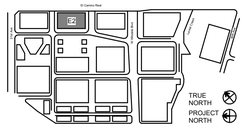
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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

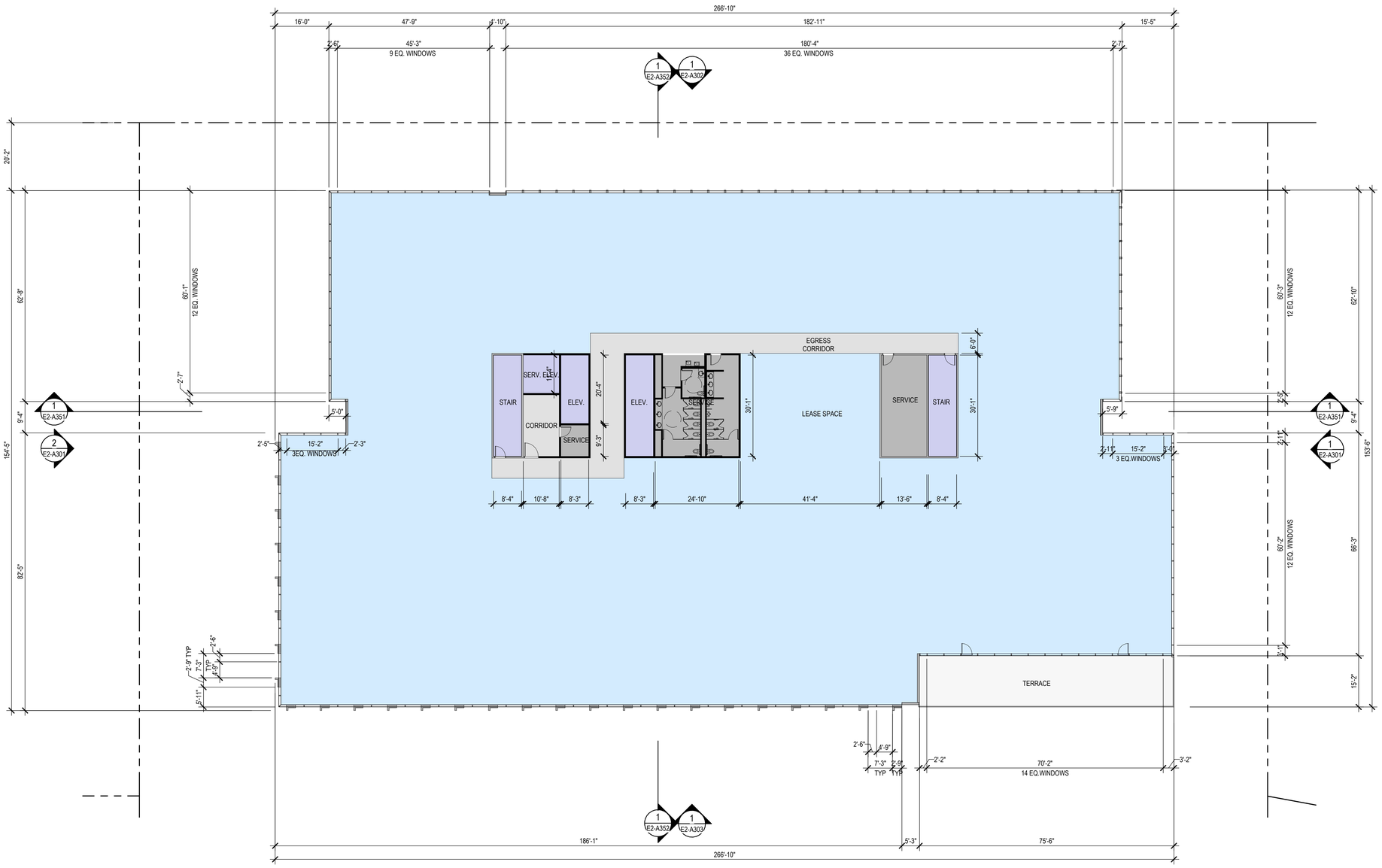
E2 - LEVEL 4 PLAN

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

Sheet Number

E2-A104

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOK-AR.rvt
4/24/2026 10:39:22 PM



1 E2 - LEVEL 5 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
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- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

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- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
- OFFICE
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- 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

NORTH

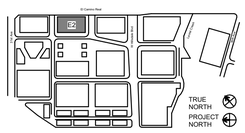
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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

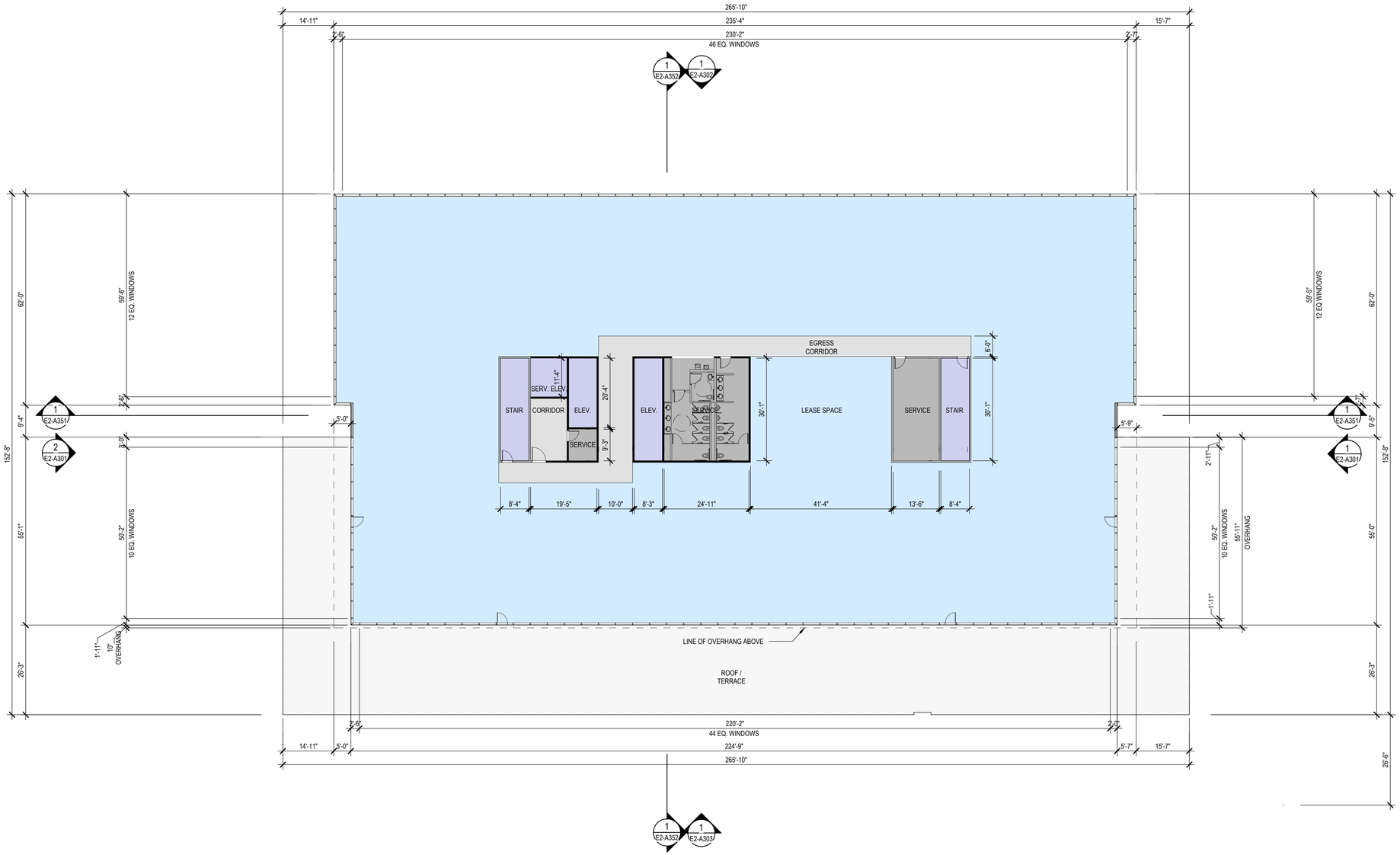
E2 - LEVEL 5 PLAN

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

Sheet Number

E2-A105

Autodesk Docs://23.04025.00 - Hillsdale NP Peer Review/HILLSDALE-HOK-AR.rvt
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1 E2 - LEVEL 6 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
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LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
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- VERT. CIRC.: ELEVATOR, STAIRS
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

GRAPHIC SCALE IN FEET
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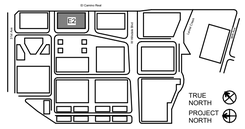
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1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

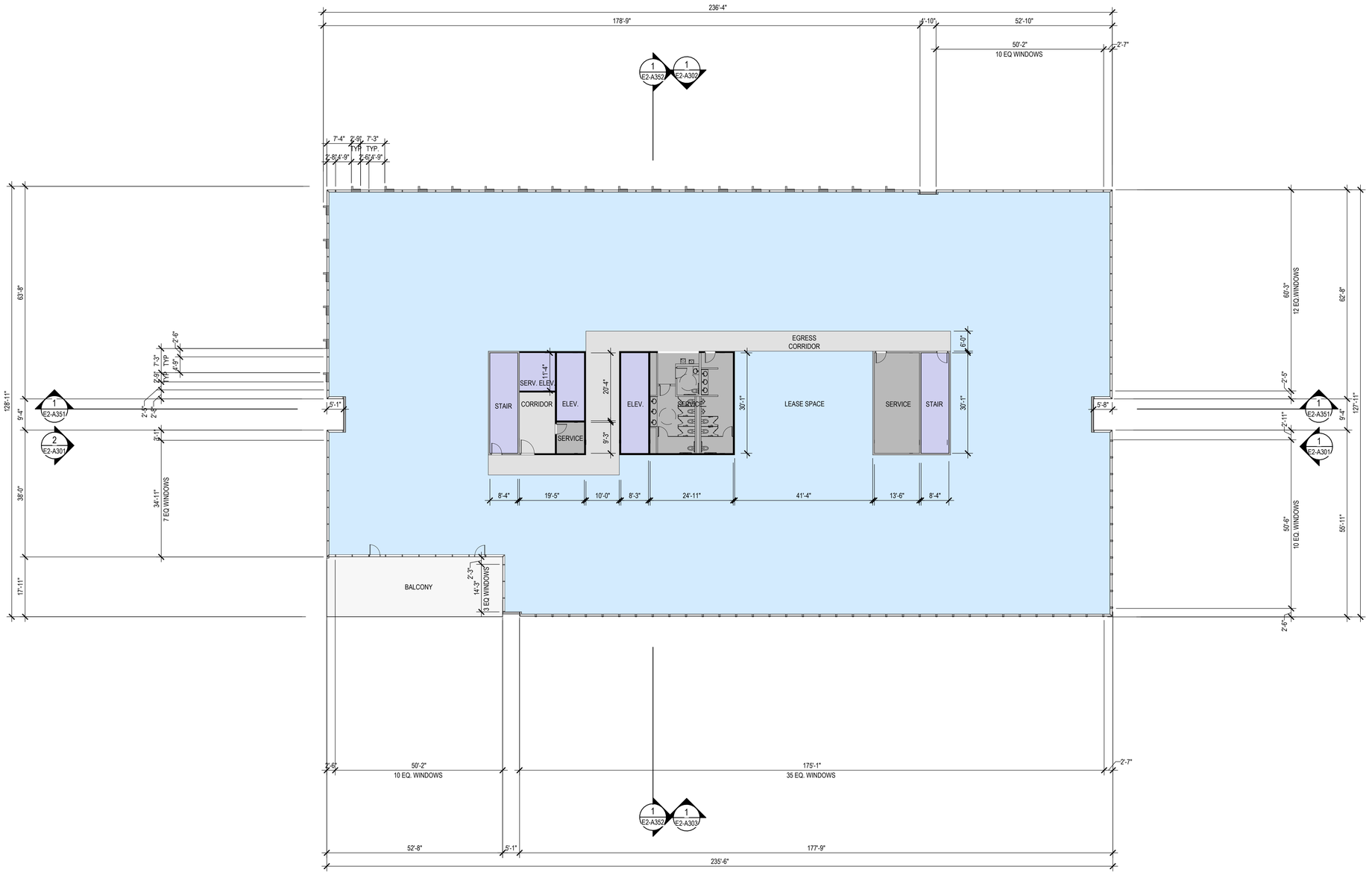
E2 - LEVEL 6 PLAN

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

Sheet Number

E2-A106

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1 E2 - LEVEL 7 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
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LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
- OFFICE
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- EGRESS CORRIDOR, ELEVATOR LOBBY
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

GRAPHIC SCALE IN FEET
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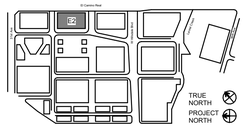
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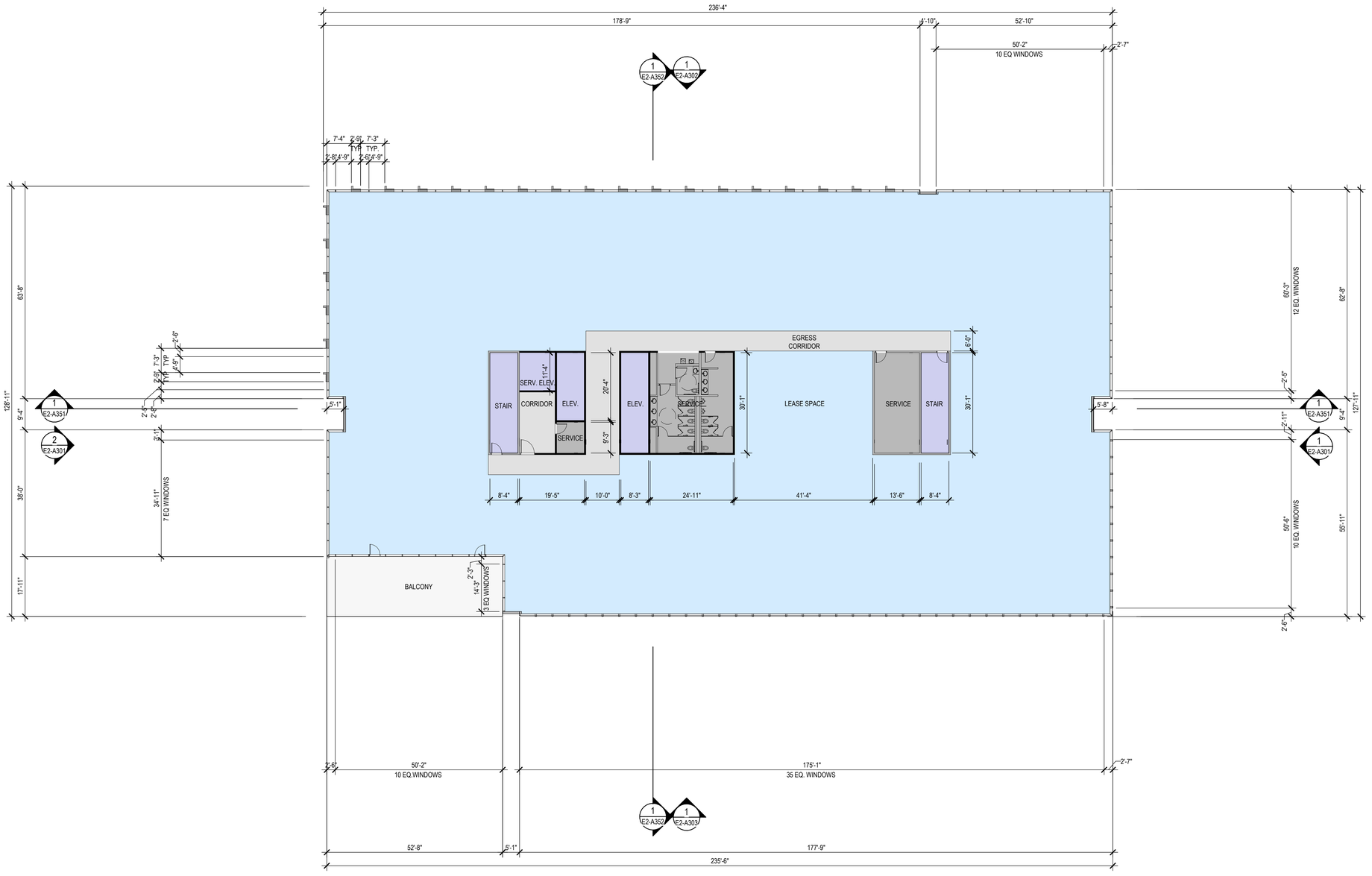
E2 - LEVEL 7 PLAN

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

Sheet Number

E2-A107

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1 E2 - LEVEL 8 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
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LEGEND

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- EGRESS CORRIDOR, ELEVATOR LOBBY
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

GRAPHIC SCALE IN FEET
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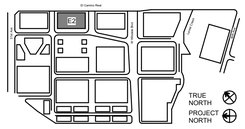
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

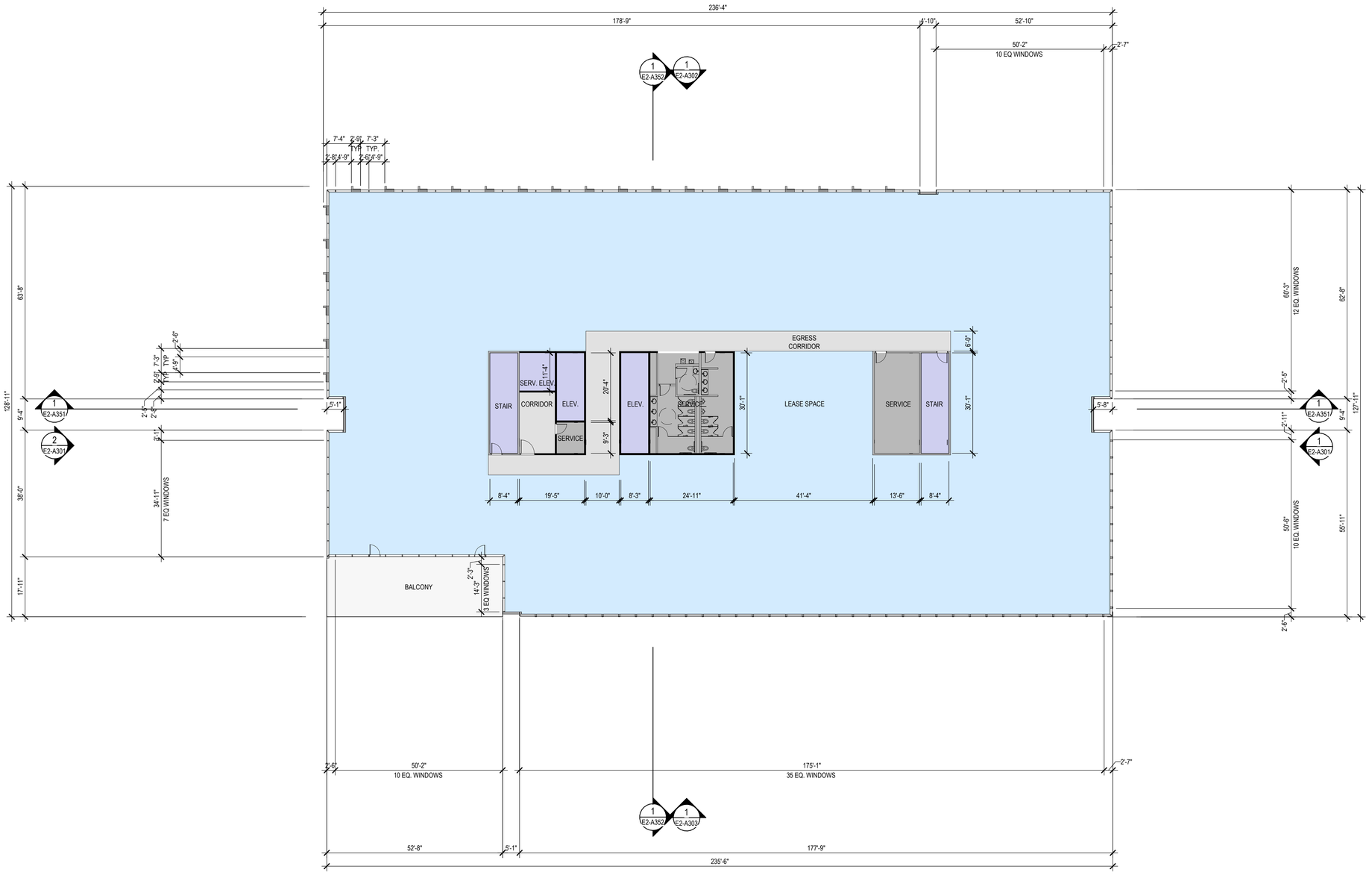
E2 - LEVEL 8 PLAN

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

Sheet Number

E2-A108

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1 E2 - LEVEL 9 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
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- VEHICULAR CIRCULATION
- 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

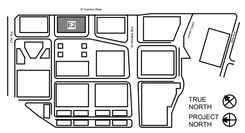
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Project No: 23.04025.00

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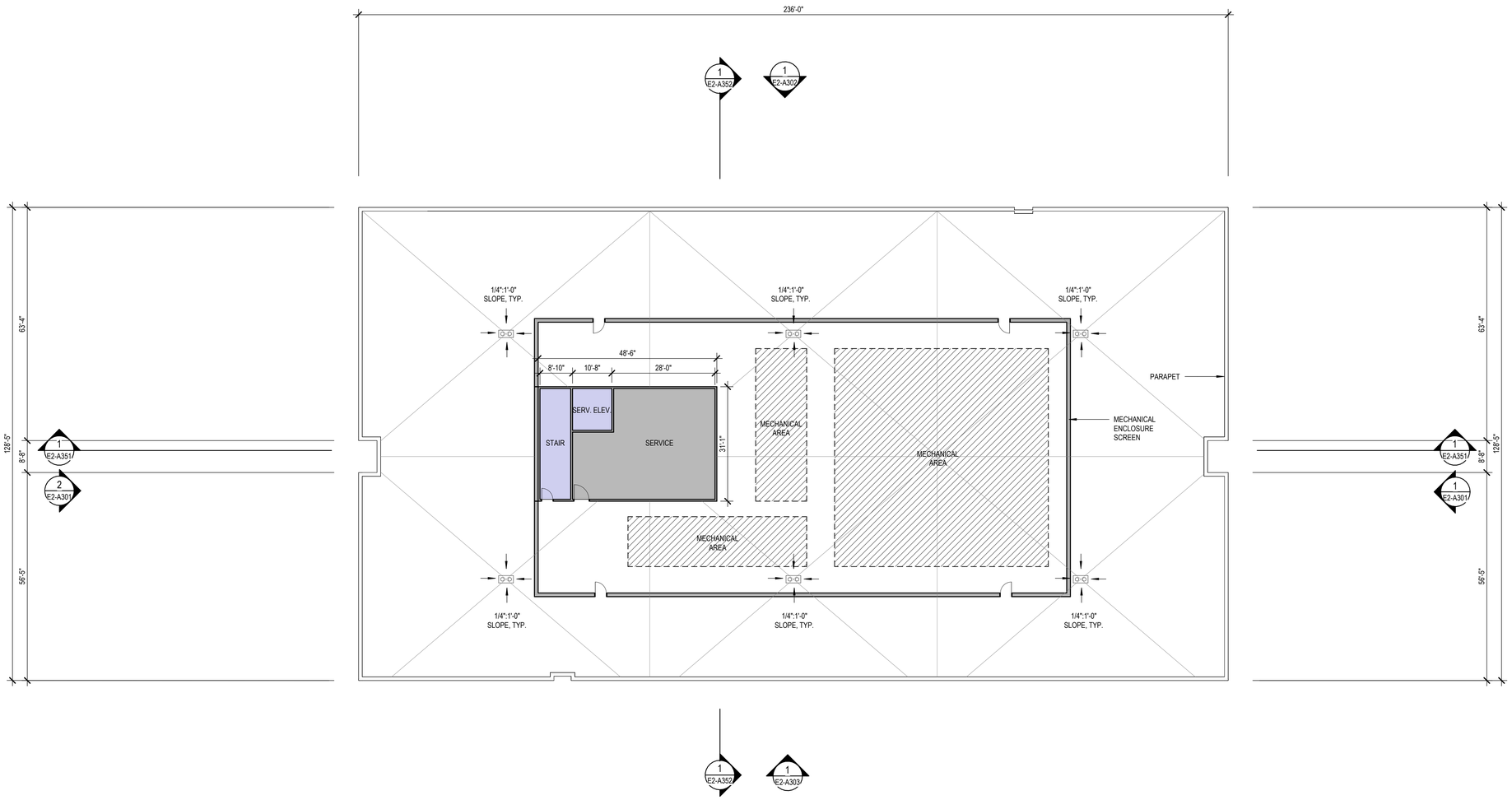
E2 - LEVEL 9 PLAN

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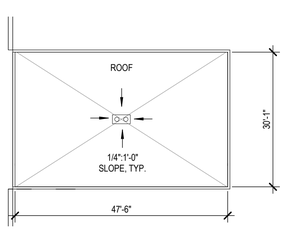
Sheet Number

E2-A109

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1 E2 - ROOF LEVEL PLAN
1/16" = 1'-0"



2 E2 - PENTHOUSE ROOF PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

GRAPHIC SCALE IN FEET
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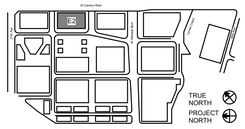
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Project No: 23.04025.00

Sheet Title:

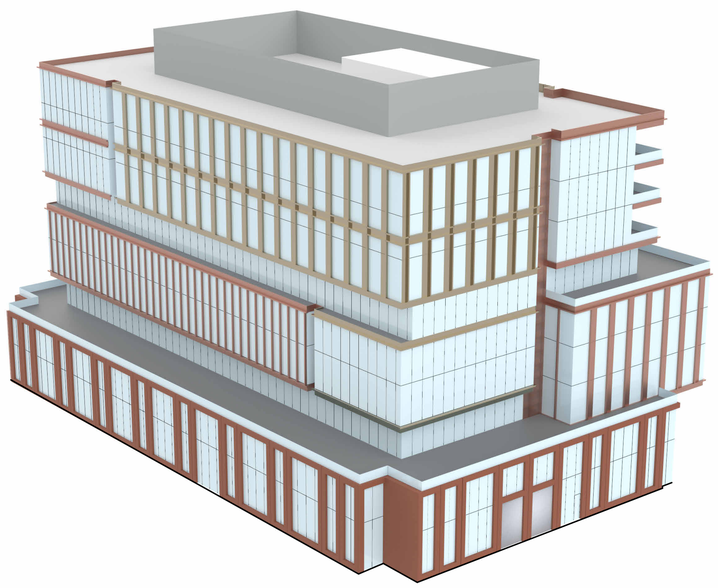
E2 - ROOF LEVEL PLAN

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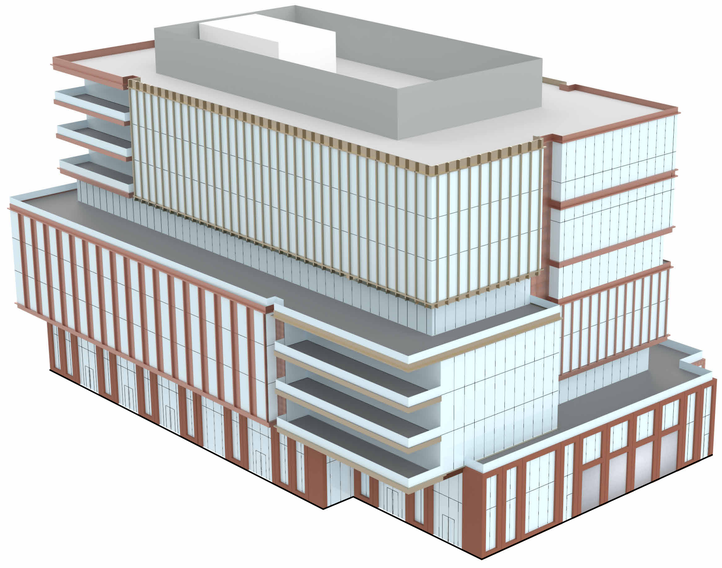
Sheet Number

E2-A110

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2 E2 NORTHEAST PERSPECTIVE
NTS



1 E2 SOUTHWEST PERSPECTIVE
NTS

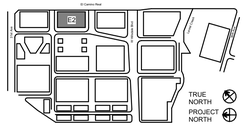
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Sheet Title:

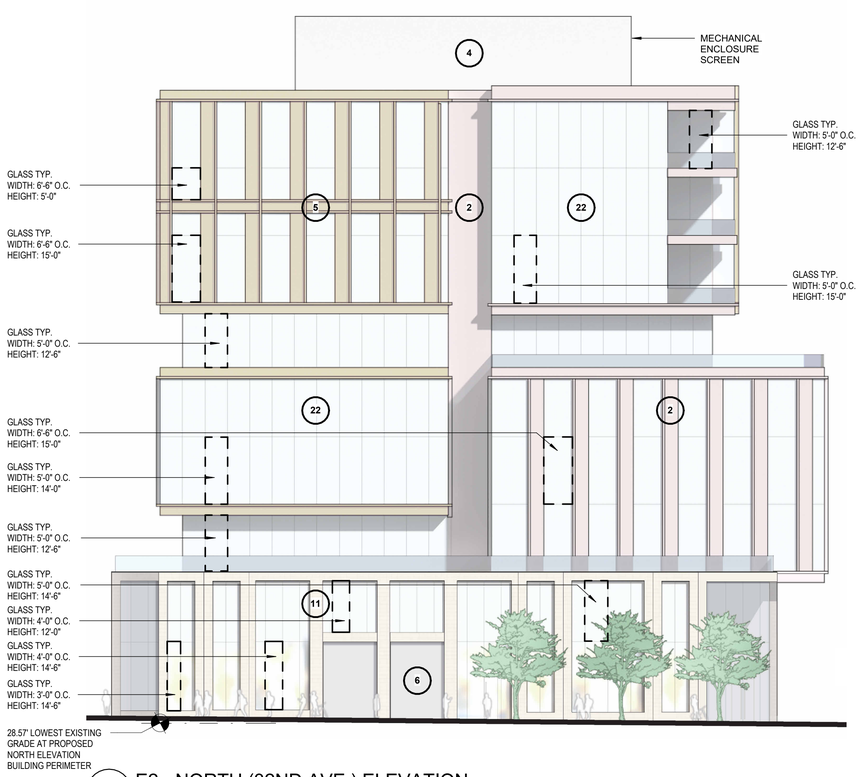
E2 - PERSPECTIVE VIEWS

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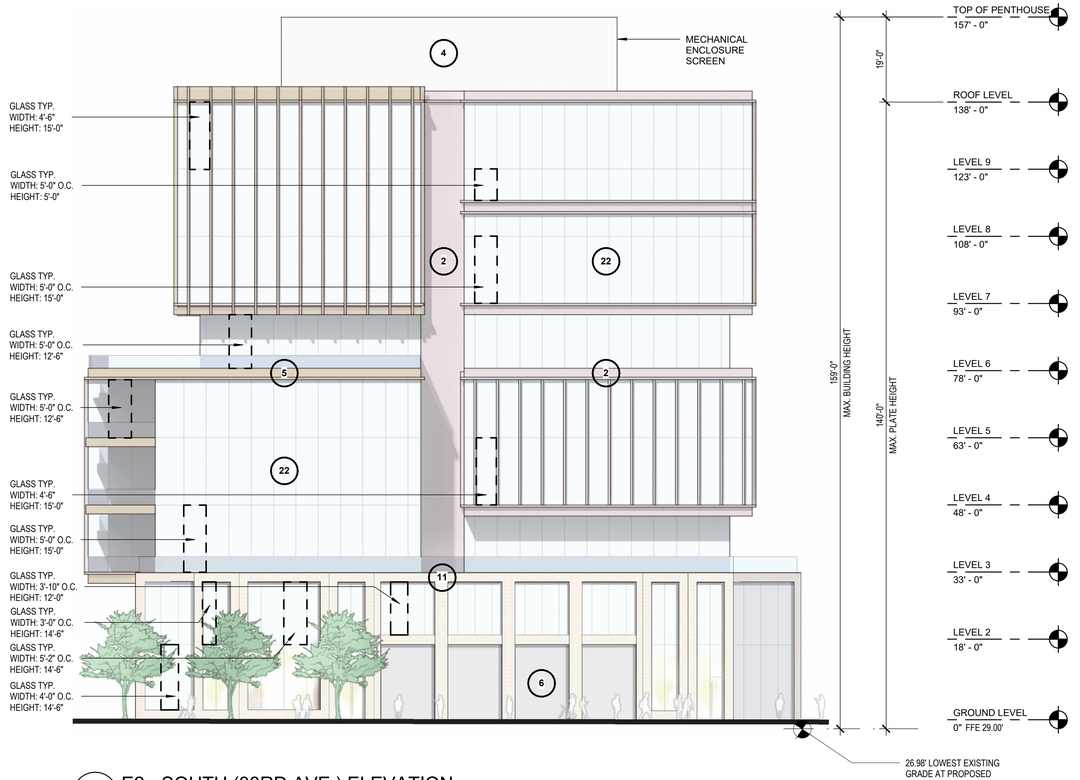
Sheet Number

E2-A300

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4/24/2026 10:33:29 PM



2 E2 - NORTH (32ND AVE.) ELEVATION
1/16" = 1'-0"



1 E2 - SOUTH (33RD AVE.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING E2

REFER TO SHEET E2-A310 FOR MATERIAL PHOTOGRAPHS

- (2) **METAL**: WARM COLOR
- (4) **METAL**: LIGHT COLOR
- (5) **METAL**: LIGHT COLOR
- (6) **METAL**: COOL COLOR
- (11) **TERRACOTTA:** WARM COLOR
- (22) **GLASS:** CLEAR GLASS COLOR

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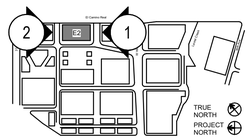
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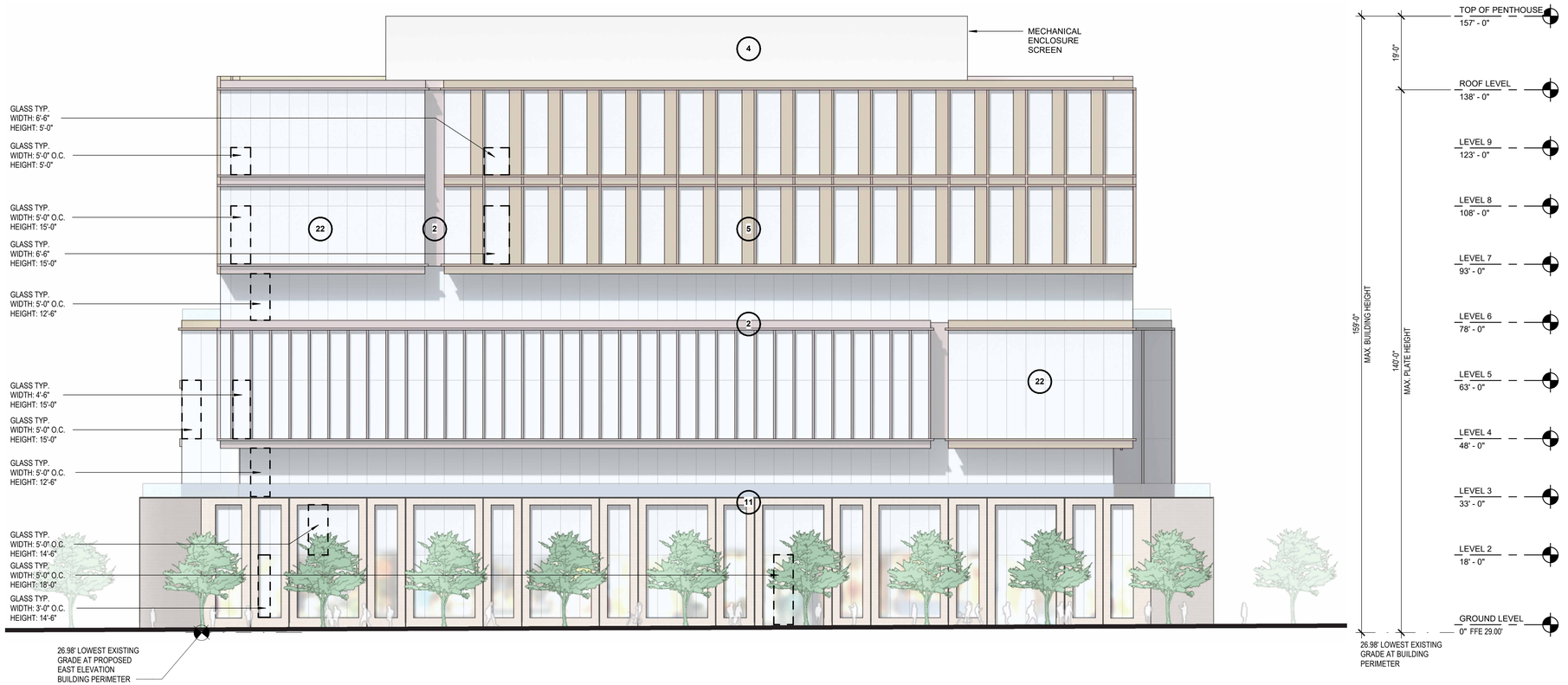
Sheet Title:

E2 - ELEVATIONS

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

Sheet Number

E2-A301



1 E2 - EAST (EL CAMINO REAL) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING E2

REFER TO SHEET E2-A310 FOR MATERIAL PHOTOGRAPHS

- 2 **METAL**: WARM COLOR
- 4 **METAL**: LIGHT COLOR
- 5 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 11 **TERRACOTTA:** WARM COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

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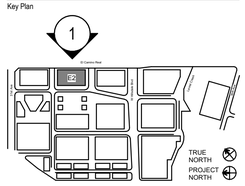
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

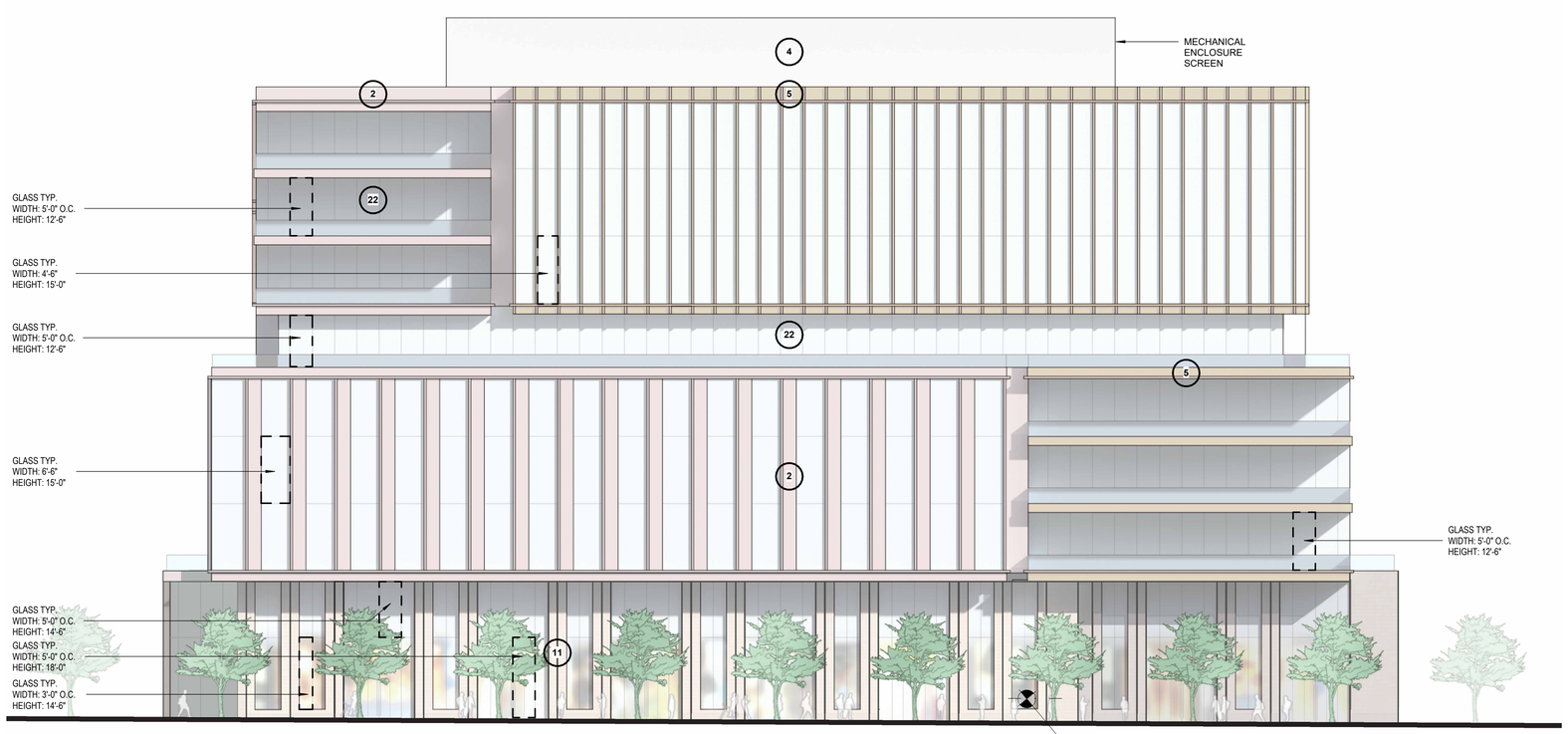
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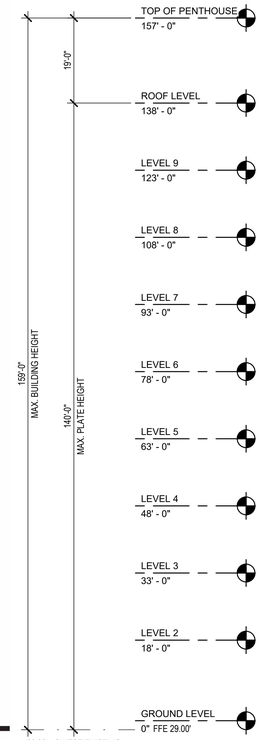
E2 - ELEVATIONS

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

Sheet Number

E2-A302





1 E2 - WEST (EAST SAILER DR.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING E2

REFER TO SHEET E2-A310 FOR MATERIAL PHOTOGRAPHS

- 2 **METAL**: WARM COLOR
- 4 **METAL**: LIGHT COLOR
- 5 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 11 **TERRACOTTA:** WARM COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

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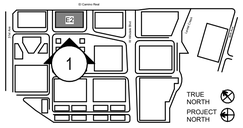
HSC Property Owner LLC

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

E2 - ELEVATIONS

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Sheet Number

E2-A303



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

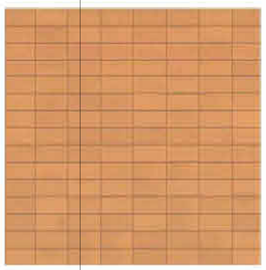
04 **METAL:** LIGHT COLOR (WINDOW AND DOOR FRAMES, CLADDING, ETC.)



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



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



11 **TERRACOTTA:** WARM COLOR (CLADDING)



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

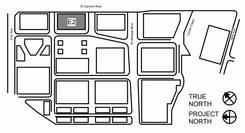
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No.	Description	Date
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

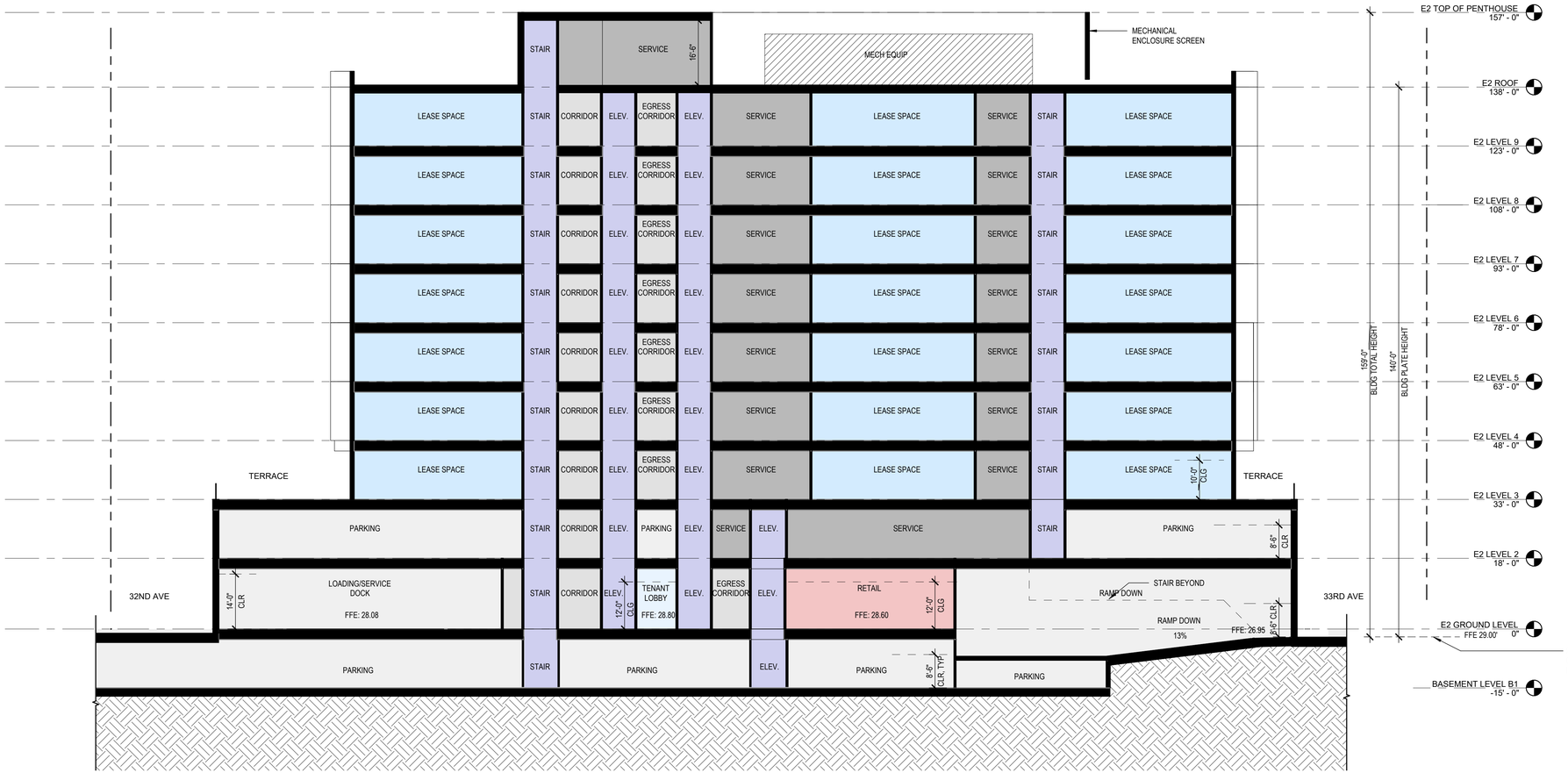
E2 - EXTERIOR MATERIAL SCHEDULE

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

Sheet Number

E2-A310

Autodesk Docs://23.04025.00 - Hillside MP Peer Review/HILLSIDE-E-HOK-AR-v1
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1 E2 - BUILDING LONGITUDINAL SECTION
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

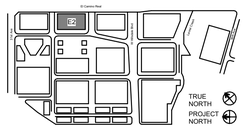
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

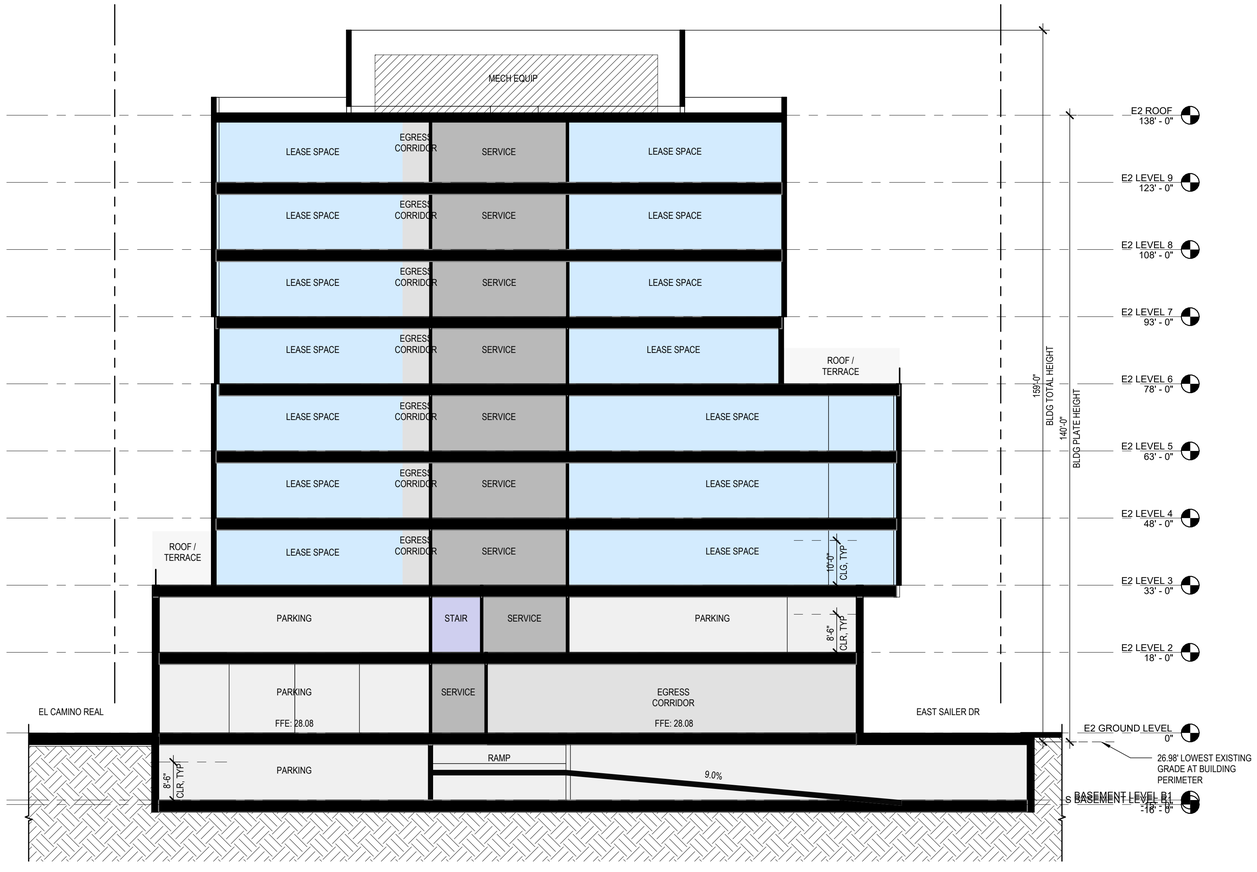
E2 - BUILDING SECTION

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Sheet Number

E2-A351

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1 E2 - BUILDING CROSS SECTION
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

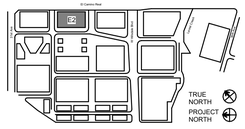
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	APPLICATION CHECKLIST PLANS	10-17-2025
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Project No: 23.04025.00

Sheet Title:

E2 - BUILDING CROSS SECTION

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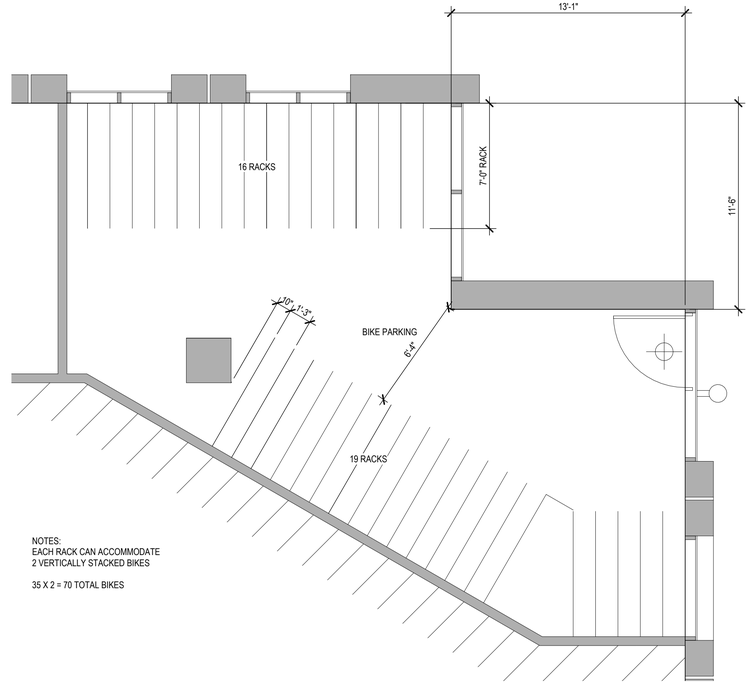
Sheet Number

E2-A352

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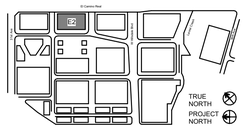
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1 E2 - LONG TERM BIKE PARKING PLAN
1/4" = 1'-0"

Key Plan



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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

E2 - ENLARGED PLANS

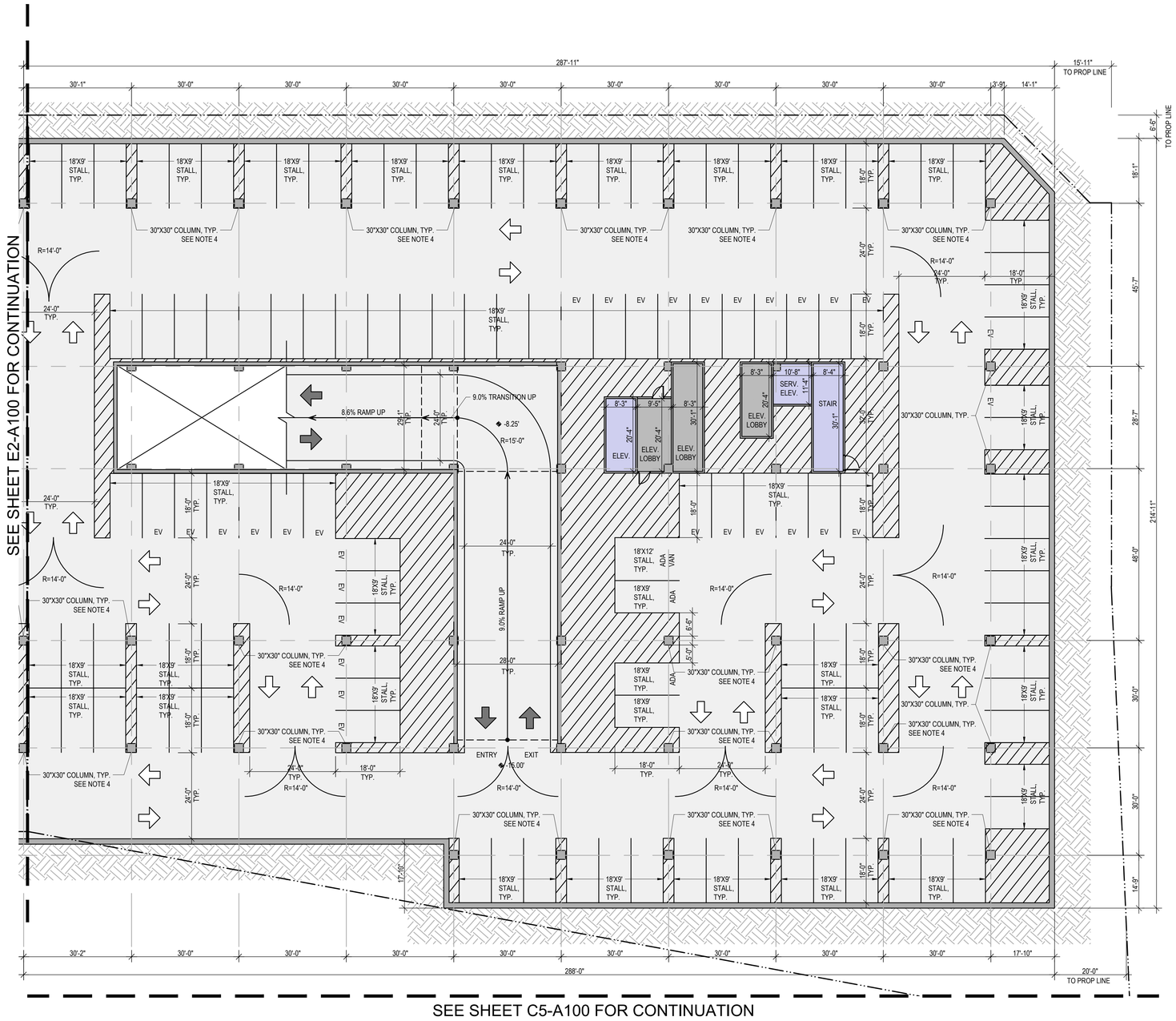
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Sheet Number

E2-A401

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOK-AR.rvt
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PARKING STALL TABULATION - BUILDING E3											
LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	90	2	1	30	0	0	0	0	0	0	123
GROUND	10	0	0	0	0	0	0	0	0	10	20
LEVEL 2	42	2	1	13	1	1	1	0	0	0	61
TOTAL	142	4	2	43	1	1	1	0	0	10	**204**



1 E3 - BASEMENT LEVEL 1 PLAN
1/16" = 1'-0"

SHEET NOTES

1. ALL STANDARD AND EV ADA STALLS SHOWN ARE 9'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
2. ALL STANDARD AND EV ADA VAN STALLS SHOWN ARE 12'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
3. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.
4. ALL STRUCTURAL COLUMNS SHOWN ON PLAN ARE 30"X30"

LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)

GRAPHIC SCALE IN FEET
0 8 16 32

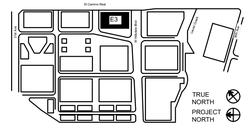
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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Project No: 23.04025.00

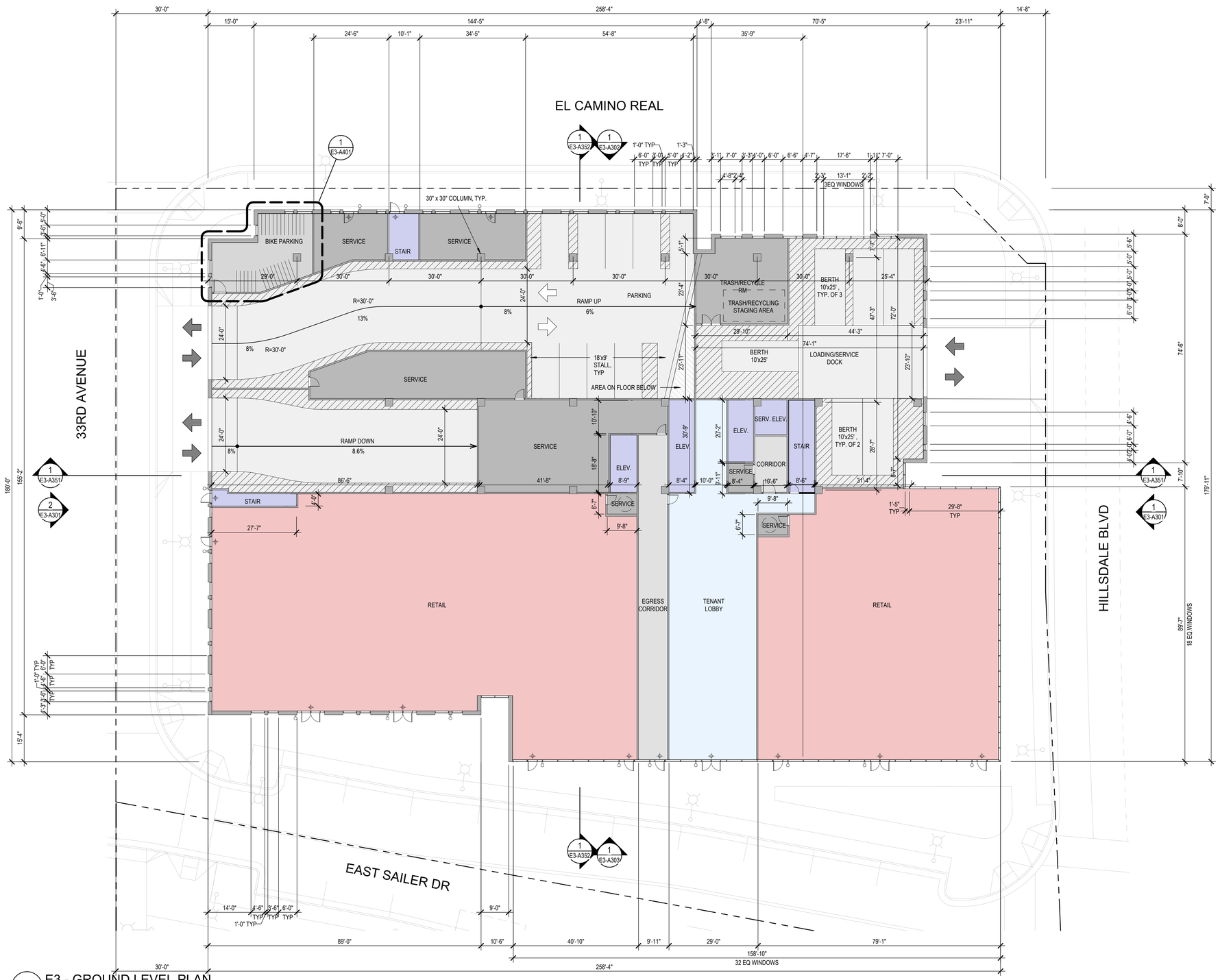
Sheet Title:

E3 - BASEMENT LEVEL 1 PLAN

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

Sheet Number

E3-A100



1 E3 - GROUND LEVEL PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING E3

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	90	2	1	30	0	0	0	0	0	123
GROUND	10	0	0	0	0	0	0	0	0	10
LEVEL 2	42	2	1	13	1	1	1	0	0	61
TOTAL	142	4	2	43	1	1	1	0	0	**194**

GRAPHIC SCALE IN FEET
0

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY
- SECURITY LIGHTING FOR COMMERCIAL USES SHOWN ON INTERIOR SIDE OF GROUND LEVEL ENTRIES

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

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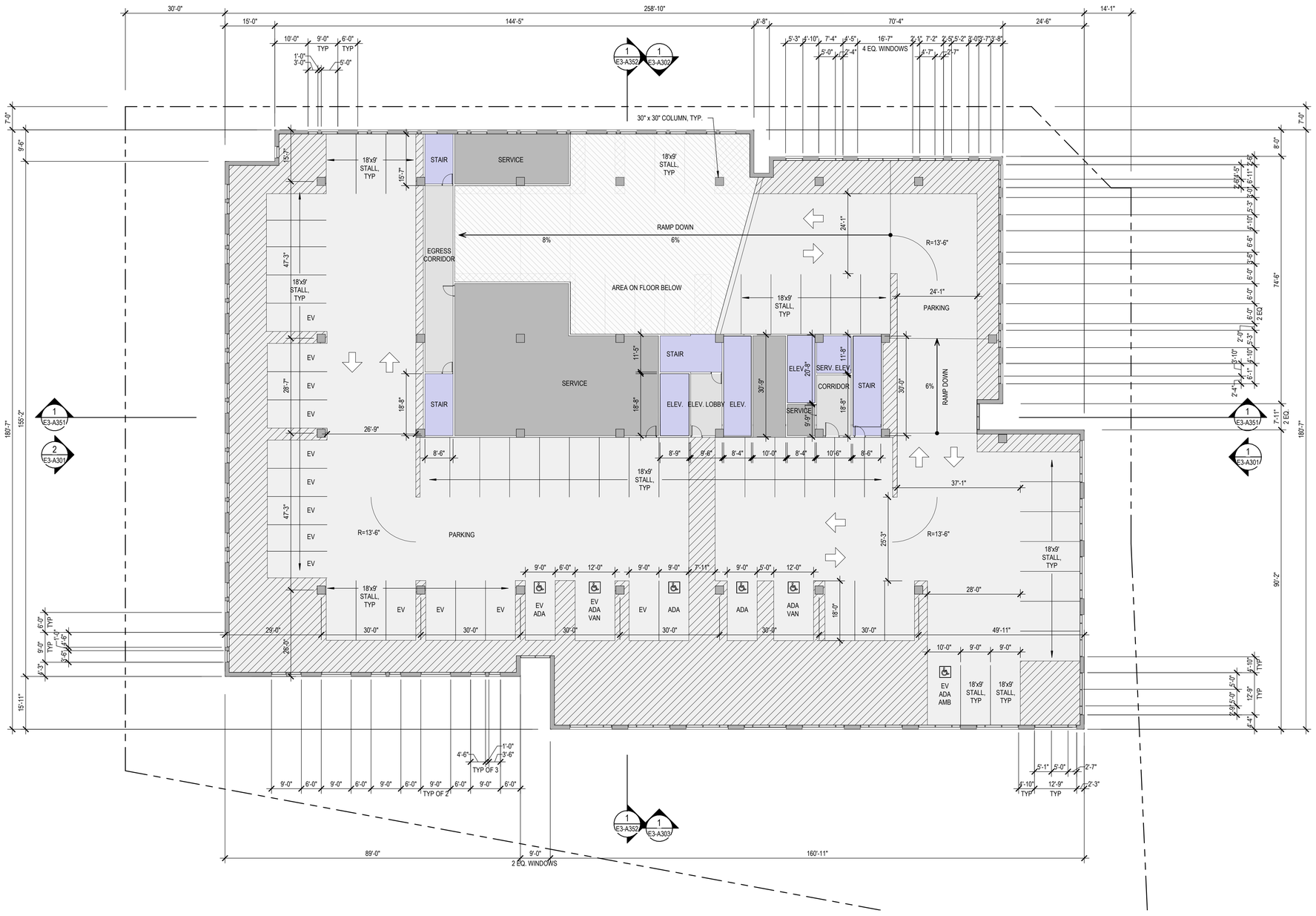
E3 - GROUND LEVEL PLAN

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

Sheet Number

E3-A101

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1 E3 - LEVEL 2 PLAN
1/16" = 1'-0"

N

PARKING STALL TABULATION - BUILDING E3

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	90	2	1	30	0	0	0	0	0	123
GROUND	10	0	0	0	0	0	0	0	0	10
LEVEL 2	42	2	1	13	1	1	1	0	0	61
TOTAL	142	4	2	43	1	1	1	0	0	**194**

GRAPHIC SCALE IN FEET
0

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

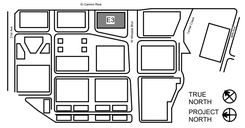
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Project No: 23.04025.00

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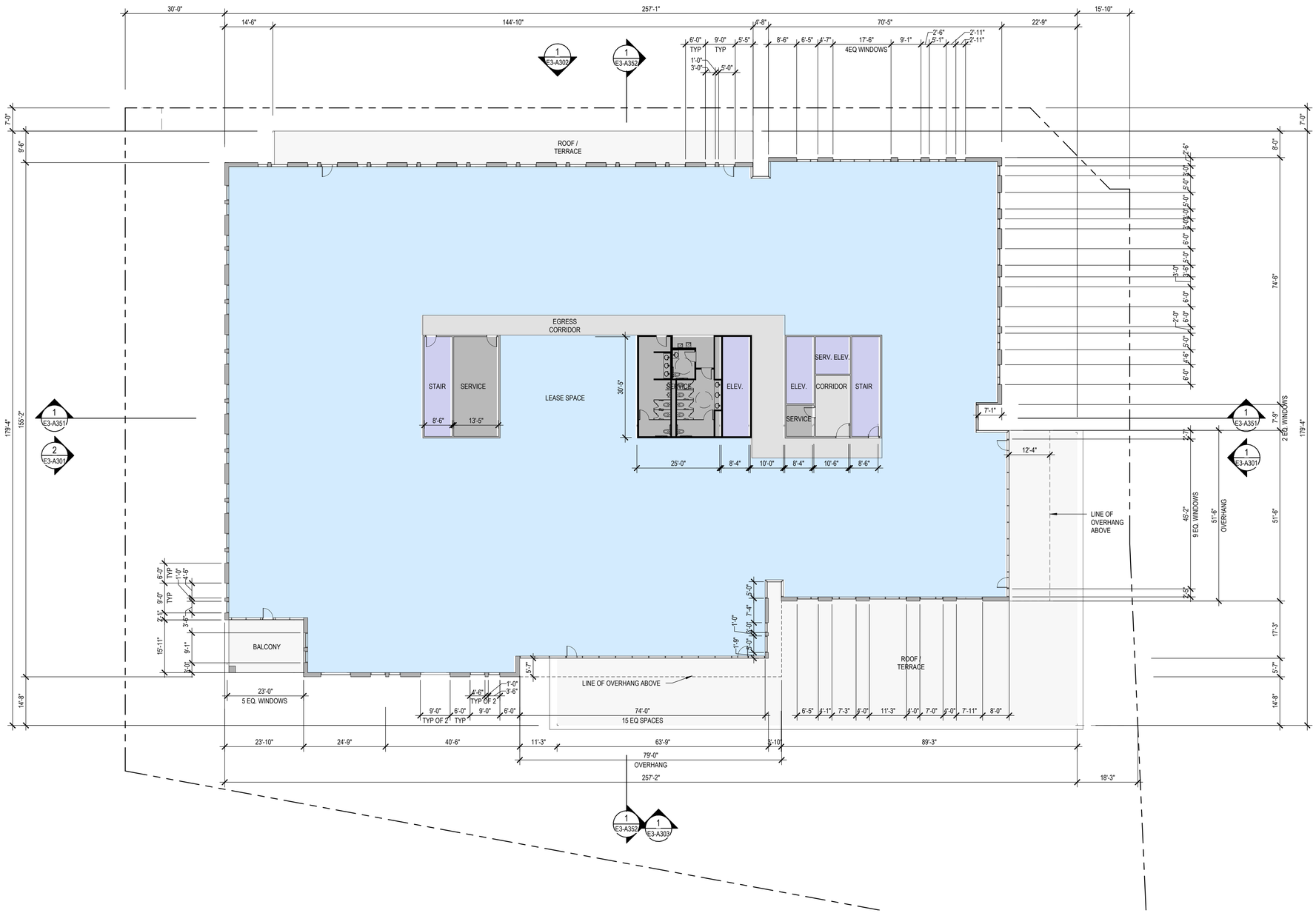
E3 - LEVEL 2 PLAN

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Sheet Number

E3-A102

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1 E3 - LEVEL 3 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET
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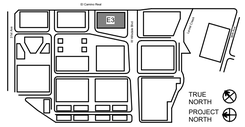
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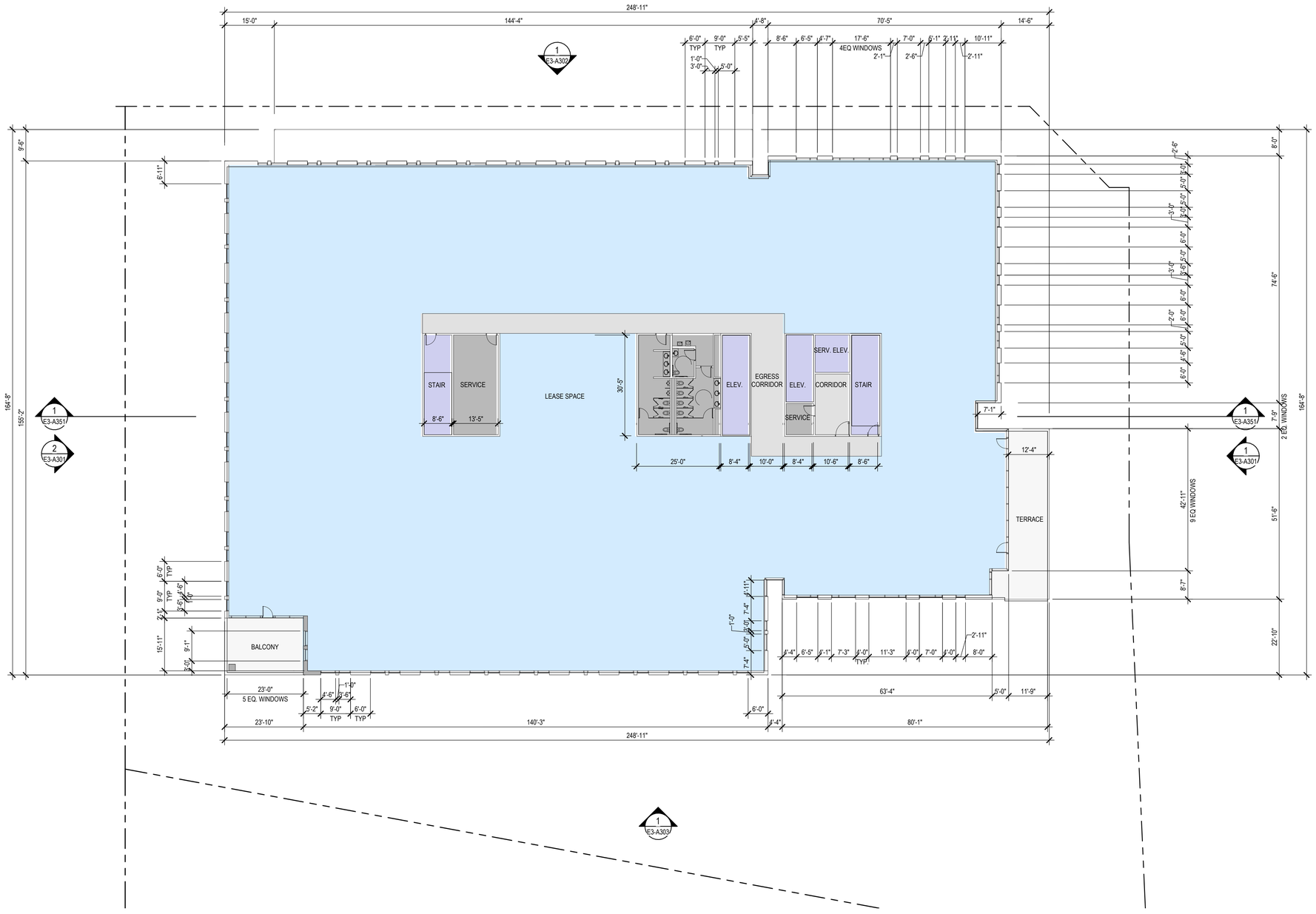
E3 - LEVEL 3 PLAN

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

Sheet Number

E3-A103

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1 E3 - LEVEL 4 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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
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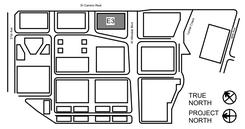
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1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

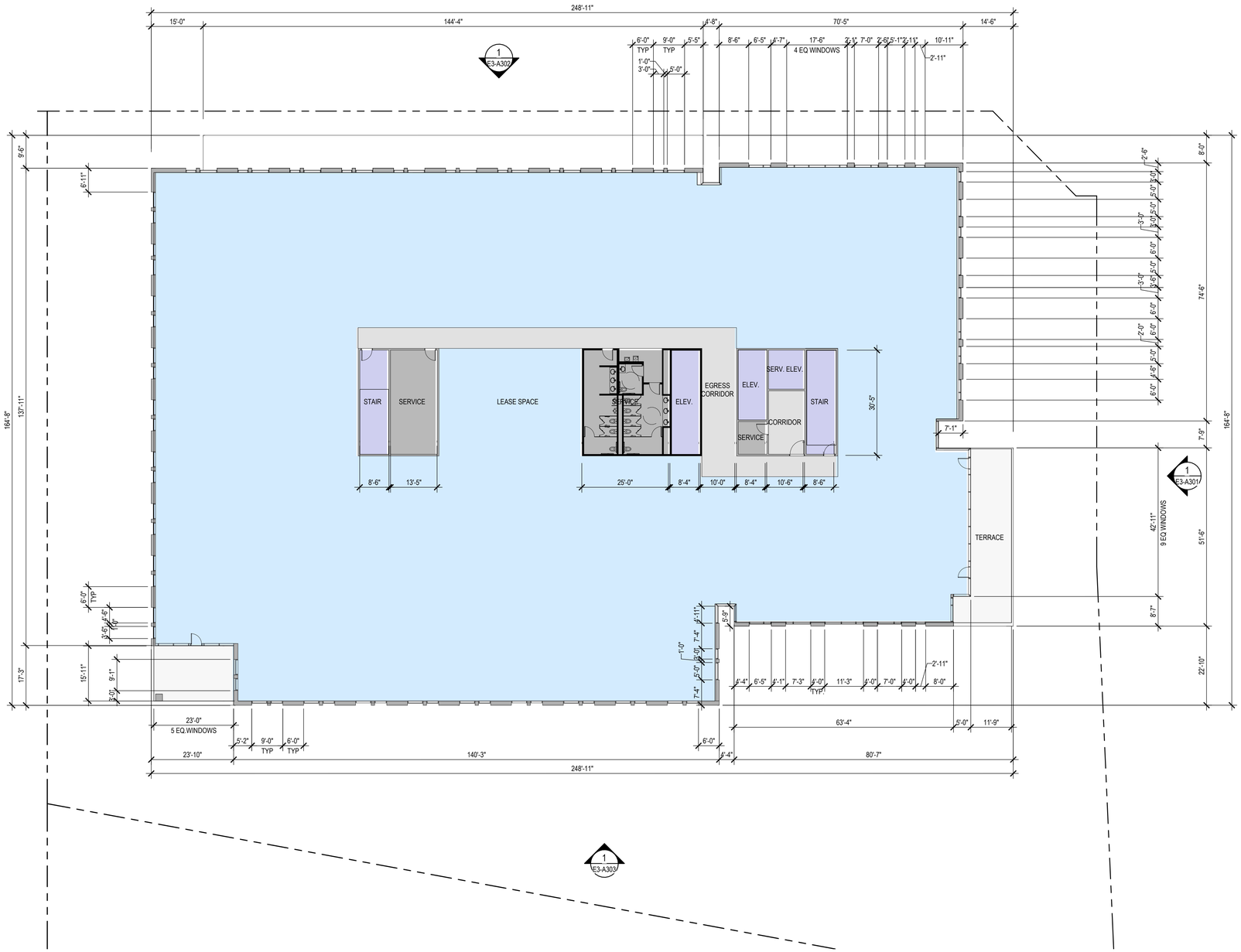
E3 - LEVEL 4 PLAN

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

Sheet Number

E3-A104

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1 E3 - LEVEL 5 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET
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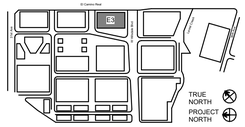
HSC Property Owner LLC

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Key Plan



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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

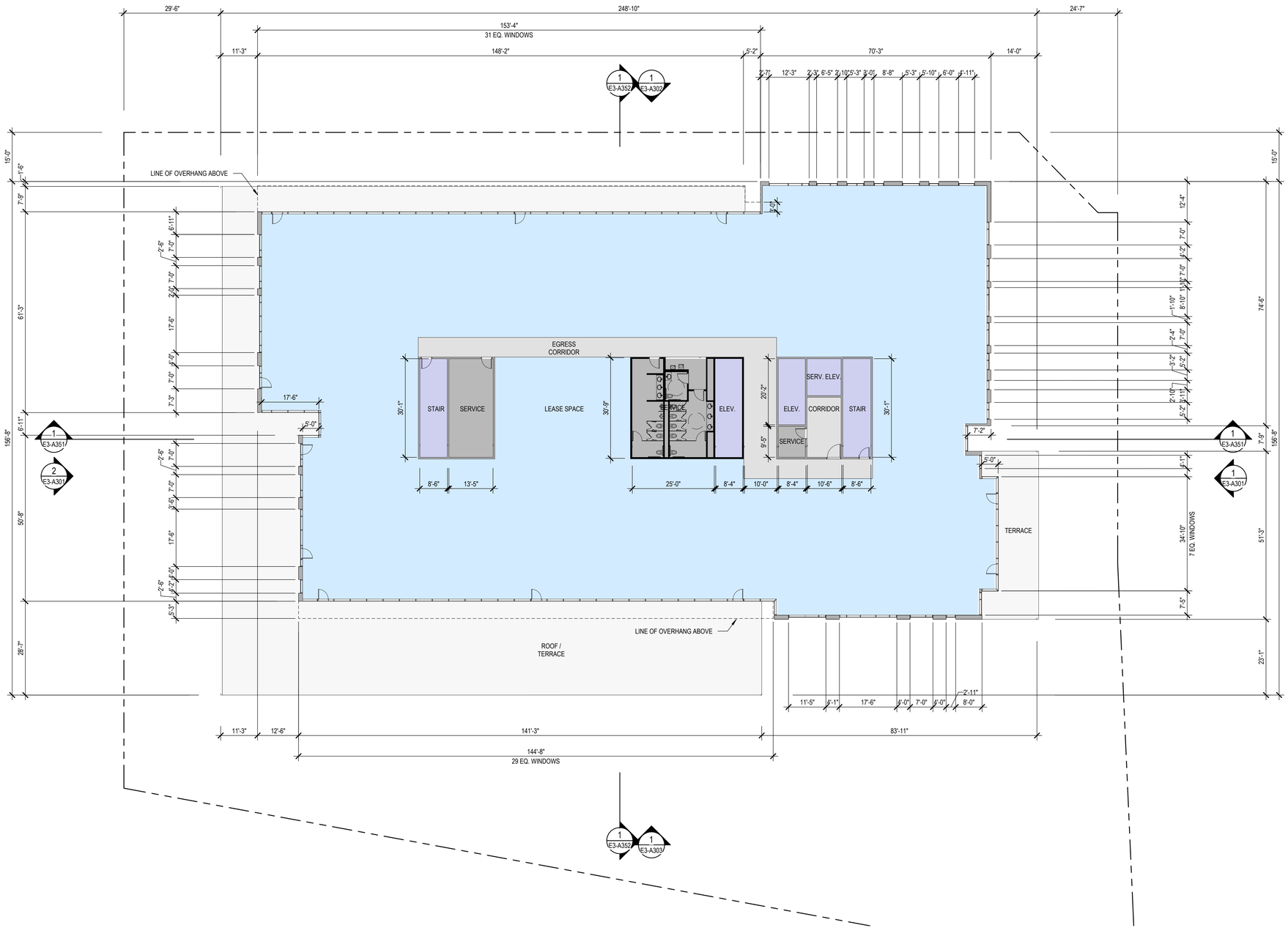
E3 - LEVEL 5 PLAN

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

Sheet Number

E3-A105

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1 E3 - LEVEL 6 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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
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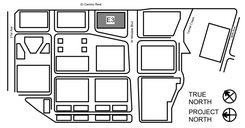
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	APPLICATION CHECKLIST PLANS	10-17-2025
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

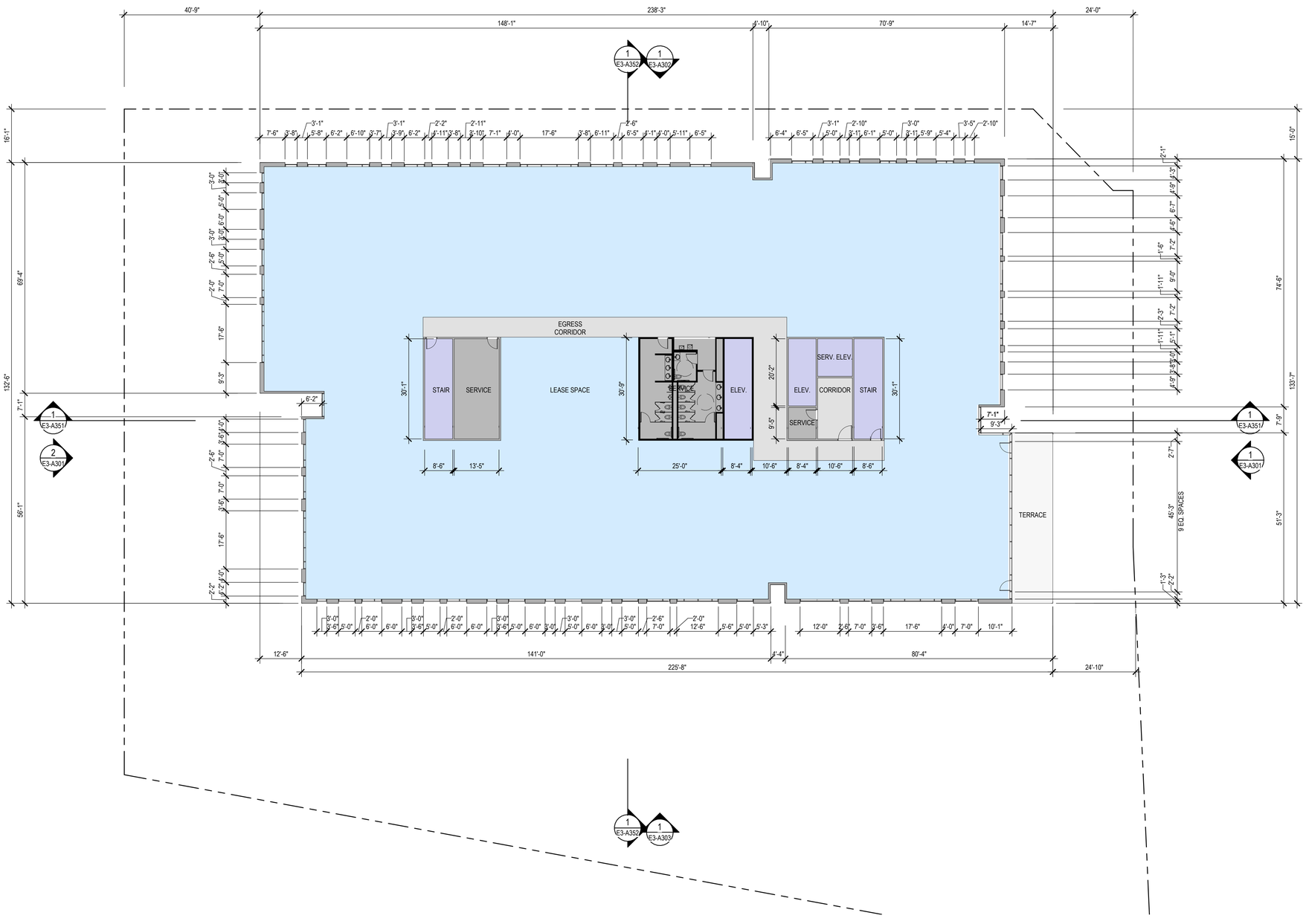
E3 - LEVEL 6 PLAN

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Sheet Number

E3-A106

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4/24/2026 10:38:47 PM



1 E3 - LEVEL 7 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

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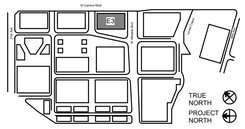
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

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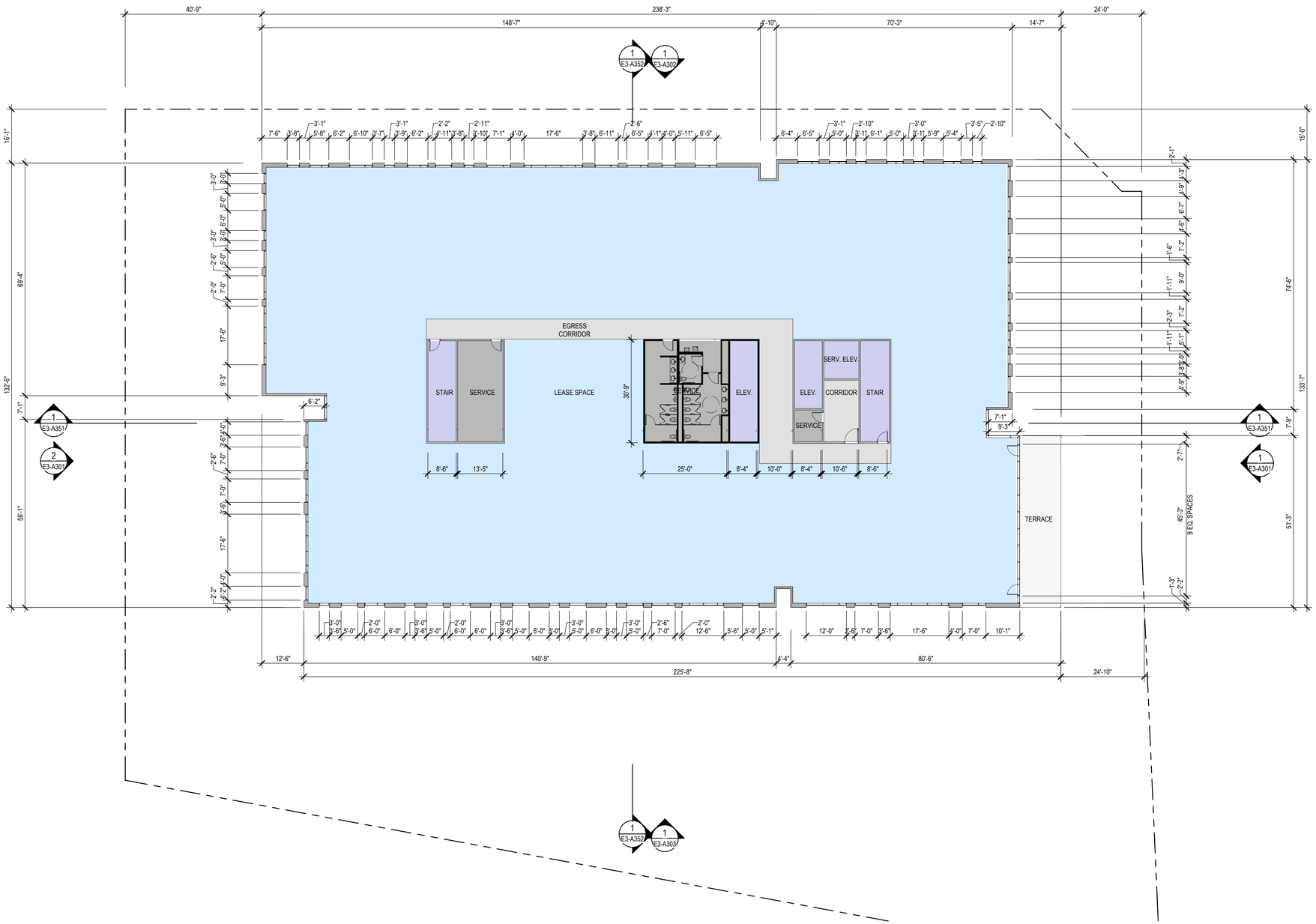
E3 - LEVEL 7 PLAN

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Sheet Number

E3-A107

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1 E3 - LEVEL 8 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

NORTH

GRAPHIC SCALE IN FEET
0

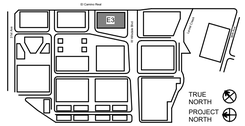
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1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

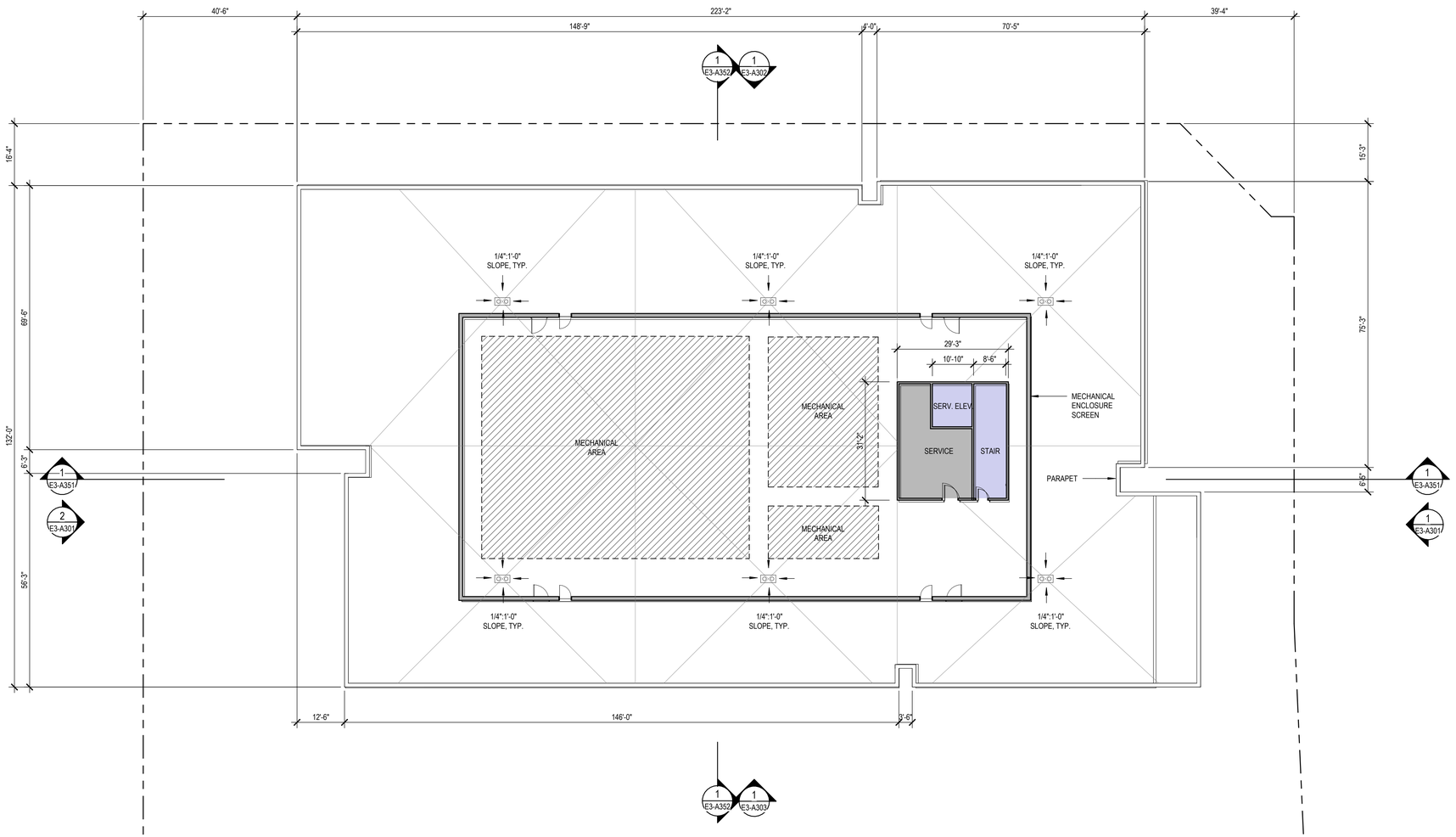
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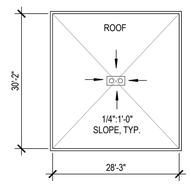
Sheet Number

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1 E3 - ROOF LEVEL PLAN
1/16" = 1'-0"



2 E3 - PENTHOUSE ROOF PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

GRAPHIC SCALE IN FEET
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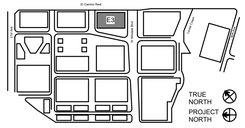
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Project No: 23.04025.00

Sheet Title:

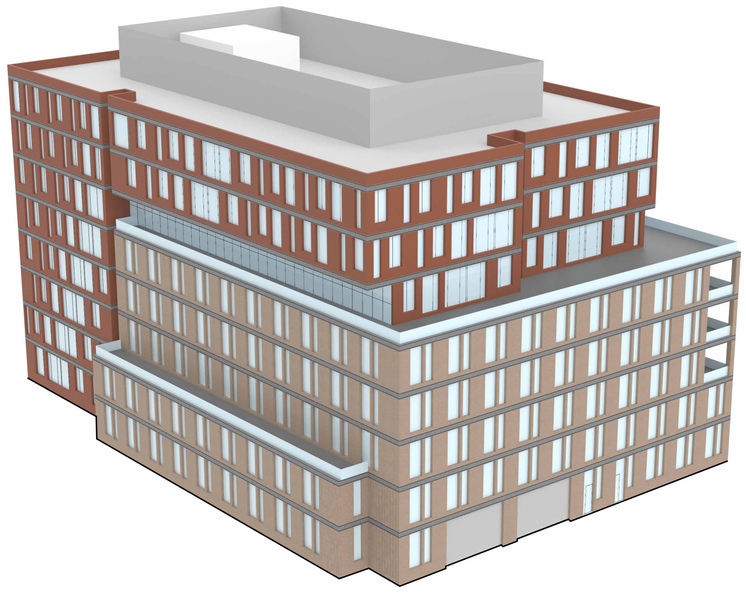
E3 - ROOF LEVEL PLAN

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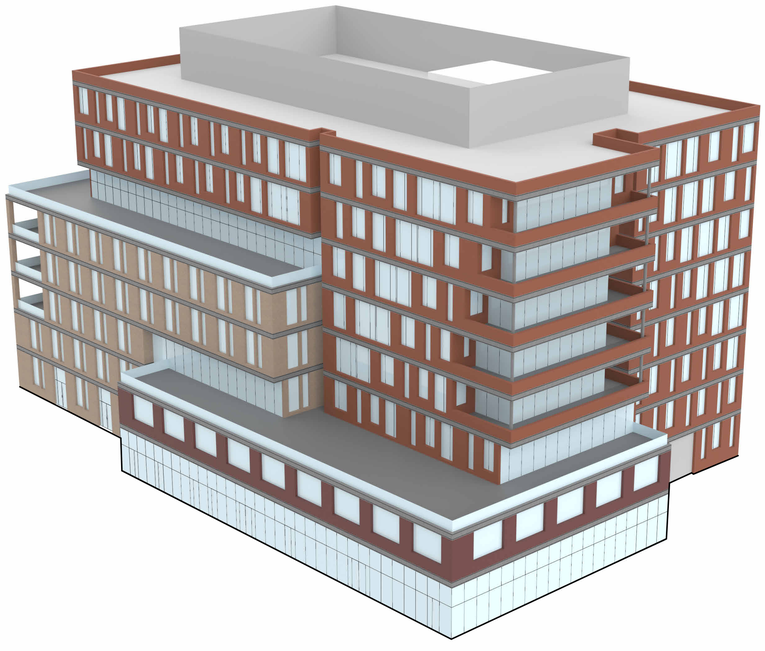
Sheet Number

E3-A109

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2 E3 NORTHEAST PERSPECTIVE
NTS



1 E3 SOUTHWEST PERSPECTIVE
NTS

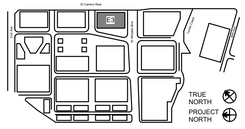
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Sheet Title:

E3 - PERSPECTIVE VIEWS

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Sheet Number

E3-A300

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2 E3 - NORTH (33RD AVE.) ELEVATION
1/16" = 1'-0"



1 E3 - SOUTH (HILLSDALE BLVD) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING E3

REFER TO SHEET E3-A310 FOR MATERIAL PHOTOGRAPHS

- (4) **METAL**: LIGHT COLOR
- (22) **GLASS**: CLEAR GLASS COLOR
- (10) **TERRACOTTA:** DARK COLOR
- (11) **TERRACOTTA:** WARM COLOR
- (12) **TERRACOTTA:** LIGHT COLOR

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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

E3 - ELEVATIONS

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

Sheet Number

E3-A301



1 E3 - EAST (EL CAMINO REAL) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING E3

REFER TO SHEET E3-A310 FOR MATERIAL PHOTOGRAPHS

- (4) **METAL**: LIGHT COLOR
- (22) **GLASS:** CLEAR GLASS COLOR
- (10) **TERRACOTTA:** DARK COLOR
- (11) **TERRACOTTA:** WARM COLOR
- (12) **TERRACOTTA:** LIGHT COLOR

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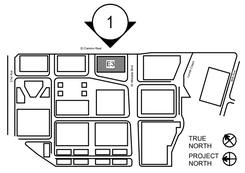
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Project No: 23.04025.00

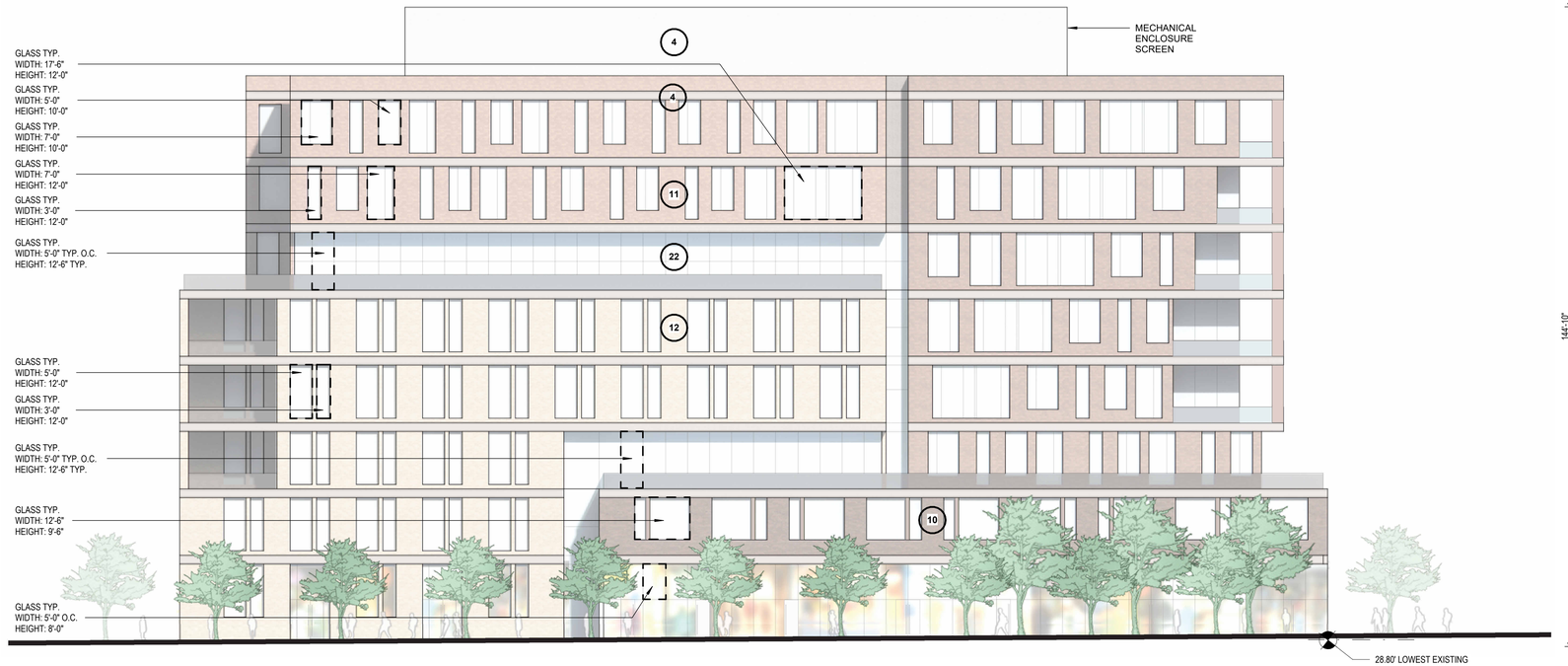
Sheet Title:

E3 - ELEVATIONS

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

Sheet Number

E3-A302



1 E3 - WEST (EAST SAILER DR.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING E3

REFER TO SHEET E3-A310 FOR MATERIAL PHOTOGRAPHS

- (4) **METAL**: LIGHT COLOR
- (10) **TERRACOTTA:** DARK COLOR
- (11) **TERRACOTTA:** WARM COLOR
- (12) **TERRACOTTA:** LIGHT COLOR
- (22) **GLASS:** CLEAR GLASS COLOR

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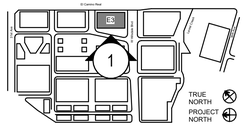
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Project No: 23.04025.00

Sheet Title:

E3 - ELEVATIONS

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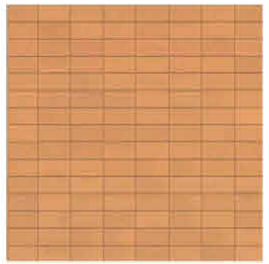
Sheet Number

E3-A303

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



10 **TERRACOTTA:** DARK COLOR (CLADDING)



11 **TERRACOTTA:** WARM COLOR (CLADDING)



12 **TERRACOTTA:** LIGHT COLOR (CLADDING)



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

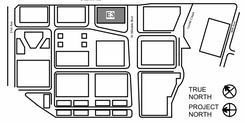
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

E3 - EXTERIOR MATERIAL SCHEDULE

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

Sheet Number

E3-A310

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1 E3 - BUILDING LONGITUDINAL SECTION
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

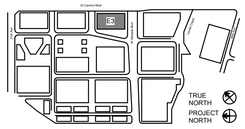
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2	APPLICATION CHECKLIST 4	04-29-2026

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Sheet Title:

E3 - BUILDING LONGITUDINAL SECTION

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

Sheet Number

E3-A351

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1 E3 - BUILDING CROSS SECTION
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

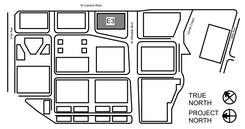
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Project No: 23.04025.00

Sheet Title:

E3 - BUILDING CROSS SECTION

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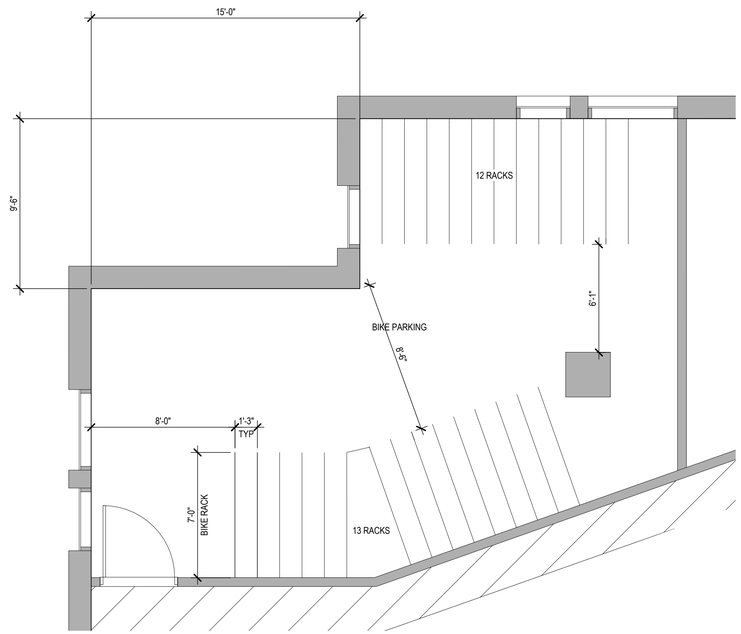
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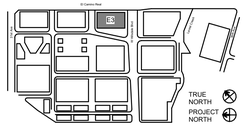


NOTES:
EACH RACK CAN ACCOMMODATE
2 VERTICALLY STACKED BIKES

25 X 2 = 50 TOTAL BIKES

1 E3 - LONG TERM BIKE PARKING PLAN
1/4" = 1'-0"

Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

E3 - ENLARGED PLANS

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

Sheet Number

E3-A401

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PARKING STALL TABULATION - BUILDING S1											
LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B2	94	1	0	30	0	0	0	0	0	0	125
BASEMENT B1	95	1	0	31	0	0	0	0	0	0	127
GROUND	27	3	1	0	0	0	0	0	0	9	40
LEVEL 2	26	0	0	21	2	1	3	0	0	0	53
LEVEL 2.5	29	0	0	0	0	0	0	0	0	0	29
TOTAL	271	5	1	82	2	1	3	0	0	9	**374**



SEE SHEET S2-A100A FOR CONTINUATION

1 S1 - BASEMENT LEVEL 2 PLAN
1/16" = 1'-0"

SHEET NOTES

1. ALL STANDARD AND EV ADA STALLS SHOWN ARE 9'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
2. ALL STANDARD AND EV ADA VAN STALLS SHOWN ARE 12'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
3. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.
4. ALL STRUCTURAL COLUMNS SHOWN ON PLAN ARE 30"X30"

LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)

GRAPHIC SCALE IN FEET
0 8 16 32

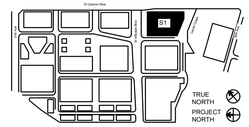
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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

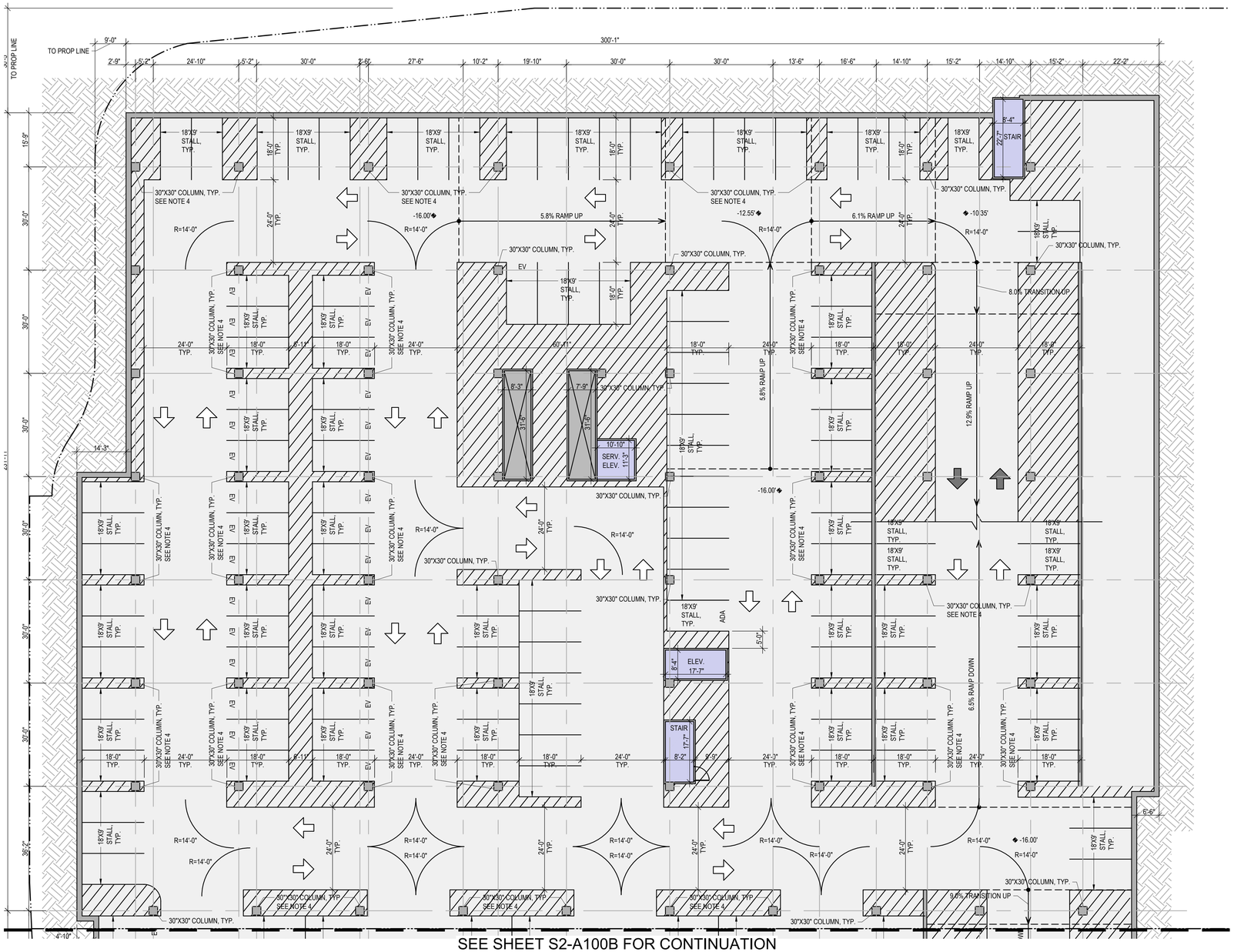
S1 - BASEMENT LEVEL 2 PLAN

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

Sheet Number

S1-A100A

PARKING STALL TABULATION - BUILDING S1											
LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B2	94	1	0	30	0	0	0	0	0	0	125
BASEMENT B1	95	1	0	31	0	0	0	0	0	0	127
GROUND	27	3	1	0	0	0	0	0	0	9	40
LEVEL 2	26	0	0	21	2	1	3	0	0	0	53
LEVEL 2.5	29	0	0	0	0	0	0	0	0	0	29
TOTAL	271	5	1	82	2	1	3	0	0	9	**374**



SEE SHEET S2-A100B FOR CONTINUATION

1 S1 - BASEMENT LEVEL 1 PLAN
1/16" = 1'-0"

SHEET NOTES

1. ALL STANDARD AND EV ADA STALLS SHOWN ARE 9'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
2. ALL STANDARD AND EV ADA VAN STALLS SHOWN ARE 12'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
3. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.
4. ALL STRUCTURAL COLUMNS SHOWN ON PLAN ARE 30"X30".

LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)

GRAPHIC SCALE IN FEET
0 8 16 32

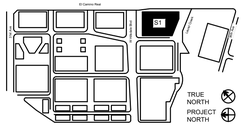
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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
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Project No: 23.04025.00

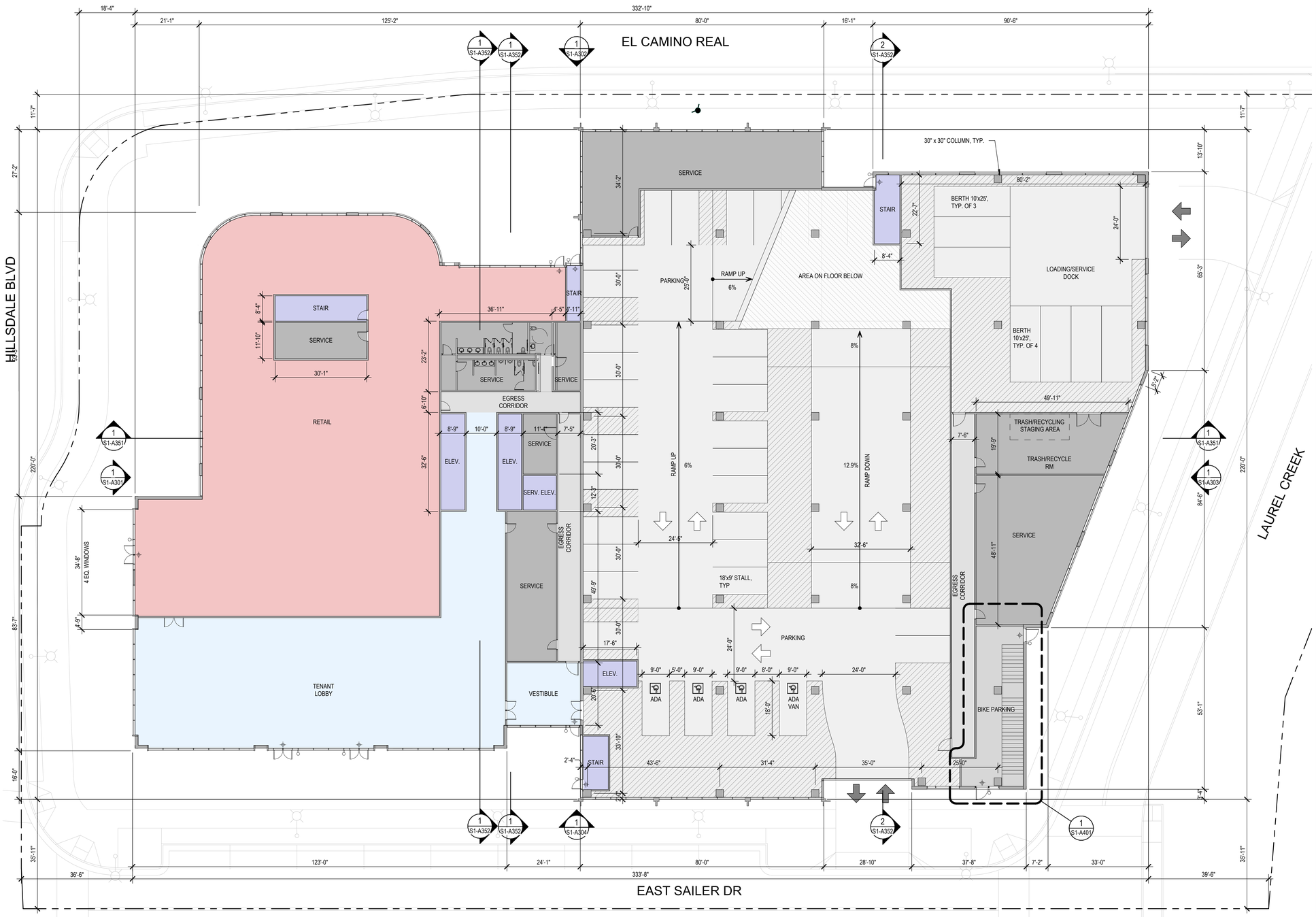
Sheet Title:

S1 - BASEMENT LEVEL 1 PLAN

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

Sheet Number

S1-A100B



1 S1 - GROUND LEVEL PLAN
1/16" = 1'-0"

N

PARKING STALL TABULATION - BUILDING S1

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B2	102	1	0	30	0	0	0	0	0	133
BASEMENT B1	103	1	0	31	0	0	0	0	0	135
GROUND	27	3	1	0	0	0	0	0	0	31
LEVEL 2	26	0	0	21	2	1	3	0	0	53
LEVEL 2.5	29	0	0	0	0	0	0	0	0	29
TOTAL	287	5	1	82	2	1	3	0	0	**381**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY
- SECURITY LIGHTING FOR COMMERCIAL USES SHOWN ON INTERIOR SIDE OF GROUND LEVEL ENTRIES

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET
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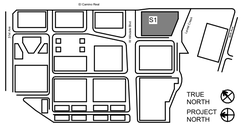
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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

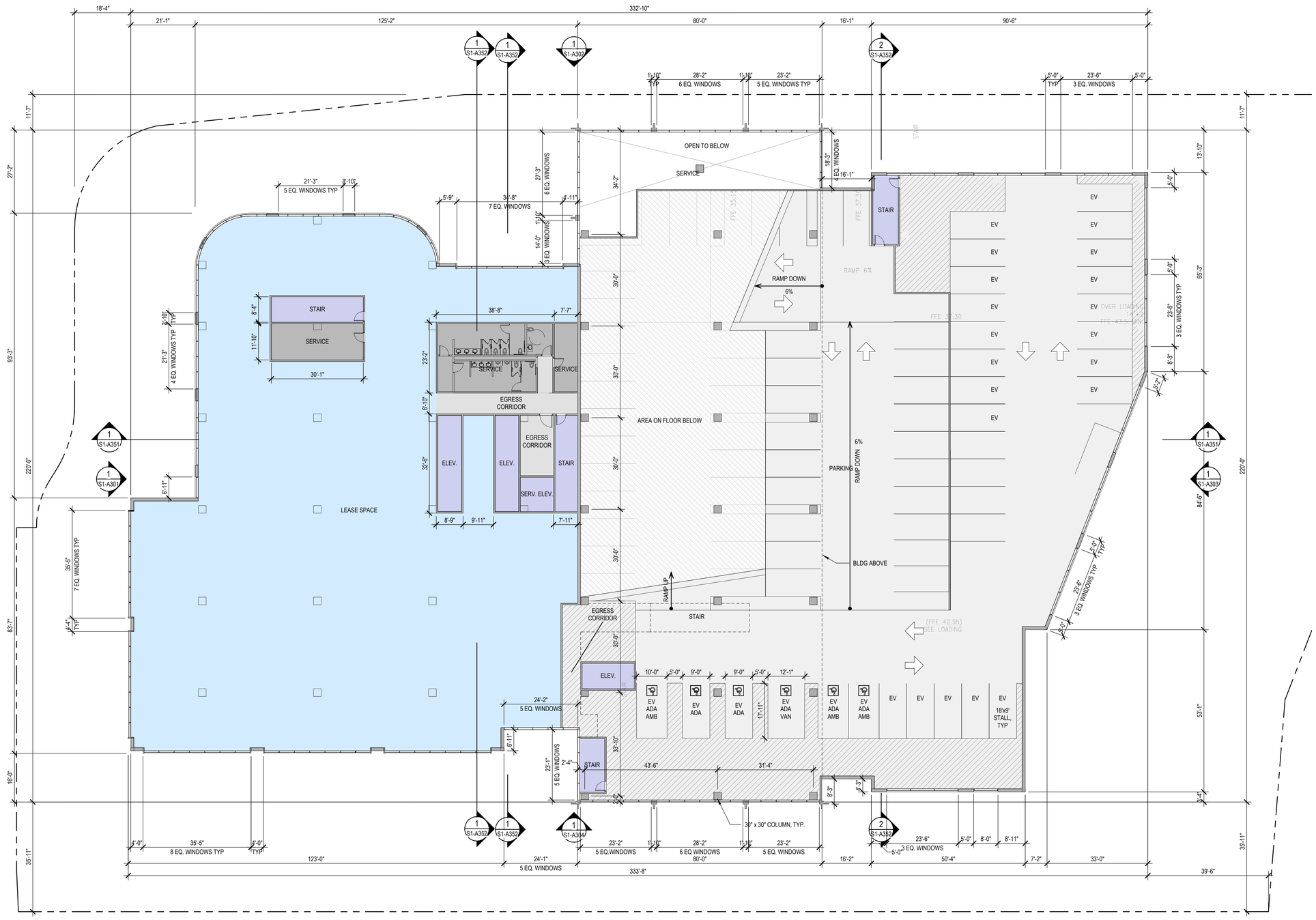
S1 - GROUND LEVEL PLAN

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

Sheet Number

S1-A101

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1 S1 - LEVEL 2 PLAN
1/16" = 1'-0"

N

PARKING STALL TABULATION - BUILDING S1

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B2	102	1	0	30	0	0	0	0	0	133
BASEMENT B1	103	1	0	31	0	0	0	0	0	135
GROUND	27	3	1	0	0	0	0	0	0	31
LEVEL 2	26	0	0	21	2	1	3	0	0	53
LEVEL 2.5	29	0	0	0	0	0	0	0	0	29
TOTAL	287	5	1	82	2	1	3	0	0	**381**

NORTH

GRAPHIC SCALE IN FEET
0

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

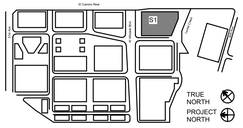
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

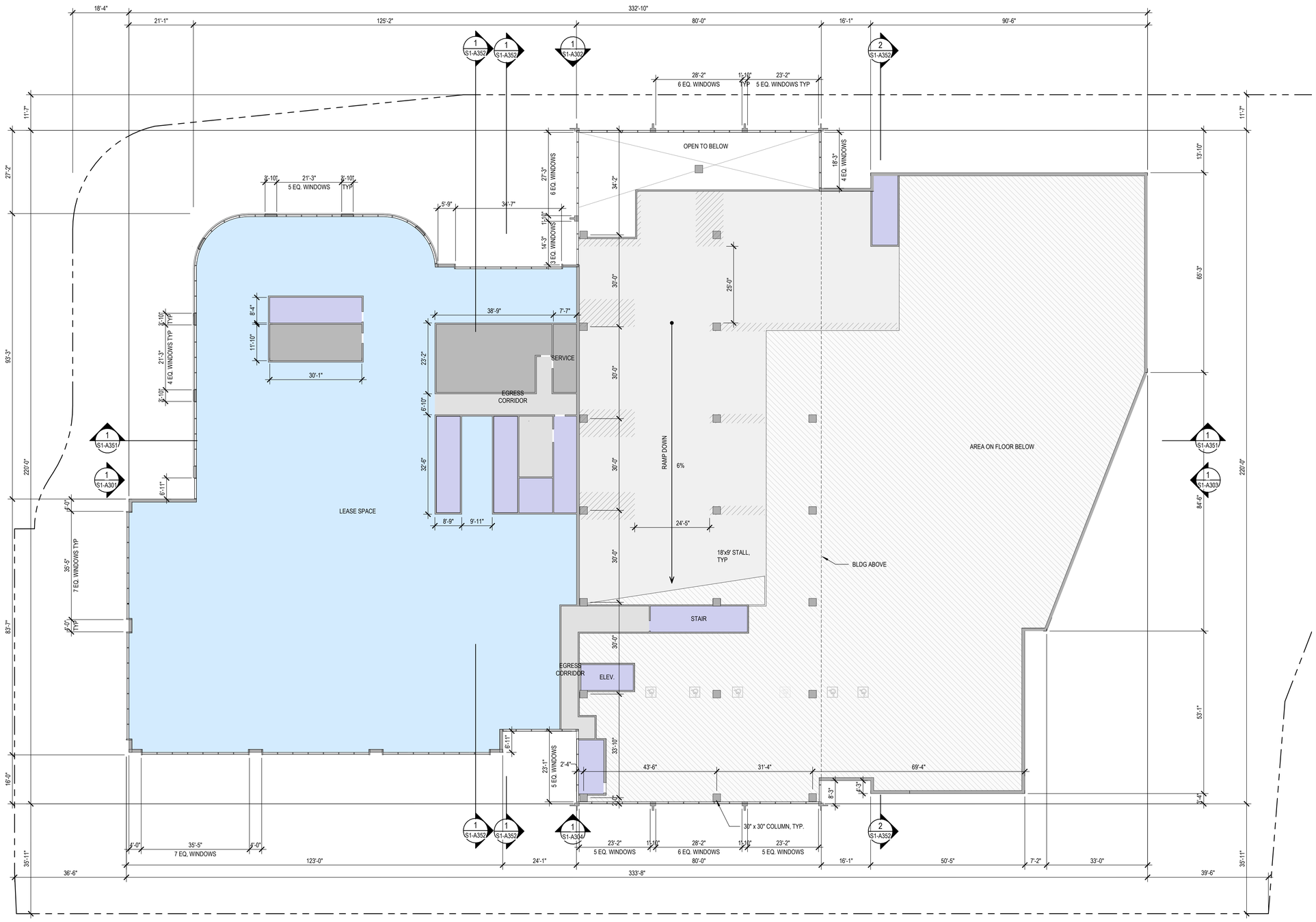
S1 - LEVEL 2 PLAN

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

Sheet Number

S1-A102

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1 S2 - LEVEL 2.5 PLAN
1/16" = 1'-0"

N

PARKING STALL TABULATION - BUILDING S1

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B2	102	1	0	30	0	0	0	0	0	133
BASEMENT B1	103	1	0	31	0	0	0	0	0	135
GROUND	27	3	1	0	0	0	0	0	0	31
LEVEL 2	26	0	0	21	2	1	3	0	0	53
LEVEL 2.5	29	0	0	0	0	0	0	0	0	29
TOTAL	287	5	1	82	2	1	3	0	0	**381**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET
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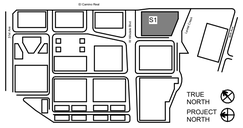
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

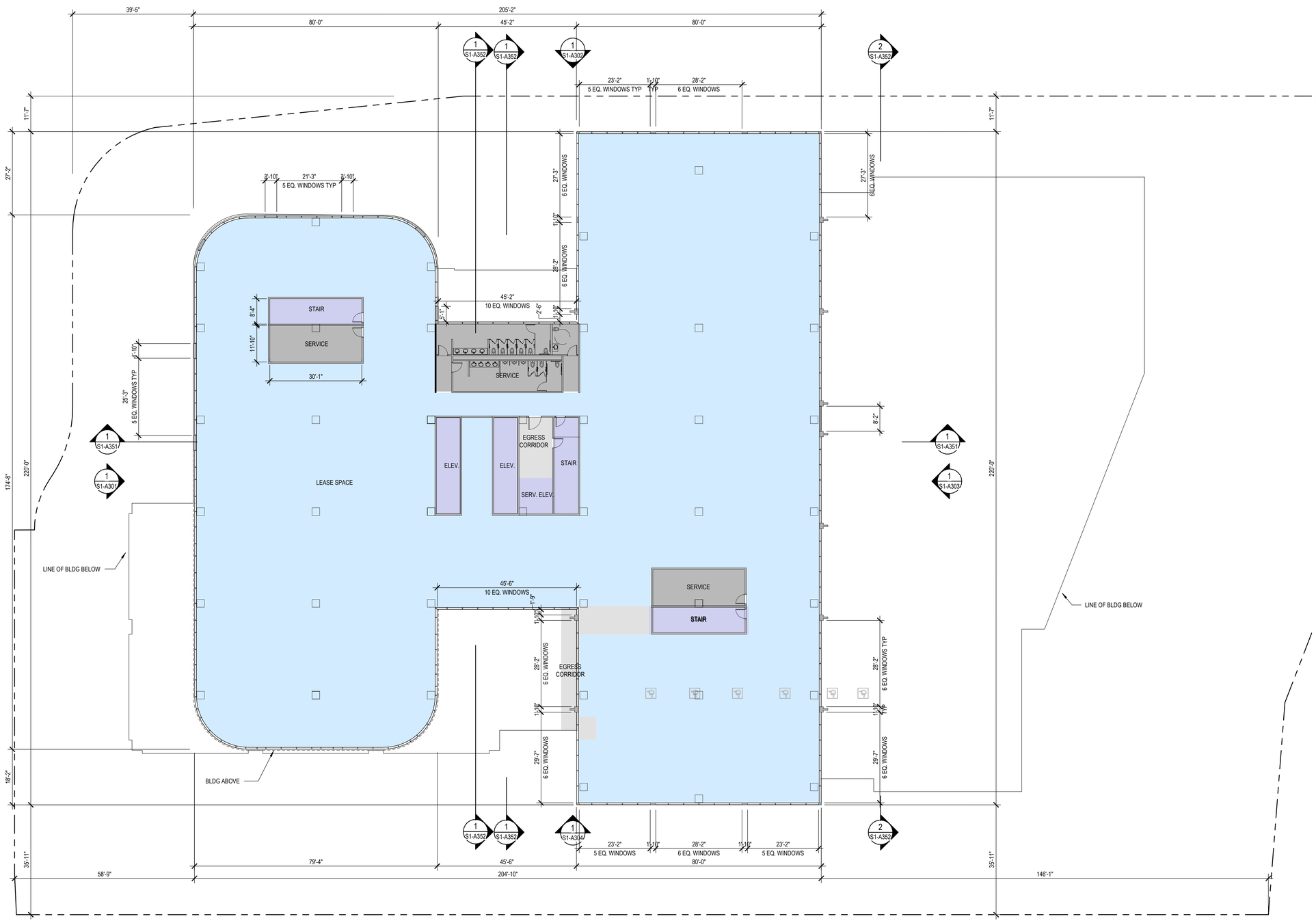
S1 - LEVEL 2.5 PLAN

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

Sheet Number

S1-A103

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1 S1 - LEVEL 3 PLAN
1/16" = 1'-0"

N

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET
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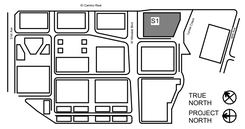
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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Project No: 23.04025.00

Sheet Title:

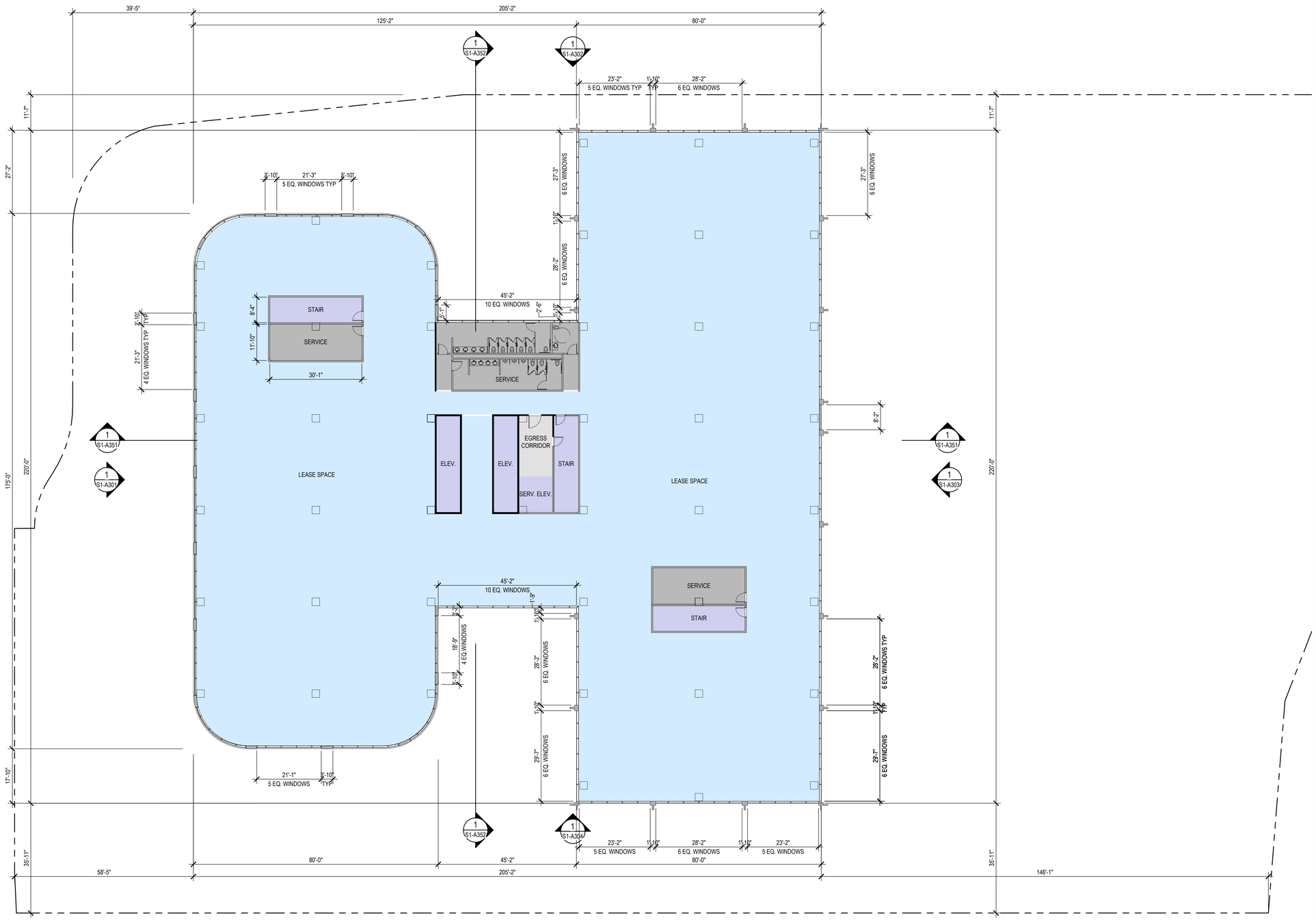
S1 - LEVEL 3 PLAN

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

Sheet Number

S1-A104

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1 S1 - LEVEL 4 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

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NORTH

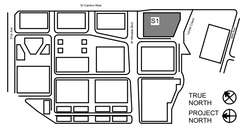
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Project No: 23.04025.00

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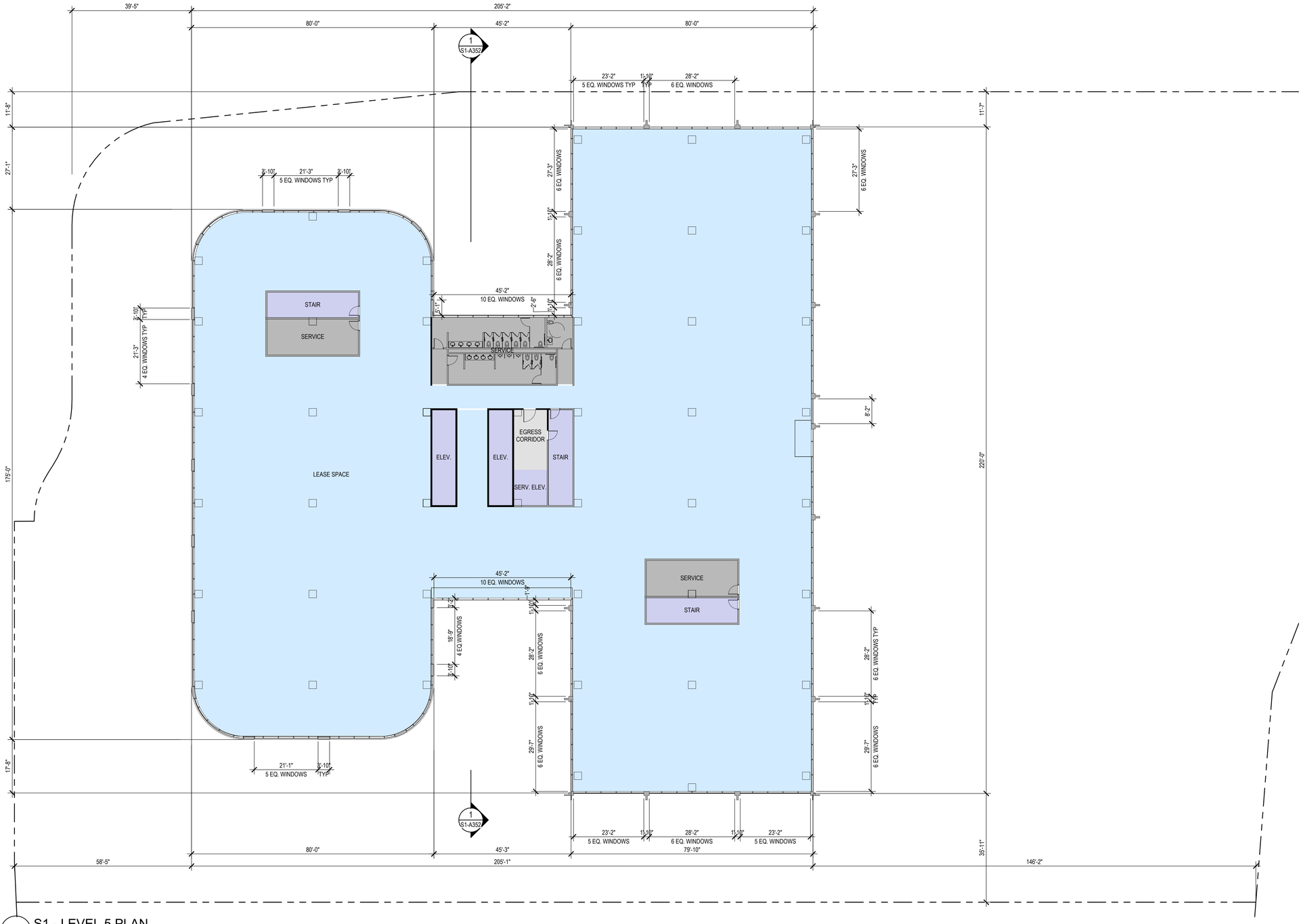
S1 - LEVEL 4 PLAN

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

Sheet Number

S1-A105

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOK-AR.rvt
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1 S1 - LEVEL 5 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET

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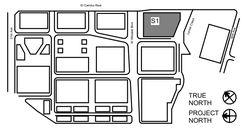
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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

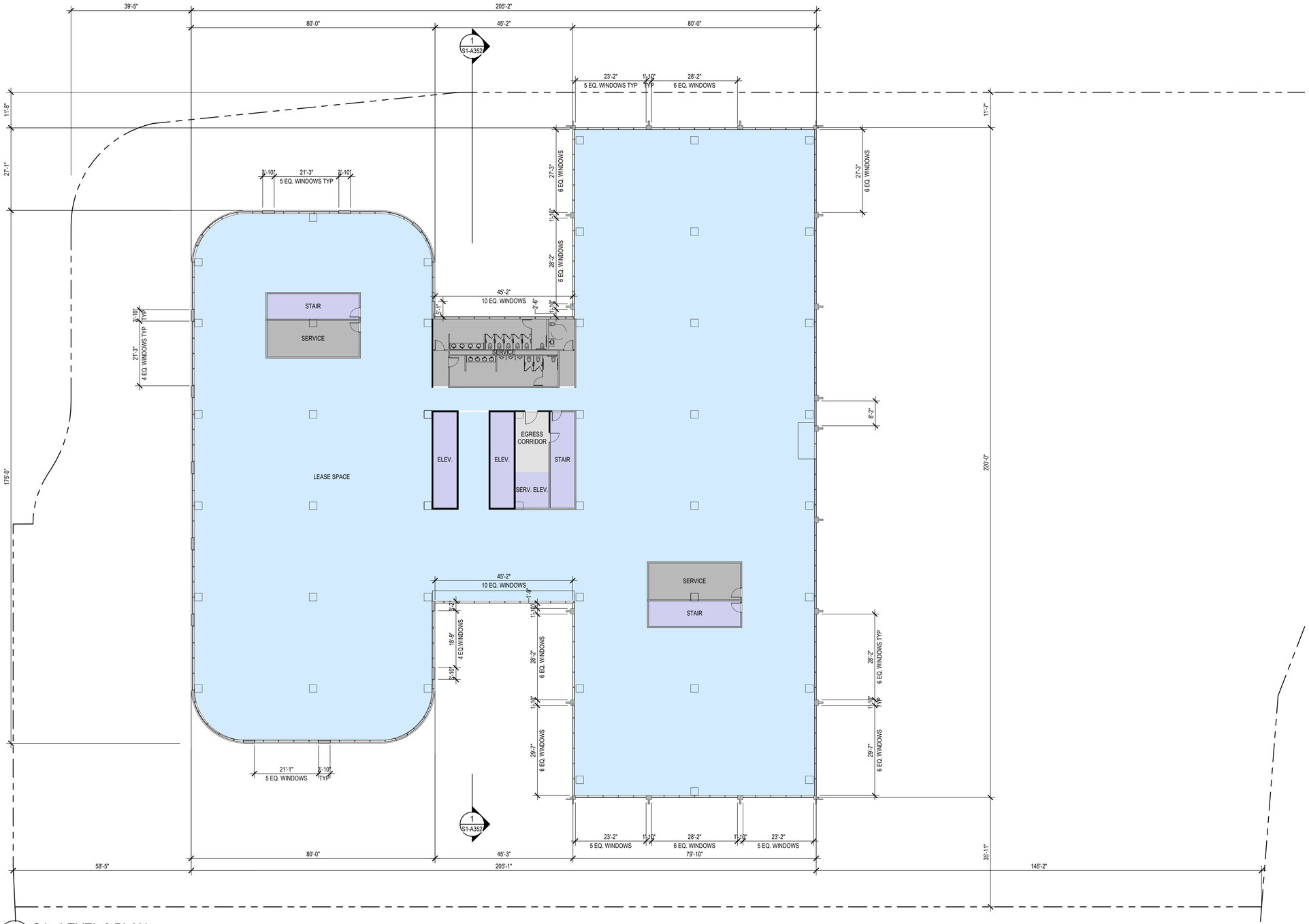
S1 - LEVEL 5 PLAN

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

Sheet Number

S1-A106

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4/24/2026 10:36:20 PM



1 S1 - LEVEL 6 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET
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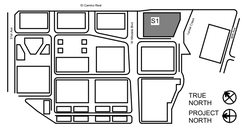
HSC Property Owner LLC

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

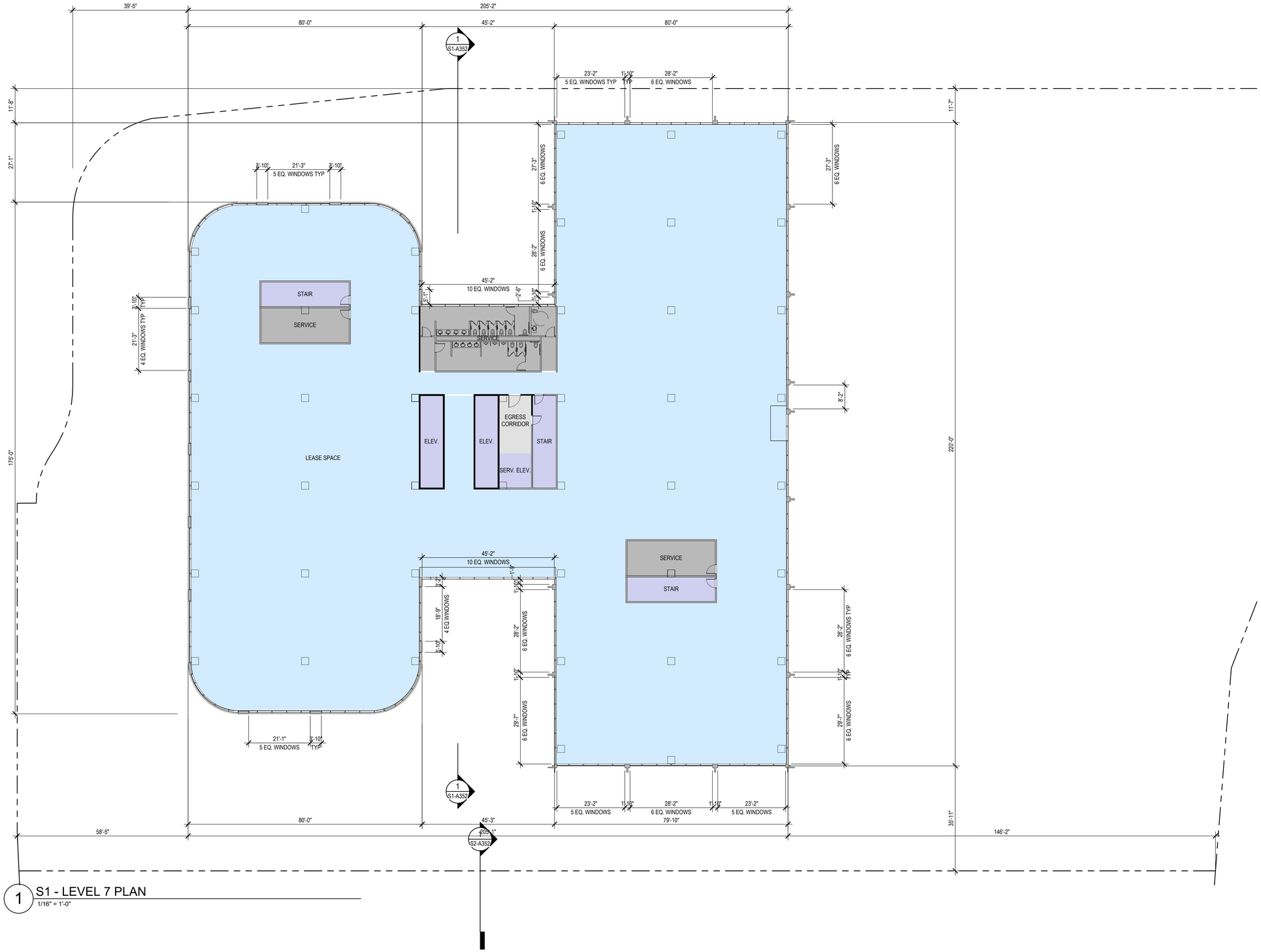
S1 - LEVEL 6 PLAN

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

Sheet Number

S1-A107

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOK-AR.rvt
4/24/2026 10:39:21 PM



1 S1 - LEVEL 7 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET

0

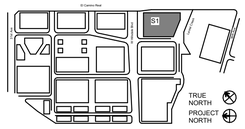
HSC Property Owner LLC

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1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
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Project No: 23.04025.00

Sheet Title:

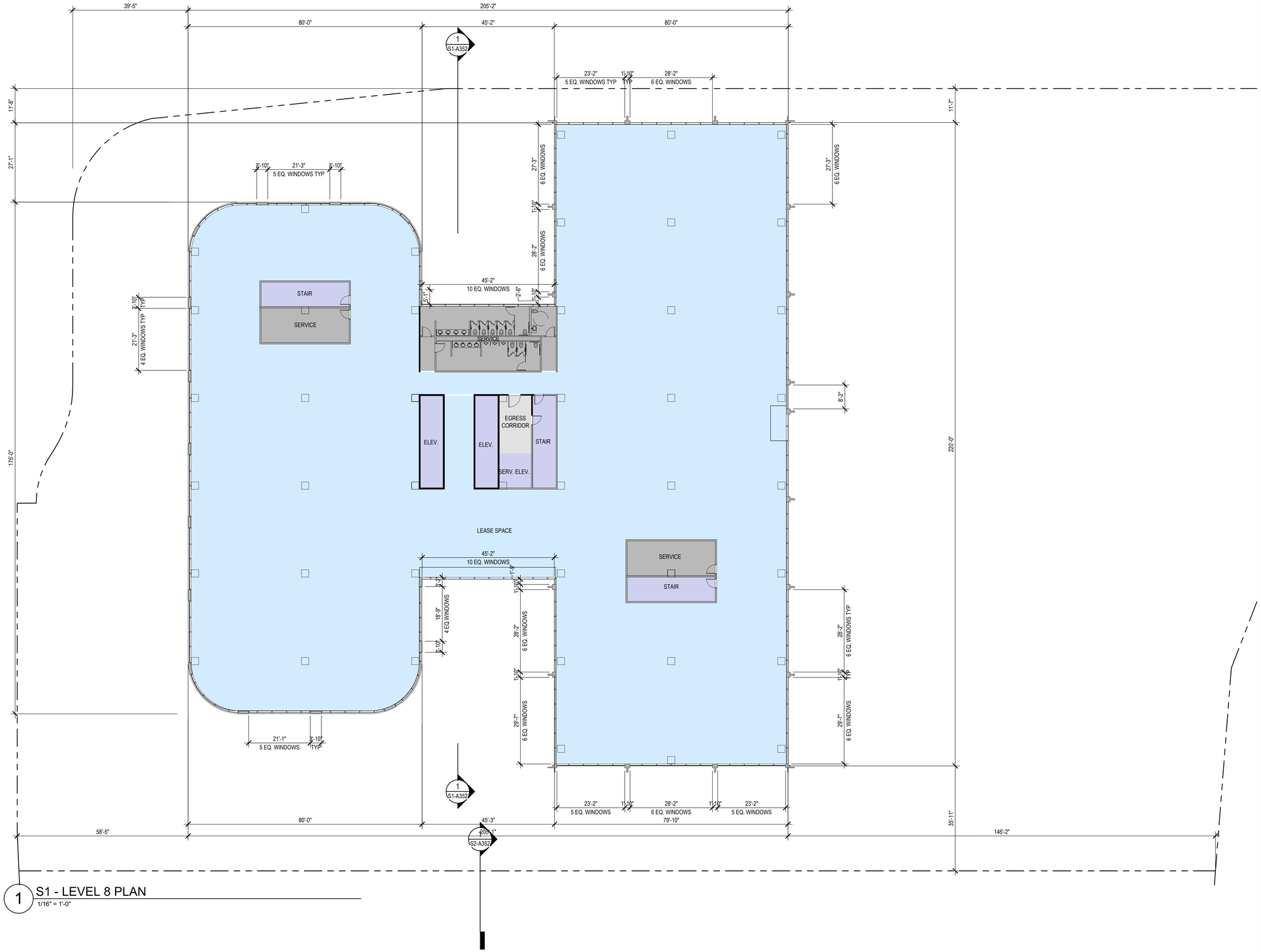
S1 - LEVEL 7 PLAN

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

Sheet Number

S1-A108

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOK-AR.rvt
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1 S1 - LEVEL 8 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET
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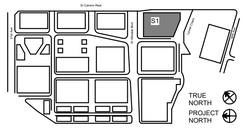
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Project No: 23.04025.00

Sheet Title:

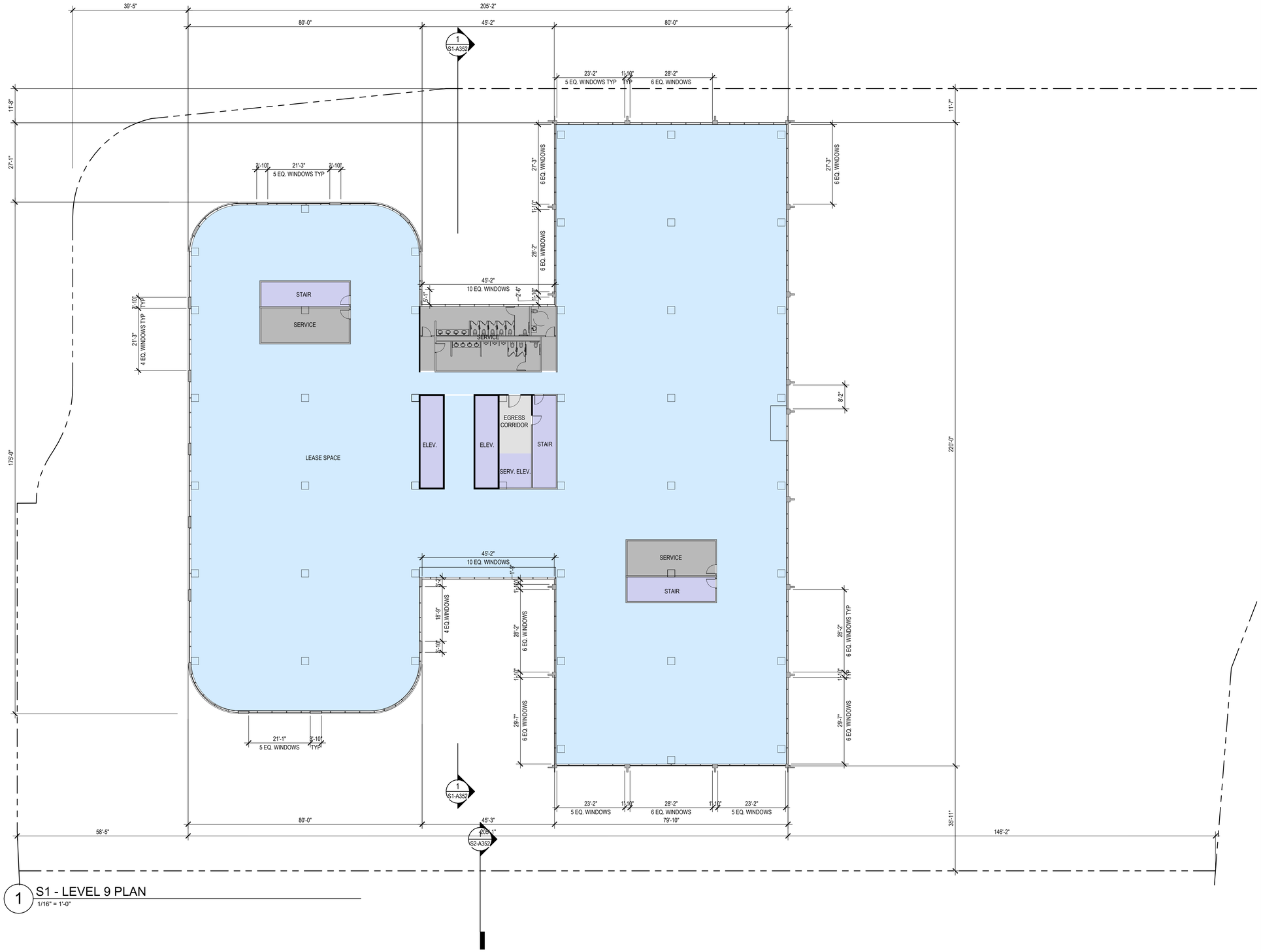
S1 - LEVEL 8 PLAN

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Sheet Number

S1-A109

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOK-AR.rvt
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1 S1 - LEVEL 9 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
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- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

NORTH

GRAPHIC SCALE IN FEET

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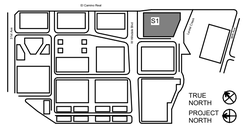
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Sheet Title:

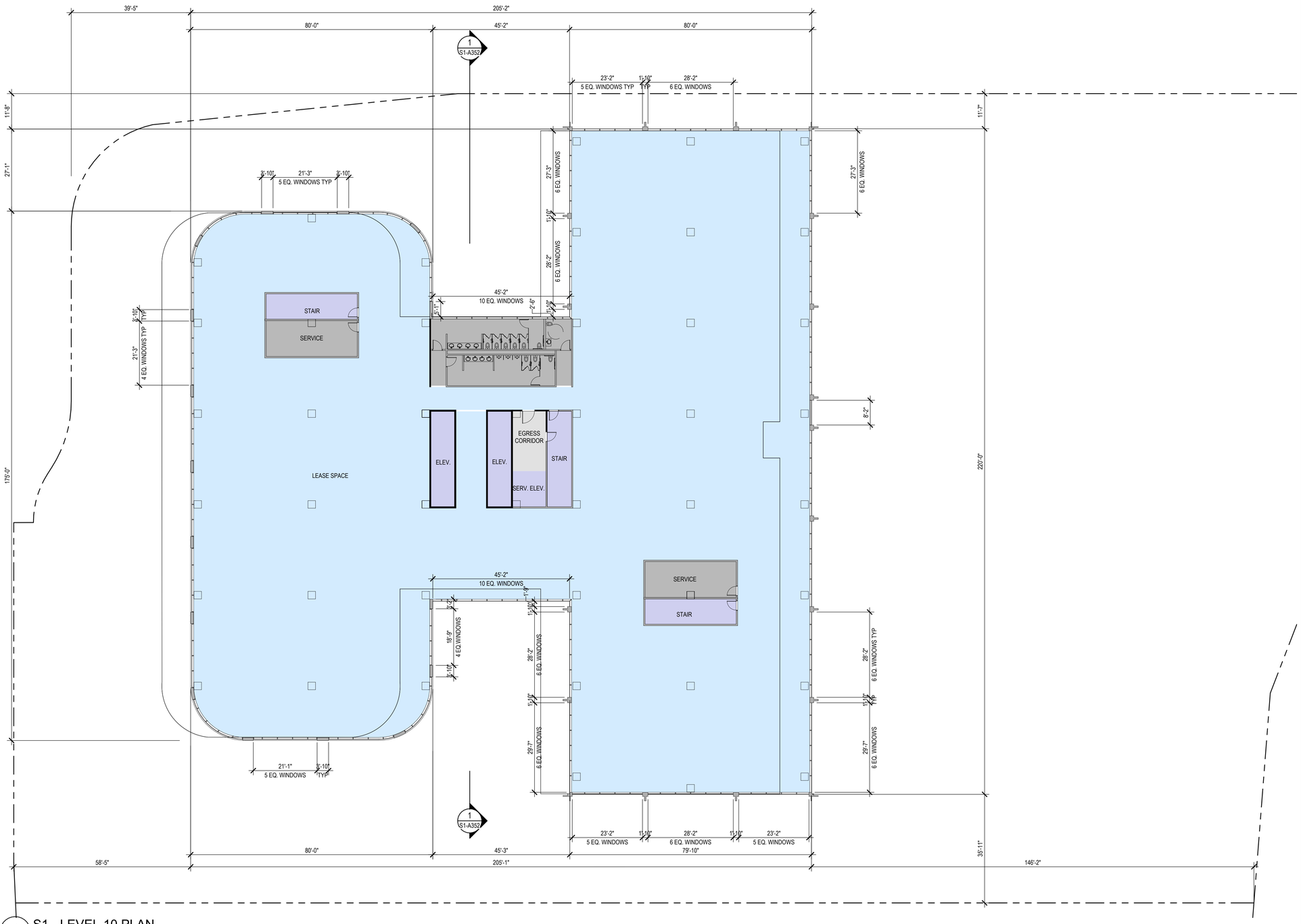
S1 - LEVEL 9 PLAN

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

Sheet Number

S1-A110

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOK-AR.rvt
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1 S1 - LEVEL 10 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
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LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY
- RETAIL
- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

GRAPHIC SCALE IN FEET

0

NORTH

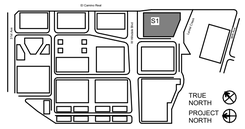
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1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
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Project No: 23.04025.00

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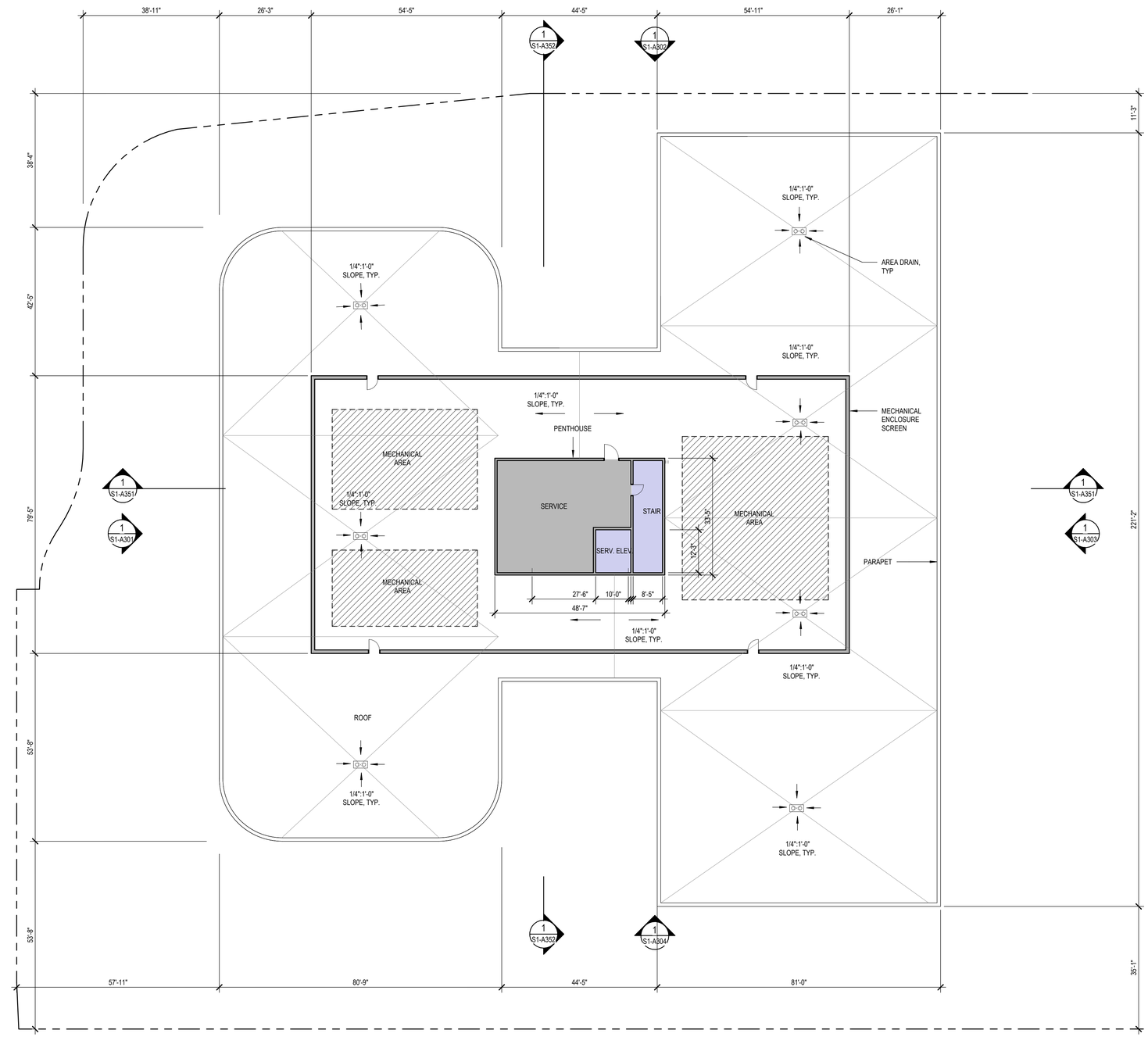
S1 - LEVEL 10 PLAN

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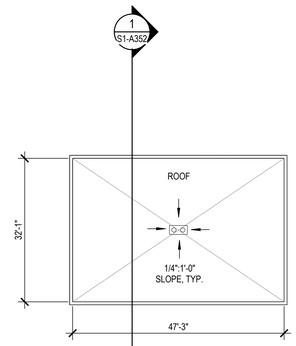
S1-A111

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1 S1 - ROOF LEVEL PLAN
1/16" = 1'-0"

N



2 S1 - PENTHOUSE ROOF PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
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LEGEND

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- VEHICULAR CIRCULATION
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- OFFICE
- VERT. CIRC.: ELEVATOR, STAIRS
- EGRESS CORRIDOR, ELEVATOR LOBBY
- PARKING, RAMPS LOADING/ SERVICE DOCK
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

GRAPHIC SCALE IN FEET
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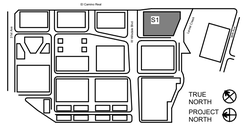
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	APPLICATION CHECKLIST PLANS	10-17-2025
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Project No: 23.04025.00

Sheet Title:

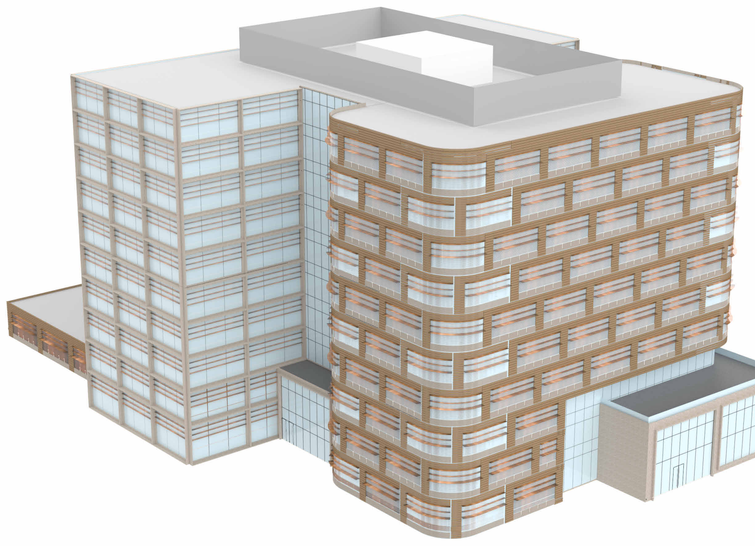
S1 - ROOF LEVEL PLAN

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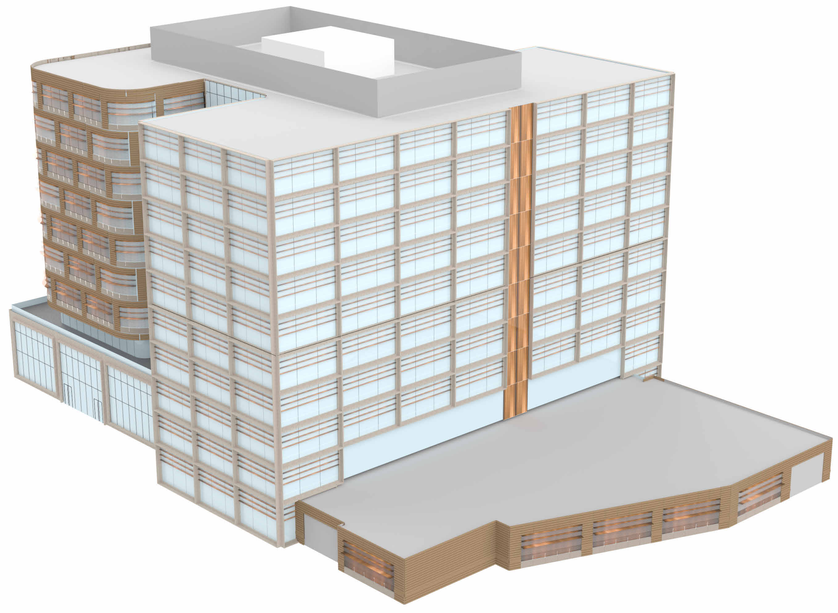
Sheet Number

S1-A112

Autodesk Docs://23.04025.00 - Hillsdale NP Peer Review/HILLSDALE-HOK-A25.rvt
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2 S1 NORTHEAST PERSPECTIVE
NTS



1 S1 SOUTHWEST PERSPECTIVE
NTS

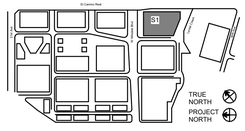
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Project No: 23.04025.00

Sheet Title:

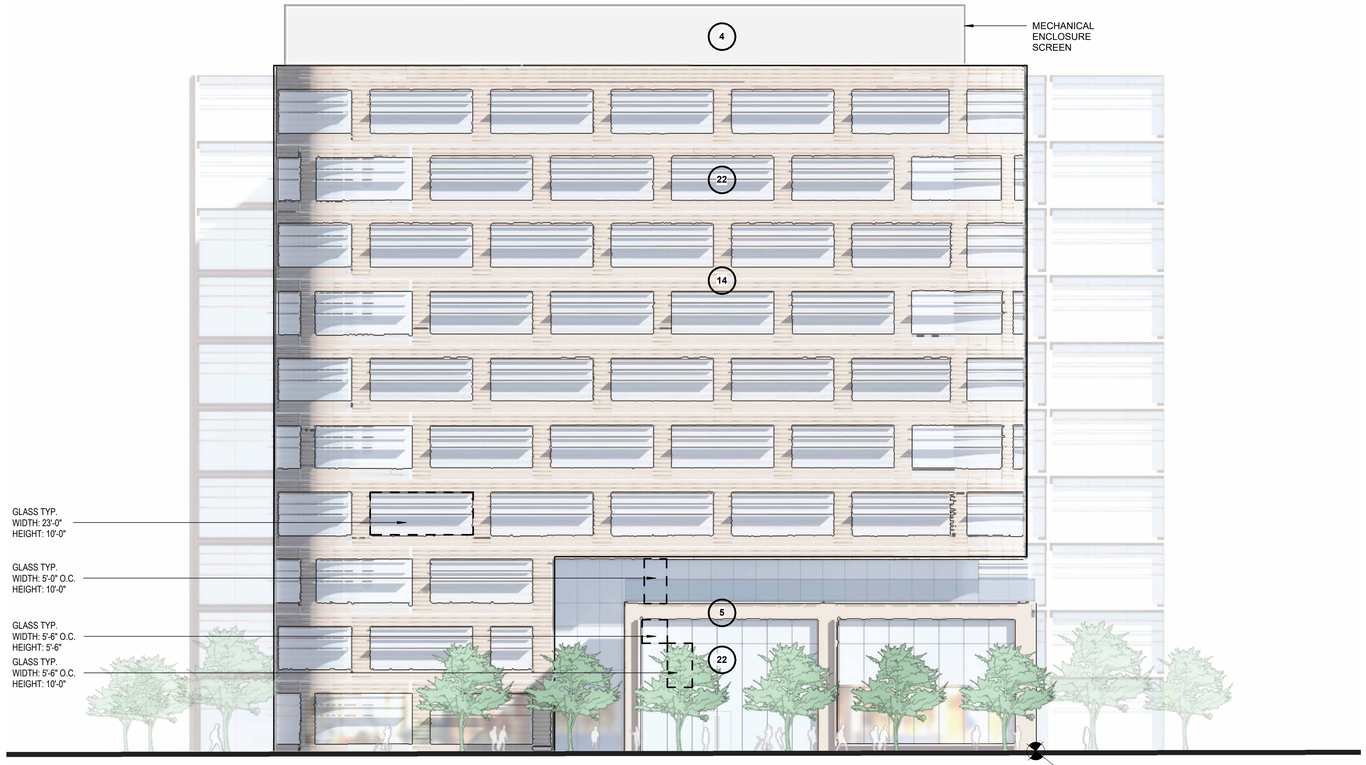
S1 - PERSPECTIVE VIEWS

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

Sheet Number

S1-A300

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOK-AR.rvt
4/24/2026 03:39:29 PM



1 S1 - NORTH (HILLSDALE BLVD) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING S1

REFER TO SHEET S1-A310 FOR MATERIAL PHOTOGRAPHS

- 4 **METAL**: LIGHT COLOR
- 5 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 14 **TERRACOTTA:** COOL COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

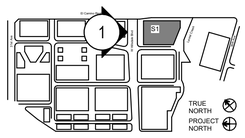
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Project No: 23.04025.00

Sheet Title:

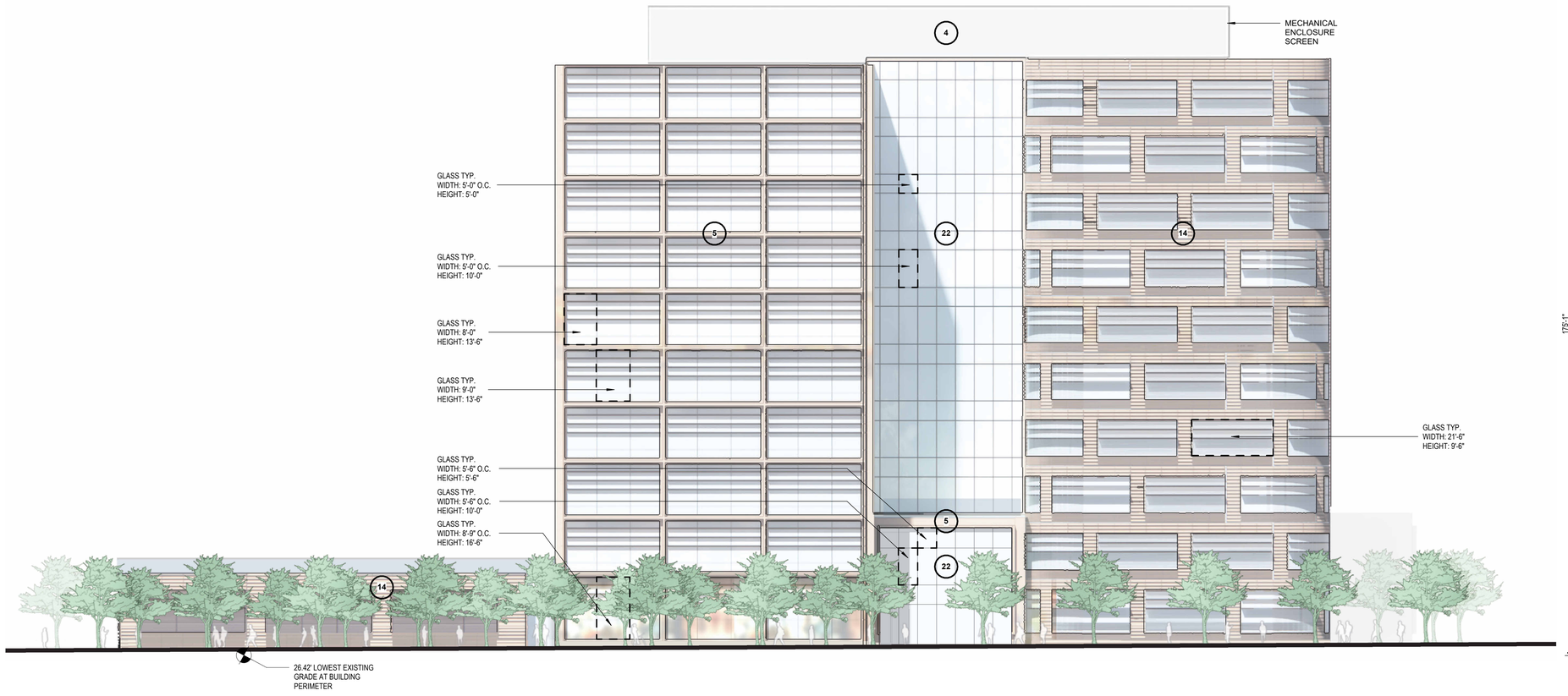
S1 - ELEVATIONS

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

Sheet Number

S1-A301

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOA.rvt
4/29/2026 03:26:29 PM



1 S1 - EAST (EL CAMINO REAL) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING S1

REFER TO SHEET S1-A310 FOR MATERIAL PHOTOGRAPHS

- 4 **METAL**: LIGHT COLOR
- 5 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 14 **TERRACOTTA:** COOL COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

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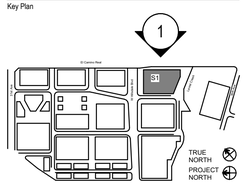
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Project No: 23.04025.00

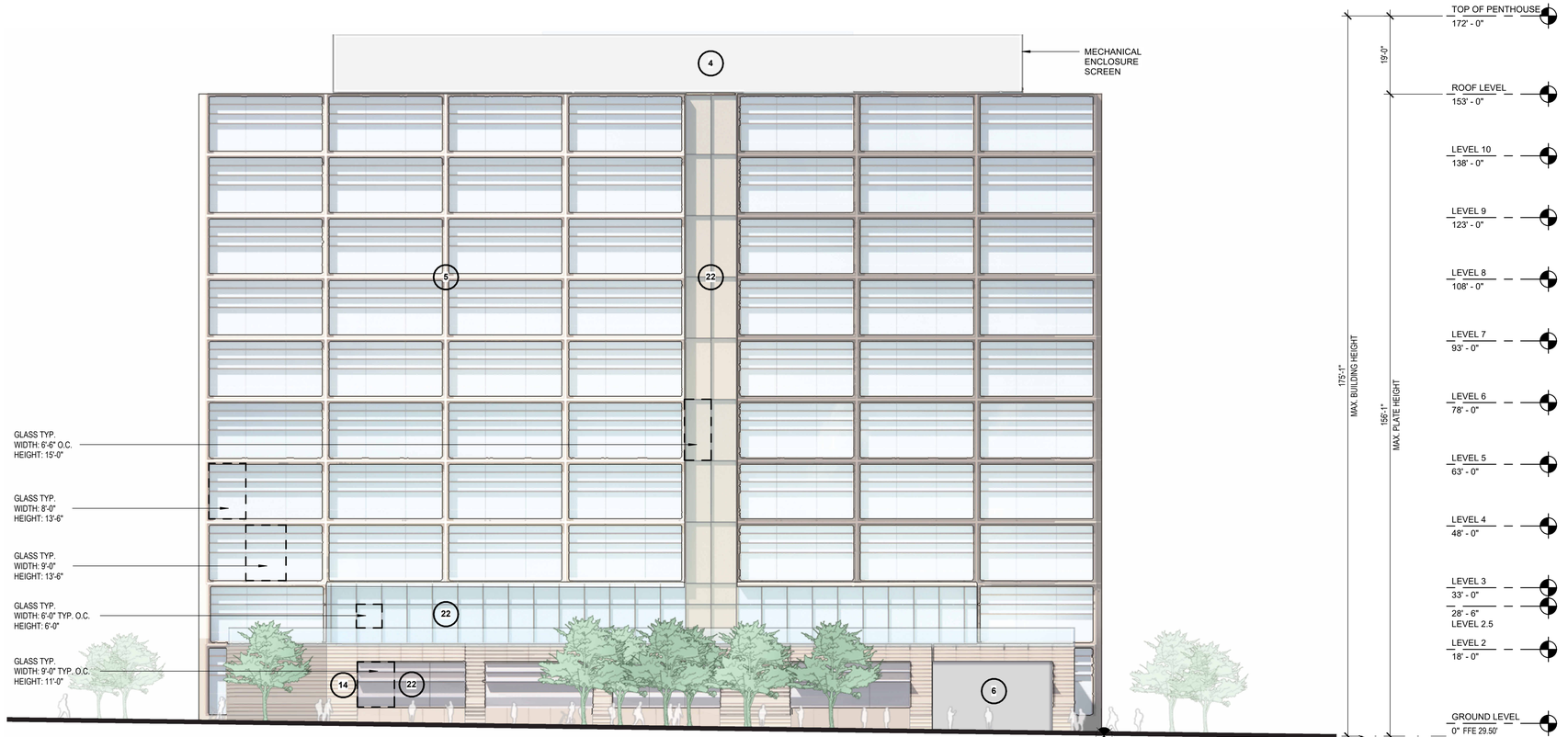
Sheet Title:

S1 - ELEVATIONS

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

Sheet Number

S1-A302



1 S1 - SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING S1

REFER TO SHEET S1-A310 FOR MATERIAL PHOTOGRAPHS

- 4 **METAL**: LIGHT COLOR
- 5 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 14 **TERRACOTTA:** COOL COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

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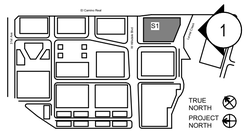
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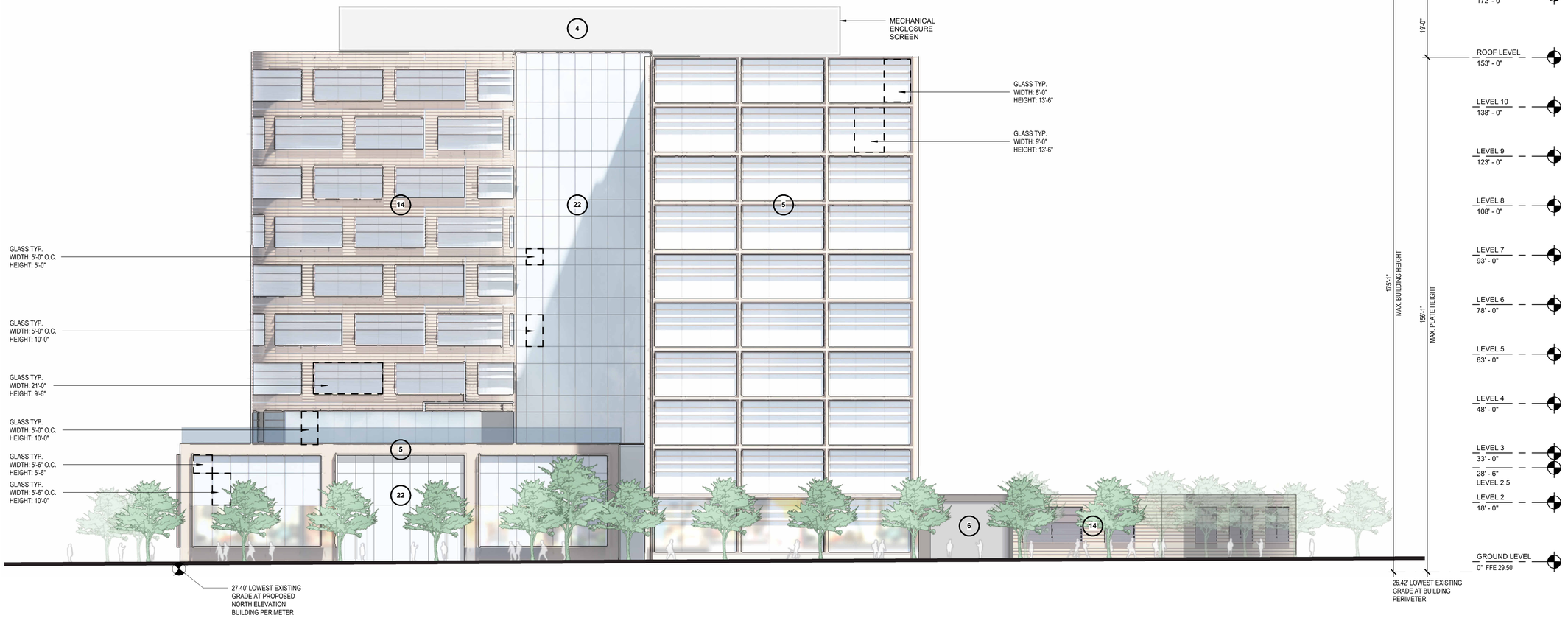
Sheet Title:

S1 - ELEVATIONS

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

Sheet Number

S1-A303



1 S1 - WEST (EAST SAILER DR.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING S1

REFER TO SHEET S1-A310 FOR MATERIAL PHOTOGRAPHS

- 4 **METAL**: LIGHT COLOR
- 5 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 14 **TERRACOTTA:** COOL COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

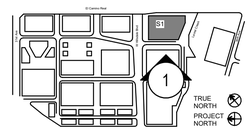
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Sheet Title:

S1 - ELEVATIONS

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Sheet Number

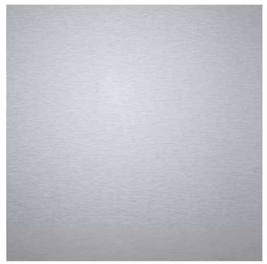
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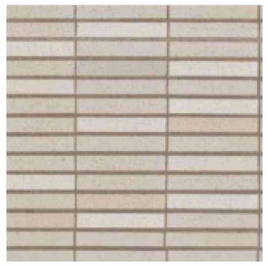
04 **METAL:** LIGHT COLOR (WINDOW AND DOOR FRAMES, CLADDING, ETC.)



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



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



14 **TERRACOTTA:** COOL COLOR (CLADDING)



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

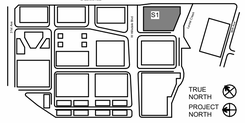
HSC Property Owner LLC

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Key Plan



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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

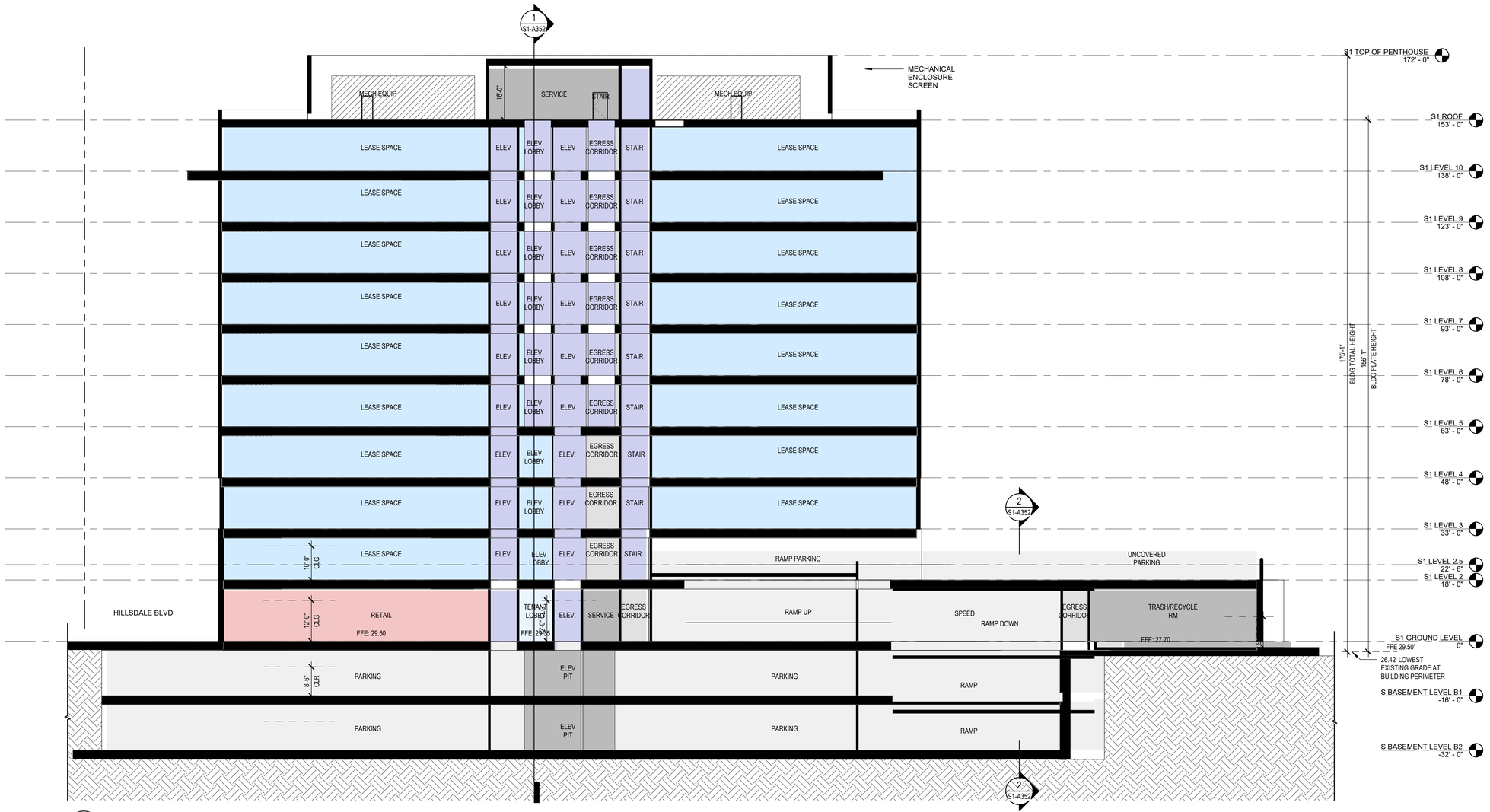
S1 - EXTERIOR MATERIAL SCHEDULE

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

Sheet Number

S1-A310

Autodesk Docs://23.04025.00 - Hillside MP Peer Review/HILLSDALE EHOA.AR.rvt
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1 S1 - BUILDING SECTION
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

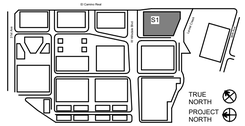
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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

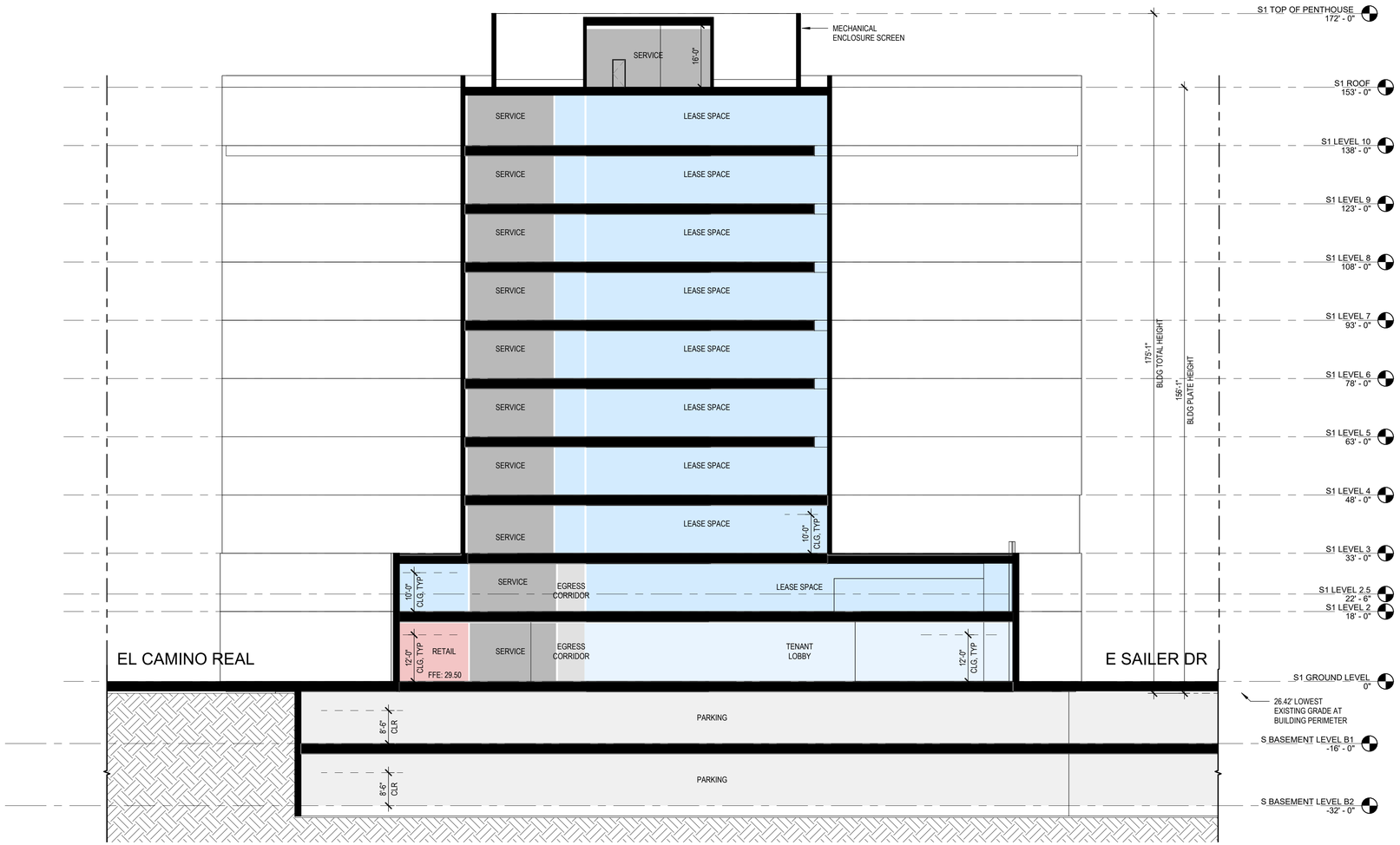
S1 - BUILDING SECTION

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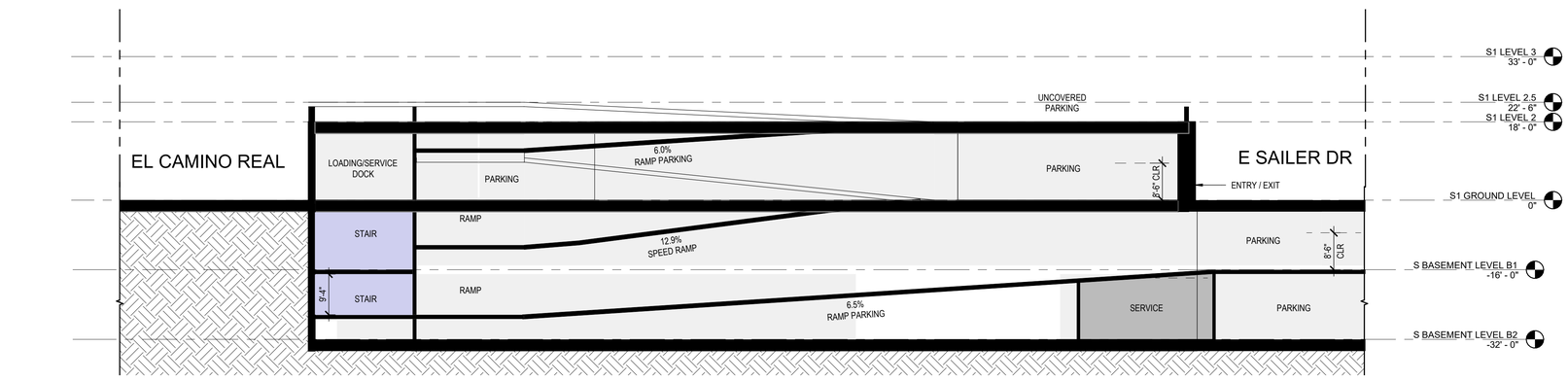
Sheet Number

S1-A351

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1 S1 - BUILDING CROSS SECTION @ TOWER
1/16" = 1'-0"



2 S1 - BUILDING CROSS SECTION @ RAMP
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

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Key Plan

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Project No: 23.04025.00

Sheet Title:

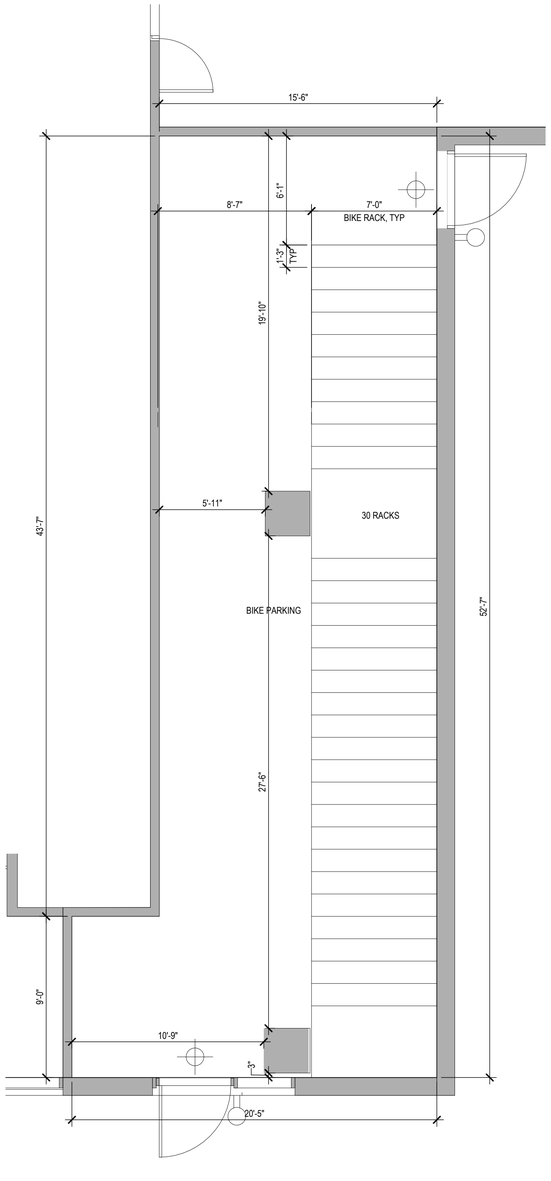
S1 - BUILDING CROSS SECTIONS

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

Sheet Number

S1-A352

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1 S1 - LONG TERM BIKE PARKING PLAN
1/4" = 1'-0"

NOTES:
EACH RACK CAN ACCOMMODATE
2 VERTICALLY STACKED BIKES

30 X 2 = 60 TOTAL BIKES

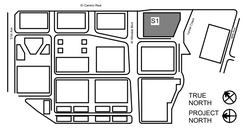
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

S1 - ENLARGED PLANS

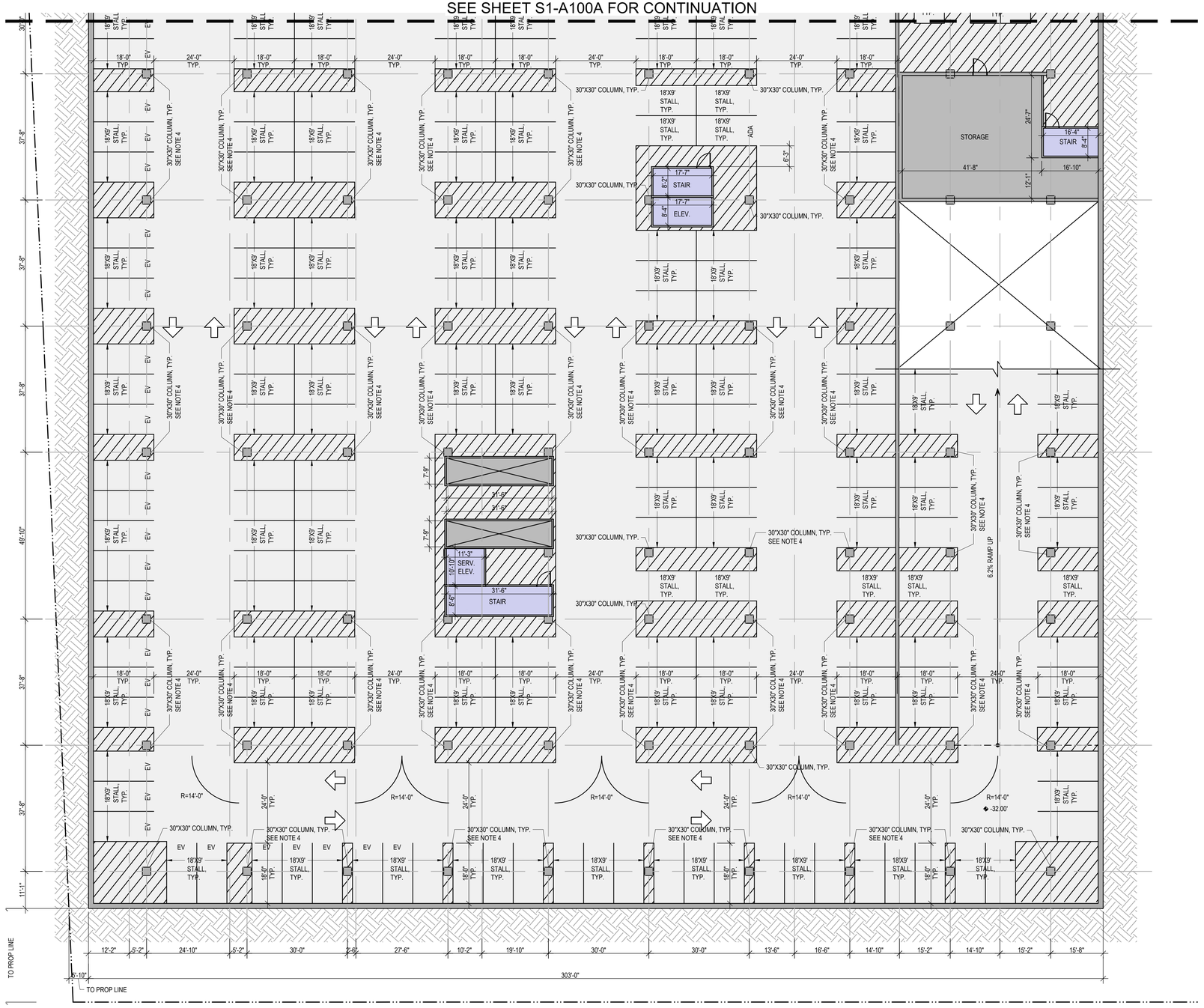
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Sheet Number

S1-A401

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SEE SHEET S1-A100A FOR CONTINUATION



1 S2 - BASEMENT LEVEL 2 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S2											
LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B2	166	1	0	30	0	0	0	0	0	0	197
BASEMENT B1	153	2	1	31	0	0	0	0	0	0	187
GROUND	1	2	1	0	0	0	0	0	0	20	24
LEVEL 2	52	1	0	18	3	1	2	2	0	0	79
LEVEL 2.5	16	0	0	0	0	0	0	0	0	0	16
TOTAL	388	6	2	79	3	1	2	2	0	20	**503**

SHEET NOTES

1. ALL STANDARD AND EV ADA STALLS SHOWN ARE 9'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
2. ALL STANDARD AND EV ADA VAN STALLS SHOWN ARE 12'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
3. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.
4. ALL STRUCTURAL COLUMNS SHOWN ON PLAN ARE 30"X30"

LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)

NORTH

GRAPHIC SCALE IN FEET
0 8 16 32

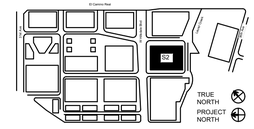
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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Project No: 23.04025.00

Sheet Title:

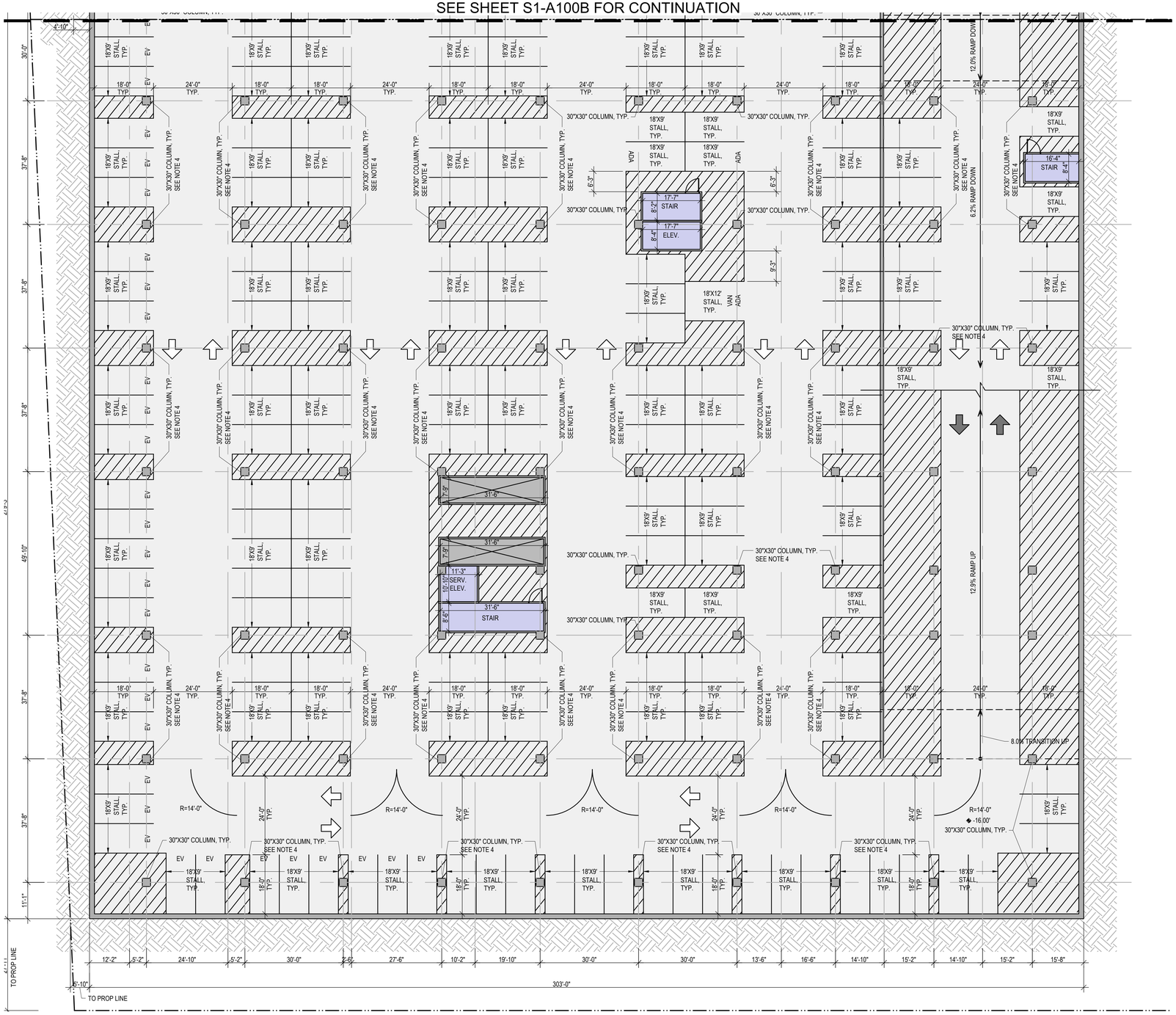
S2 - BASEMENT LEVEL 2 PLAN

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

Sheet Number

S2-A100A

SEE SHEET S1-A100B FOR CONTINUATION



1 S2 - BASEMENT LEVEL 1 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S2

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B2	166	1	0	30	0	0	0	0	0	0	197
BASEMENT B1	153	2	1	31	0	0	0	0	0	0	187
GROUND	1	2	1	0	0	0	0	0	0	20	24
LEVEL 2	52	1	0	18	3	1	2	2	0	0	79
LEVEL 2.5	16	0	0	0	0	0	0	0	0	0	16
TOTAL	388	6	2	79	3	1	2	2	0	20	503

SHEET NOTES

1. ALL STANDARD AND EV ADA STALLS SHOWN ARE 9'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
2. ALL STANDARD AND EV ADA VAN STALLS SHOWN ARE 12'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE
3. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.
4. ALL STRUCTURAL COLUMNS SHOWN ON PLAN 30"X30"

LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)

GRAPHIC SCALE IN FEET
0 8 16 32

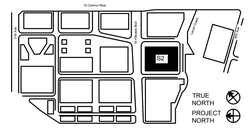
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Project No: 23.04025.00

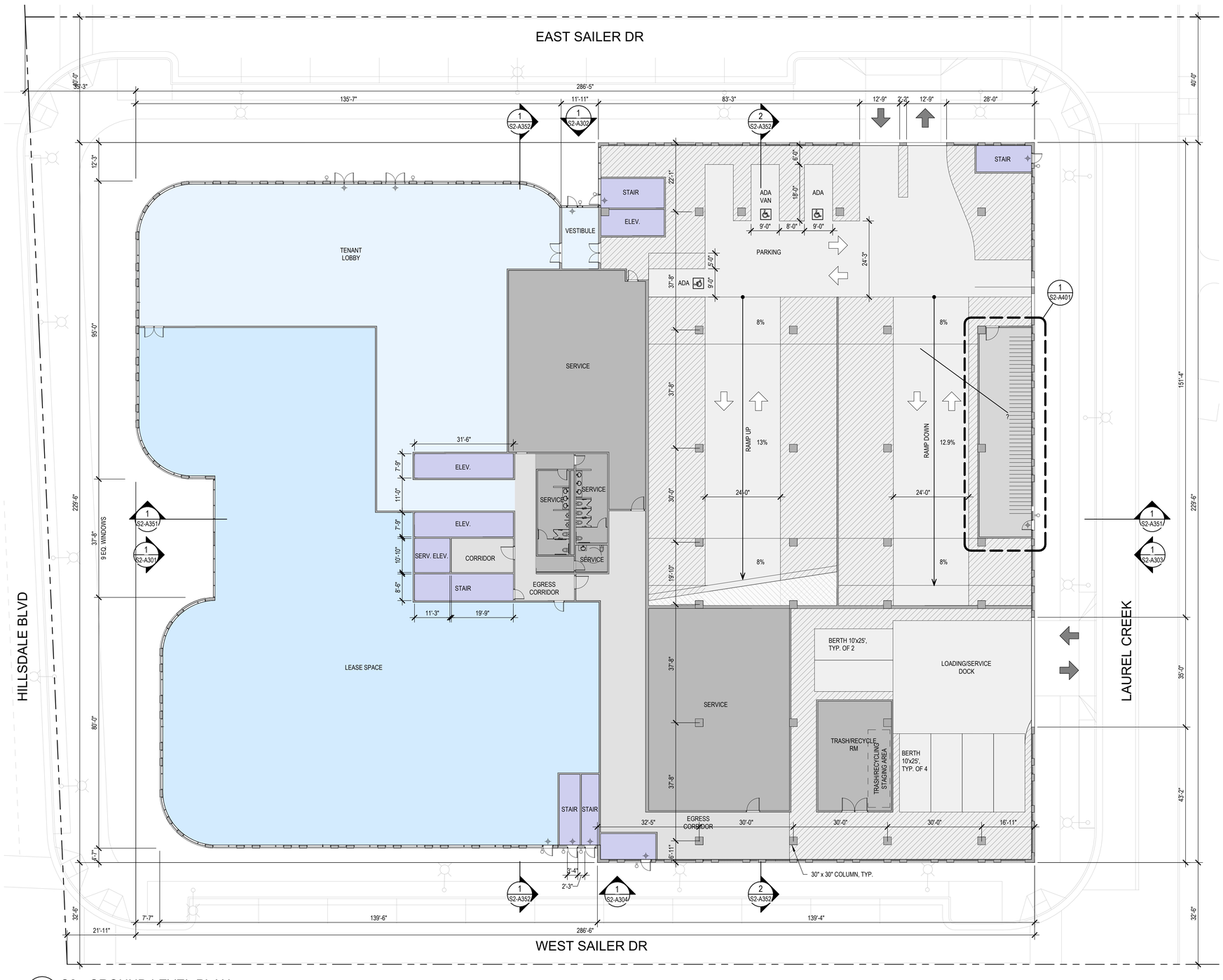
Sheet Title:

S2 - BASEMENT LEVEL 1 PLAN

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

Sheet Number

S2-A100B



1 S2 - GROUND LEVEL PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S2

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B2	166	1	0	30	0	0	0	0	0	197
BASEMENT B1	152	2	1	31	0	0	0	0	0	186
GROUND	1	2	1	0	0	0	0	0	0	4
LEVEL 2	52	1	0	18	3	1	2	2	0	79
LEVEL 2.5	16	0	0	0	0	0	0	0	0	16
TOTAL	387	6	2	79	3	1	2	2	0	**482**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY
- SECURITY LIGHTING FOR COMMERCIAL USES SHOWN ON INTERIOR SIDE OF GROUND LEVEL ENTRIES

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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
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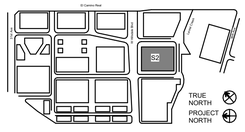
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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Project No: 23.04025.00

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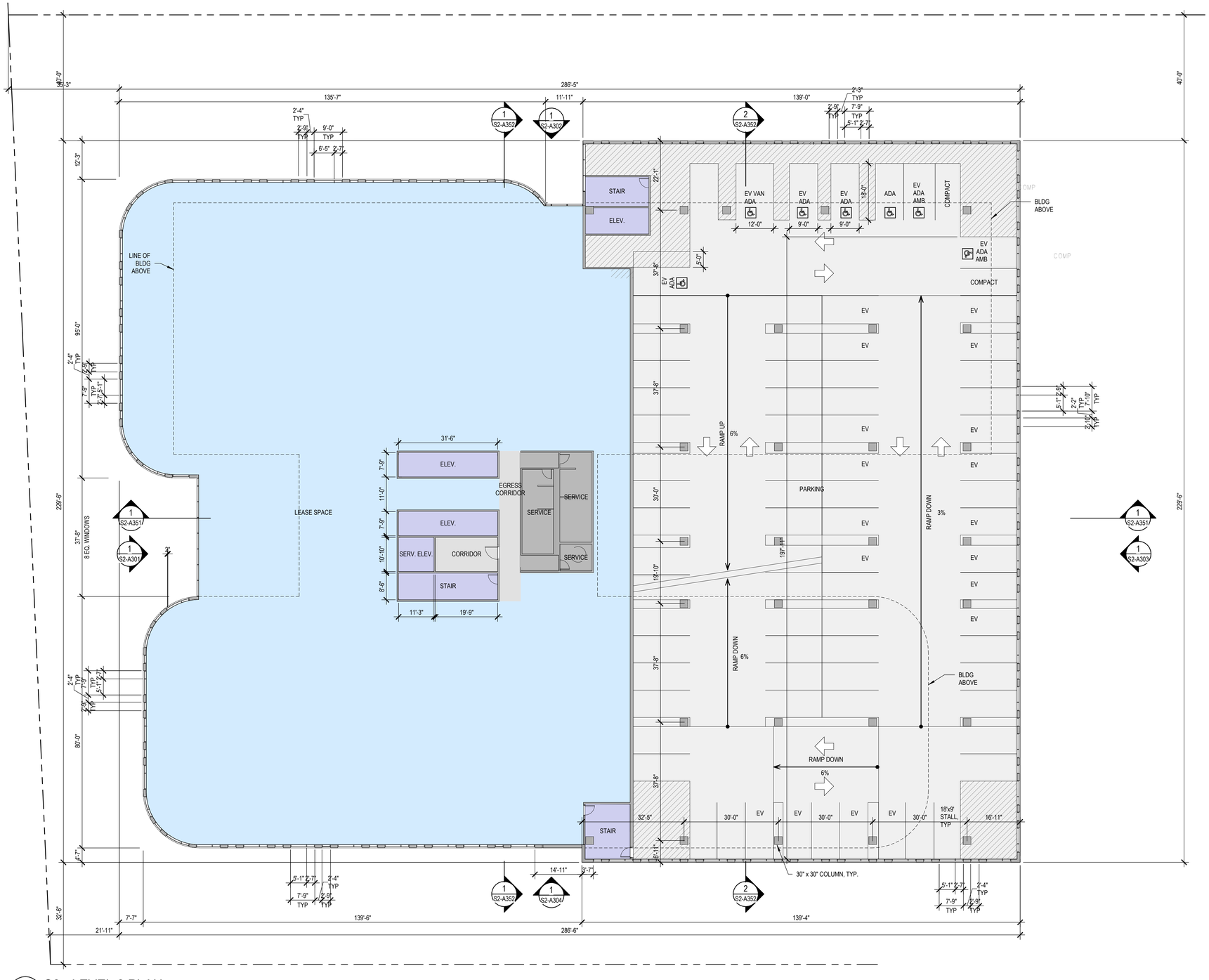
S2 - GROUND LEVEL PLAN

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

Sheet Number

S2-A101

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1 S2 - LEVEL 2 PLAN

1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S2

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B2	166	1	0	30	0	0	0	0	0	197
BASEMENT B1	152	2	1	31	0	0	0	0	0	186
GROUND	1	2	1	0	0	0	0	0	0	4
LEVEL 2	52	1	0	18	3	1	2	2	0	79
LEVEL 2.5	16	0	0	0	0	0	0	0	0	16
TOTAL	387	6	2	79	3	1	2	2	0	**482**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

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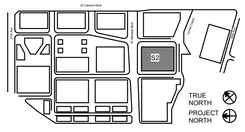
HSC Property Owner LLC

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Project No: 23.04025.00

Sheet Title:

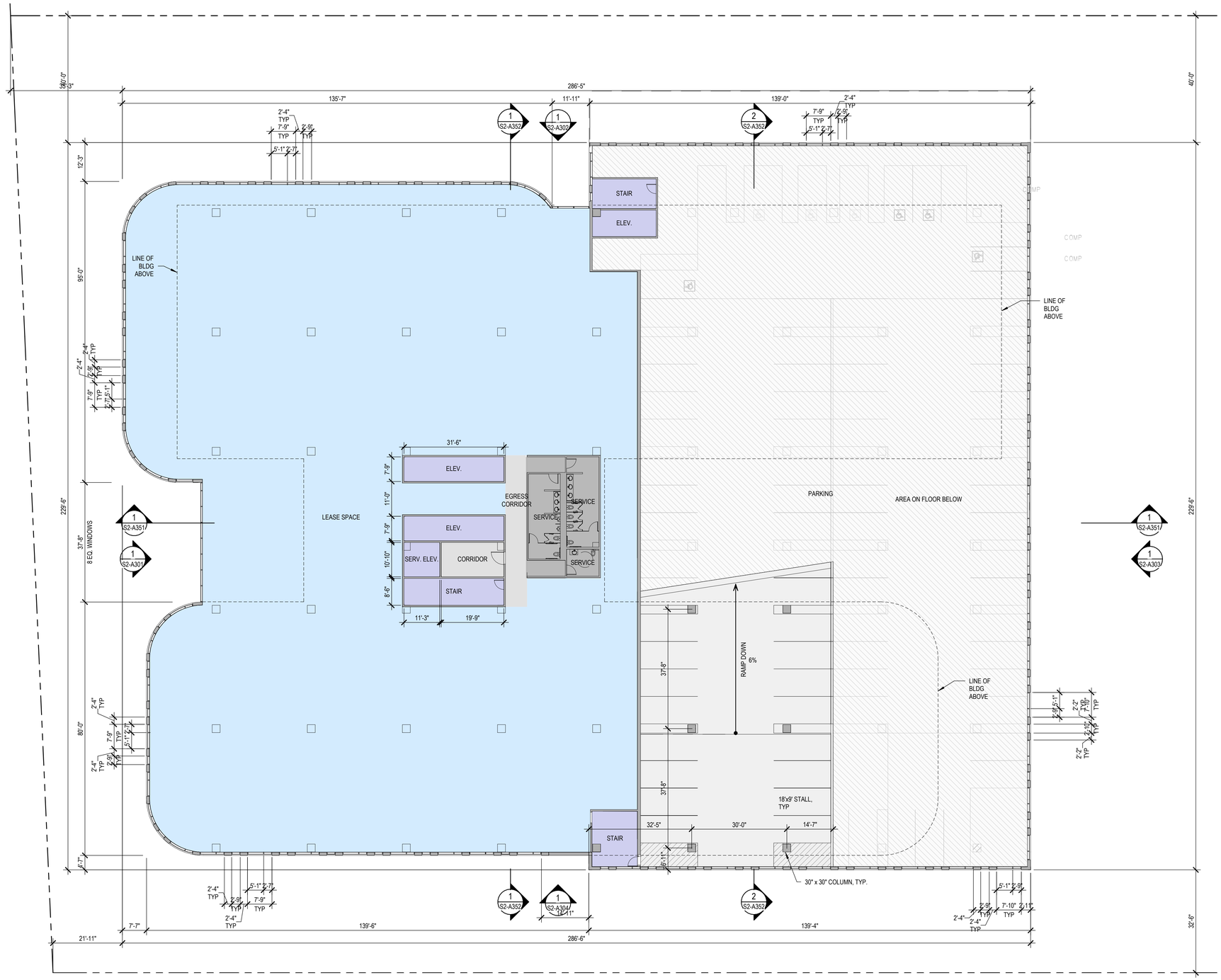
S2 - LEVEL 2 PLAN

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

Sheet Number

S2-A102

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1 S2 - LEVEL 2.5 PLAN

1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S2

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B2	166	1	0	30	0	0	0	0	0	197
BASEMENT B1	152	2	1	31	0	0	0	0	0	186
GROUND	1	2	1	0	0	0	0	0	0	4
LEVEL 2	52	1	0	18	3	1	2	2	0	79
LEVEL 2.5	16	0	0	0	0	0	0	0	0	16
TOTAL	387	6	2	79	3	1	2	2	0	**482**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

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NORTH

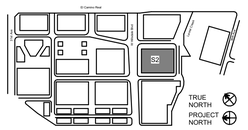
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Project No: 23.04025.00

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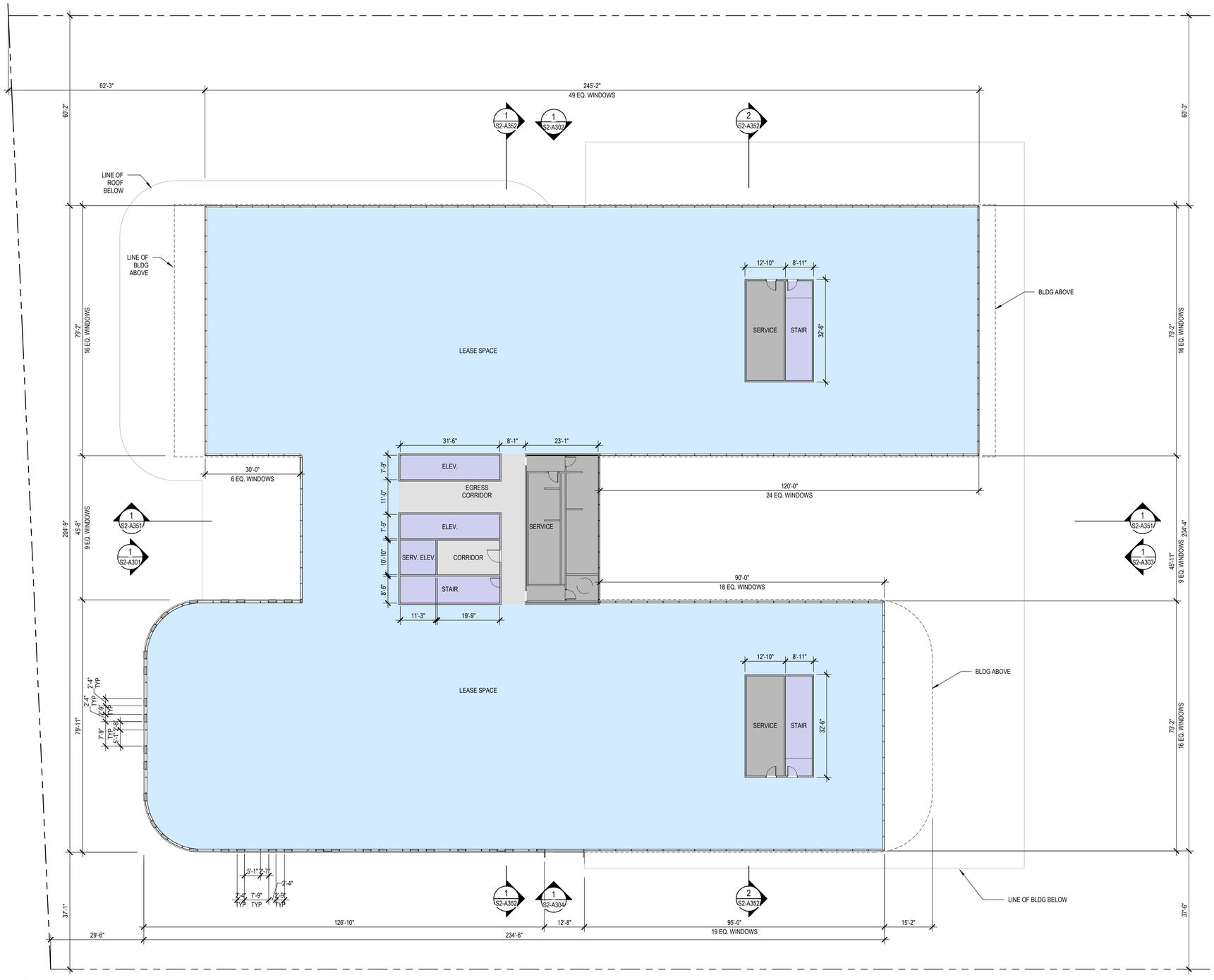
S2 - LEVEL 2.5 PLAN

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

Sheet Number

S2-A103

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1 S2 - LEVEL 3 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
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LEGEND

- PROPOSED PROPERTY LINE
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- BIKE PARKING
- RESIDENTIAL
- RESIDENTIAL LOBBY/ AMENITY
- EXTERIOR TERRACE, BALCONY

GRAPHIC SCALE IN FEET
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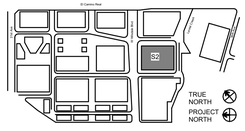
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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

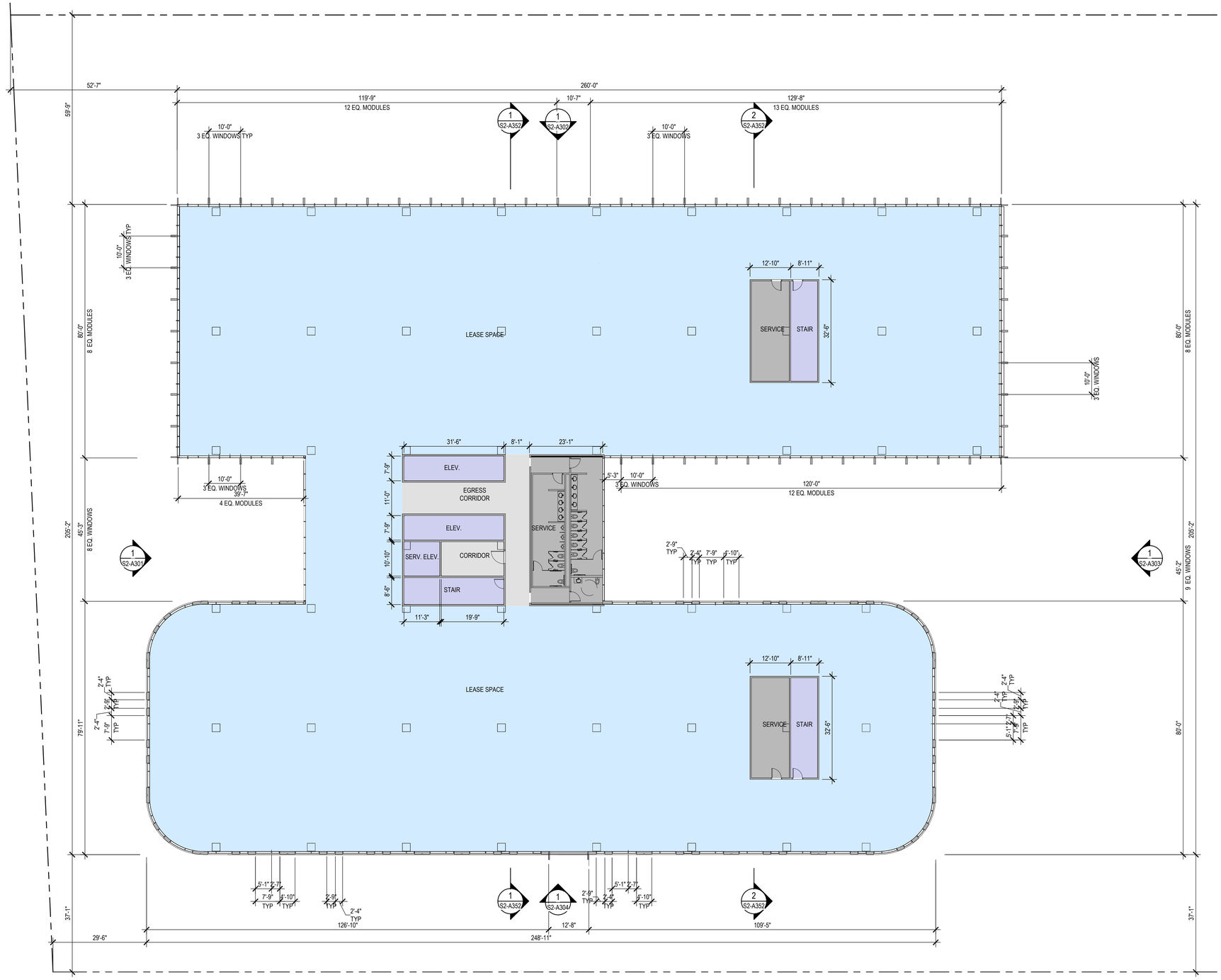
S2 - LEVEL 3 PLAN

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

Sheet Number

S2-A104

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1 S2 - LEVEL 4 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET

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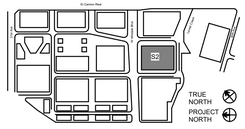
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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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Project No: 23.04025.00

Sheet Title:

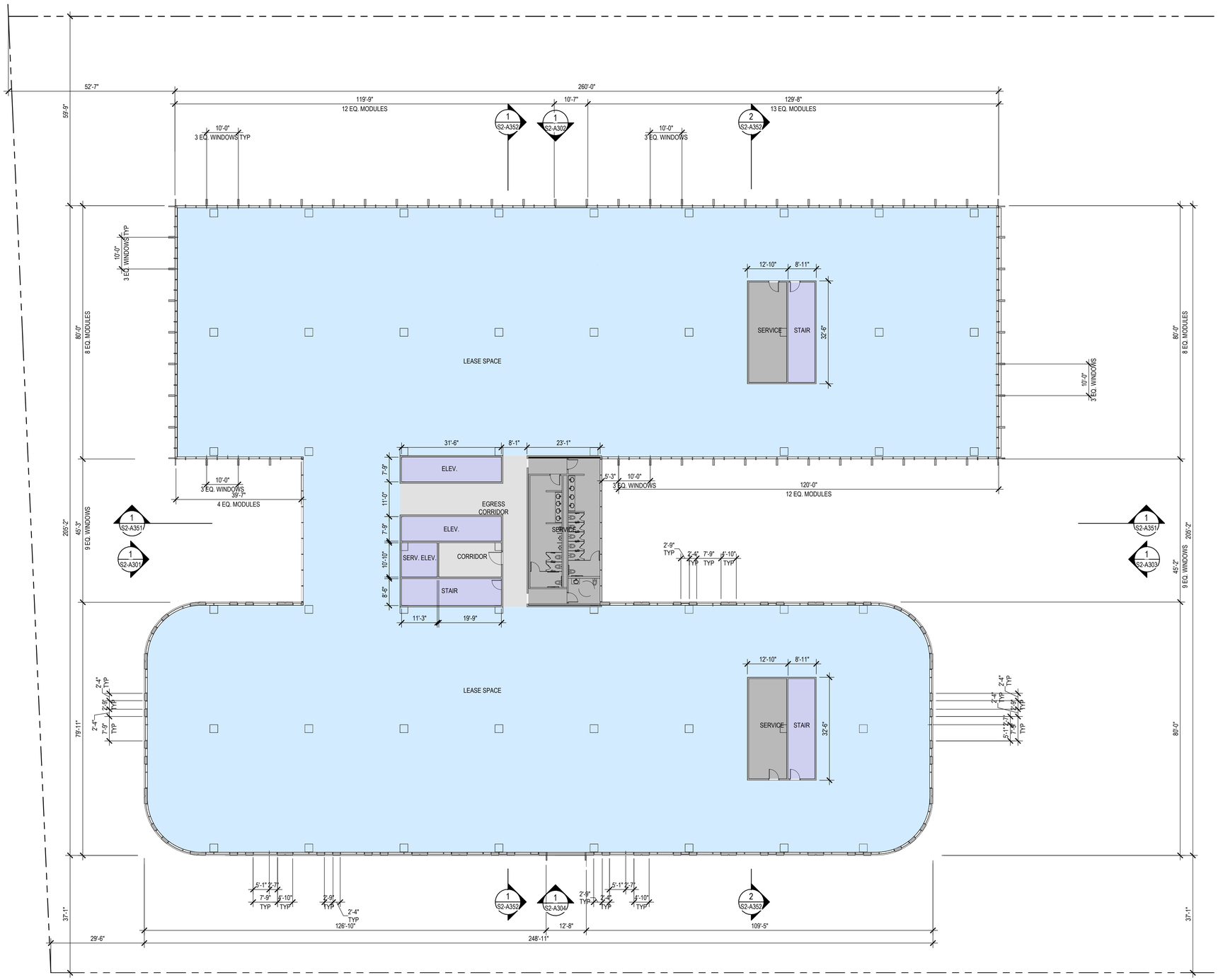
S2 - LEVEL 4 PLAN

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

Sheet Number

S2-A105

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1 S2 - LEVEL 5 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET

0

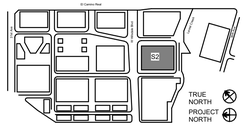
HSC Property Owner LLC

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Project No: 23.04025.00

Sheet Title:

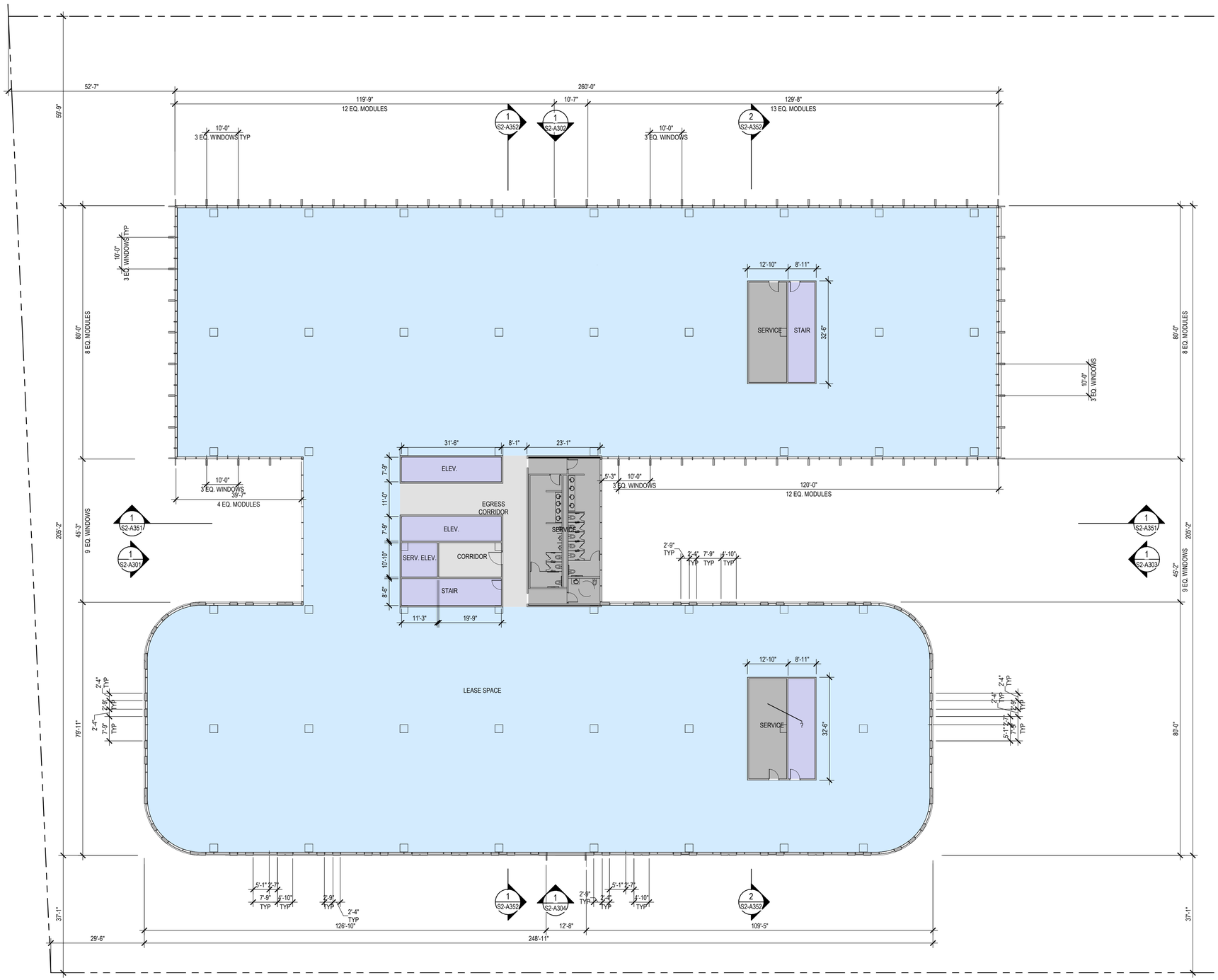
S2 - LEVEL 5 PLAN

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Sheet Number

S2-A106

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1 S2 - LEVEL 6 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET

0

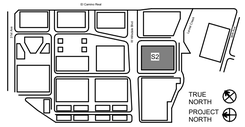
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Project No: 23.04025.00

Sheet Title:

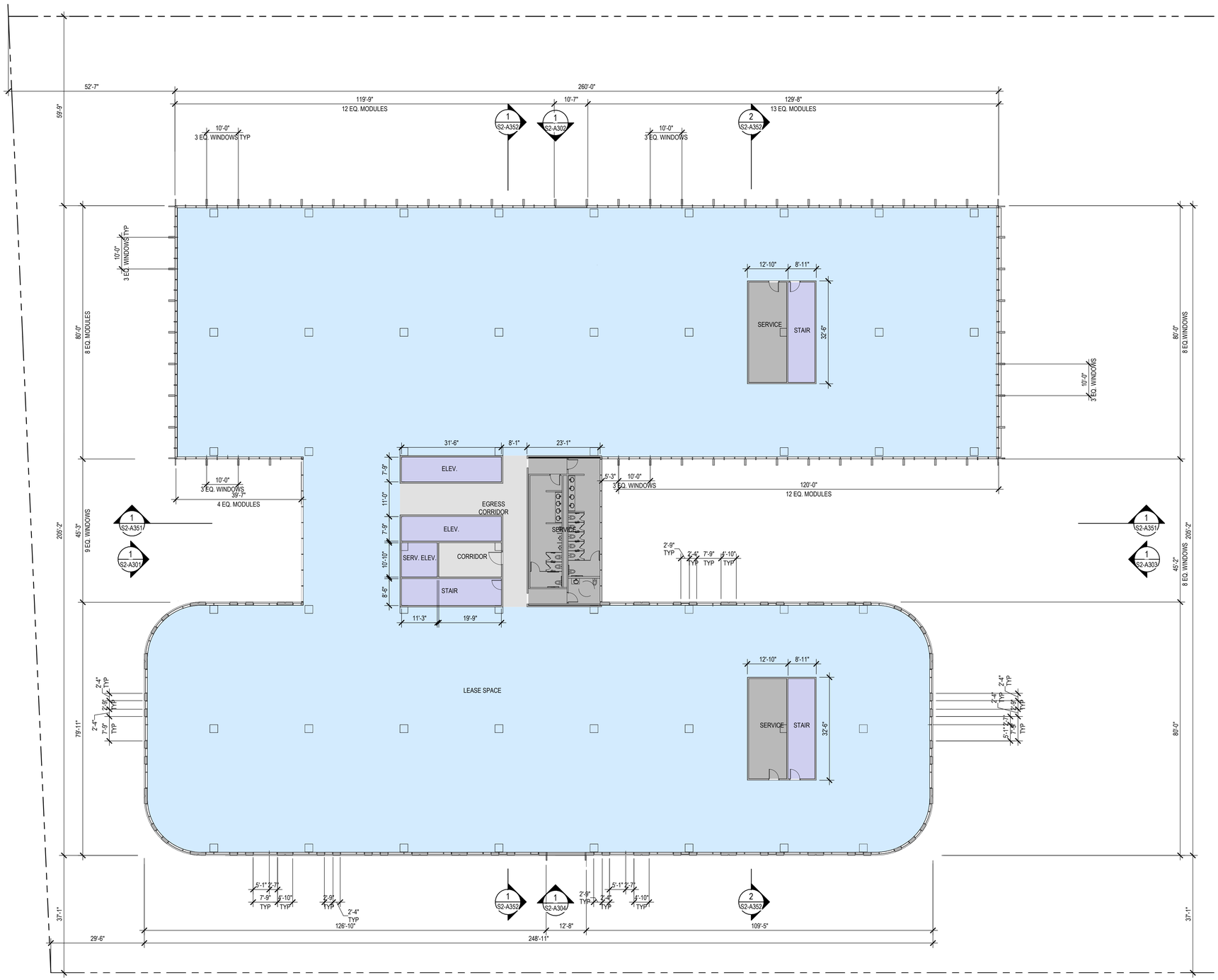
S2 - LEVEL 6 PLAN

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

Sheet Number

S2-A107

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1 S2 - LEVEL 7 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET

0

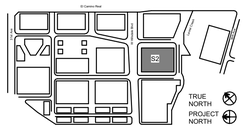
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Project No: 23.04025.00

Sheet Title:

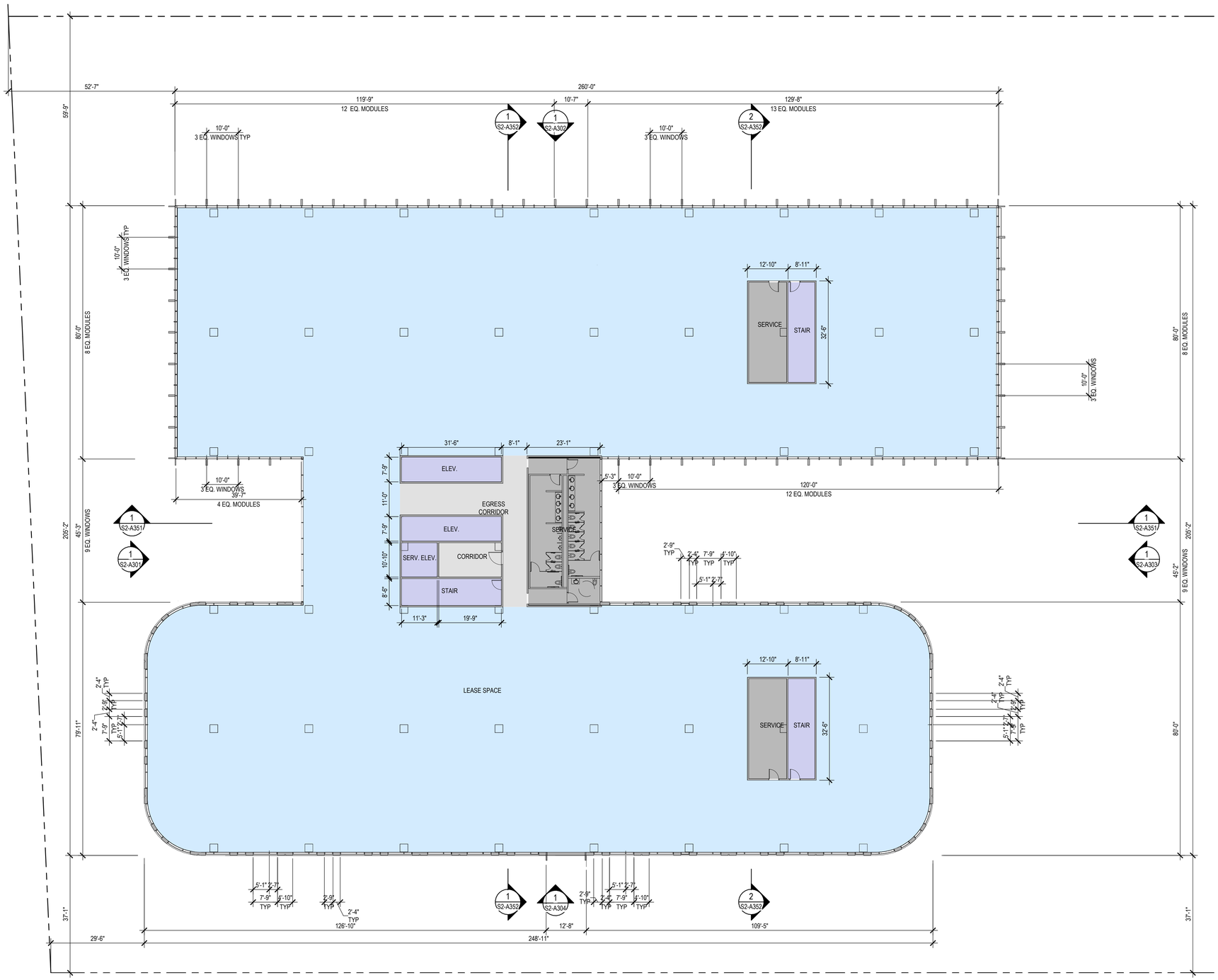
S2 - LEVEL 7 PLAN

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

Sheet Number

S2-A108

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1 S2 - LEVEL 8 PLAN

1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS,
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

NORTH

GRAPHIC SCALE IN FEET

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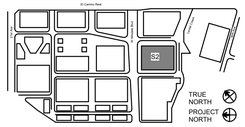
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Sheet Title:

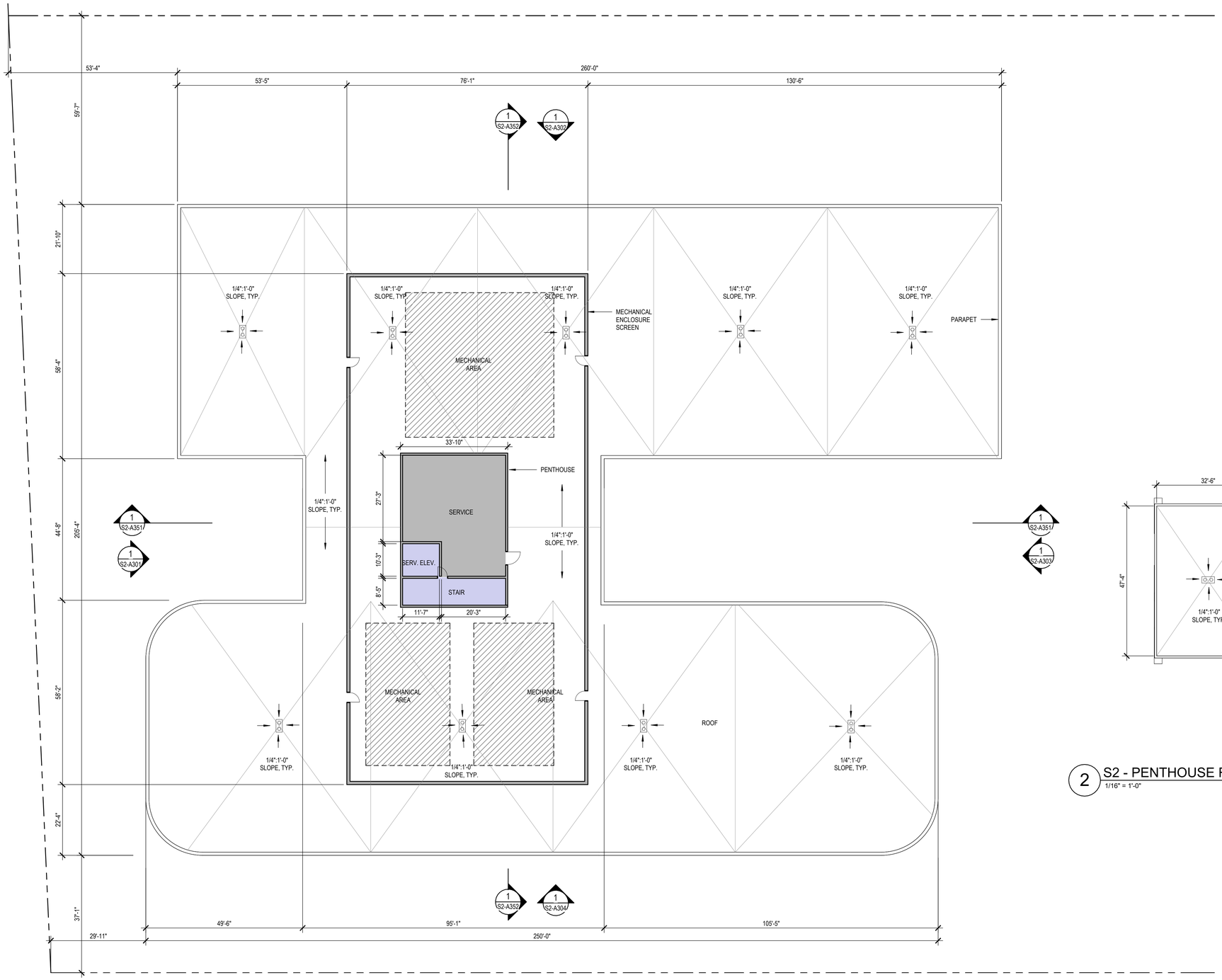
S2 - LEVEL 8 PLAN

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Sheet Number

S2-A109

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1 S2 - ROOF LEVEL PLAN
1/16" = 1'-0"

2 S2 - PENTHOUSE ROOF PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION DWGS
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE DWGS.
- FOR ON-STREET PARKING, SEE CIVIL DWGS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR FACE OF BUILDING TO BACK OF CURB DIMENSIONS, SEE CIVIL DRAWINGS.
- RESTROOM LAYOUTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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
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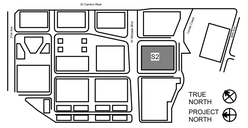
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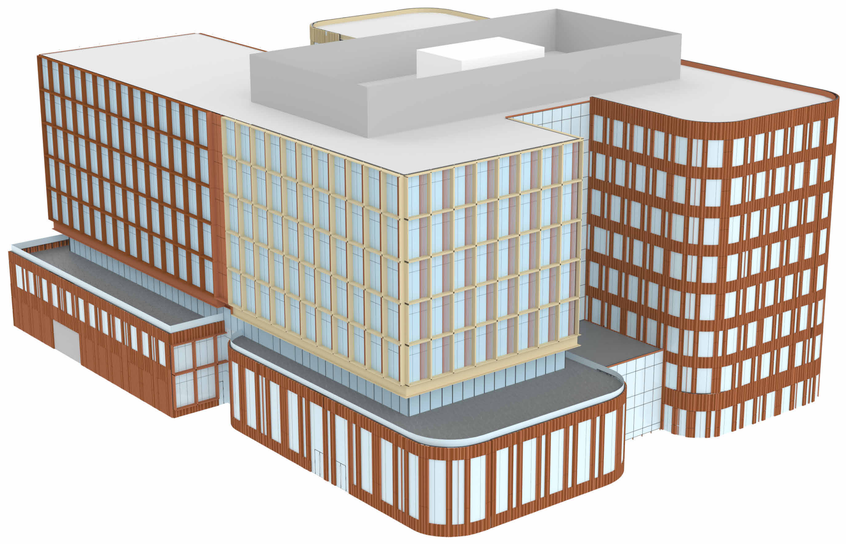
S2 - ROOF LEVEL PLAN

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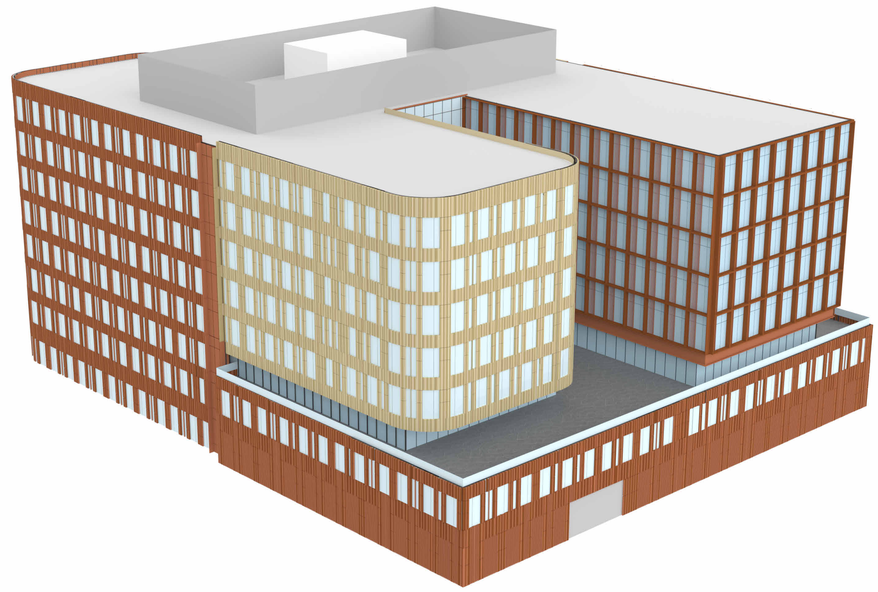
Sheet Number

S2-A110

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2 S2 NORTHEAST PERSPECTIVE
NTS



1 S2 SOUTHWEST PERSPECTIVE
NTS

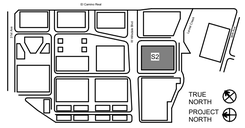
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Sheet Title:

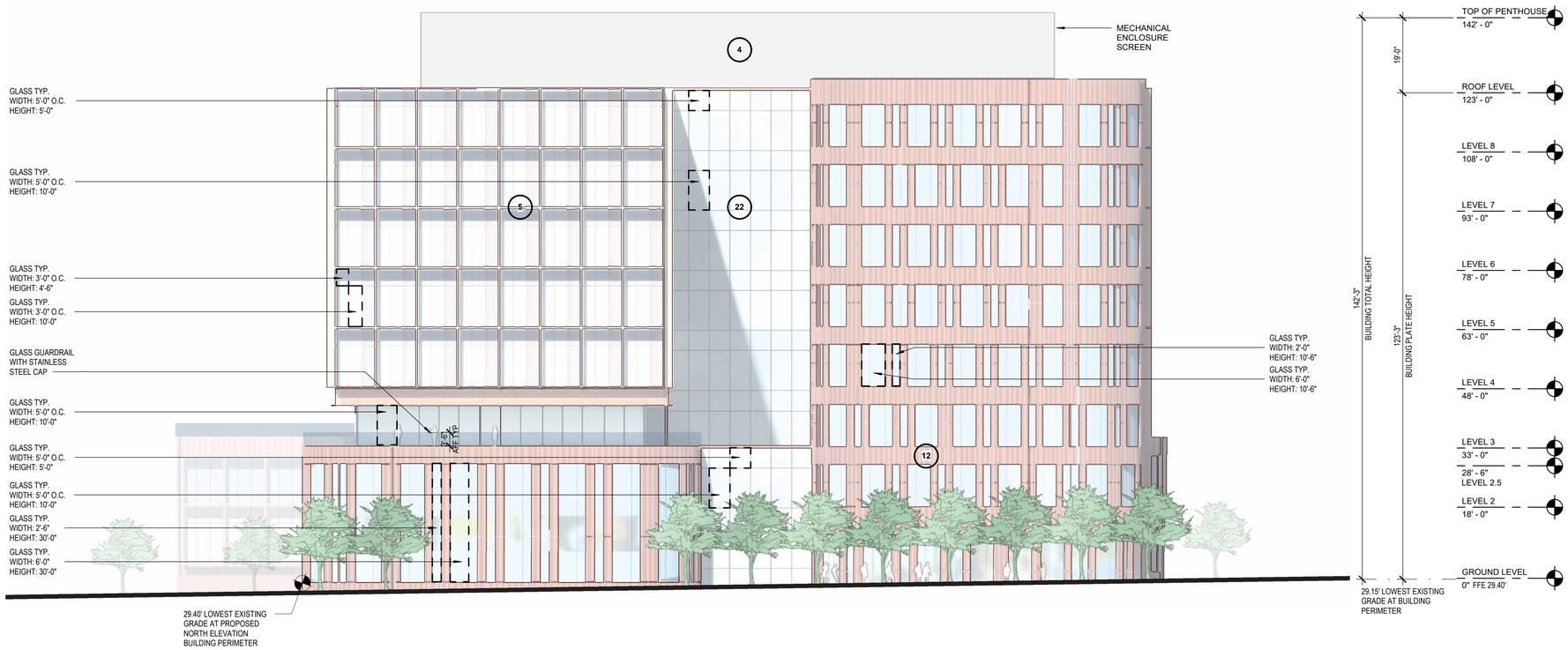
S2 - PERSPECTIVE VIEWS

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

Sheet Number

S2-A300

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1 S2 - NORTH (HILLSDALE BLVD) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING S2

REFER TO SHEET S2-A310 FOR MATERIAL PHOTOGRAPHS

- (2) **METAL**: WARM COLOR
- (4) **METAL**: LIGHT COLOR
- (5) **METAL**: LIGHT COLOR
- (6) **METAL**: COOL COLOR
- (12) **TERRACOTTA:** LIGHT COLOR
- (13) **TERRACOTTA:** TEXTURED, LIGHT COLOR
- (22) **GLASS:** CLEAR GLASS COLOR

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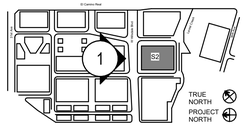
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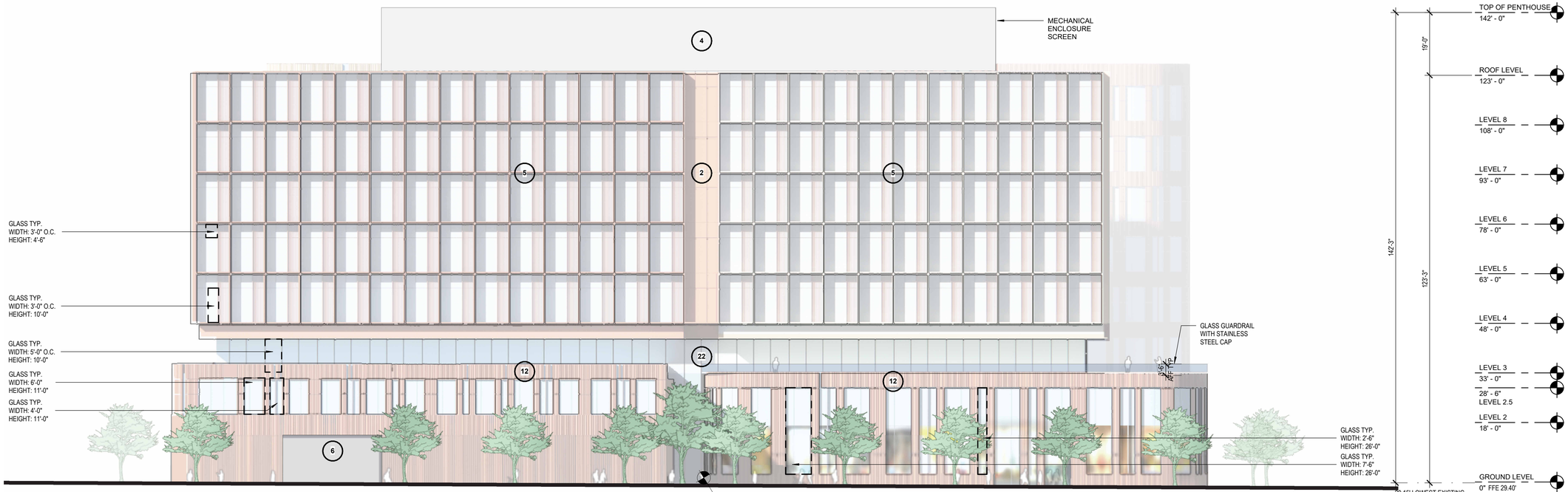
Sheet Title:

S2 - ELEVATIONS

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

Sheet Number

S2-A301



1 S2 - EAST (EAST SAILER DR.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING S2

REFER TO SHEET S2-A310 FOR MATERIAL PHOTOGRAPHS

- 2 **METAL**: WARM COLOR
- 4 **METAL**: LIGHT COLOR
- 5 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 12 **TERRACOTTA:** LIGHT COLOR
- 13 **TERRACOTTA:** TEXTURED, LIGHT COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

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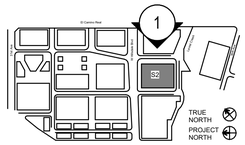
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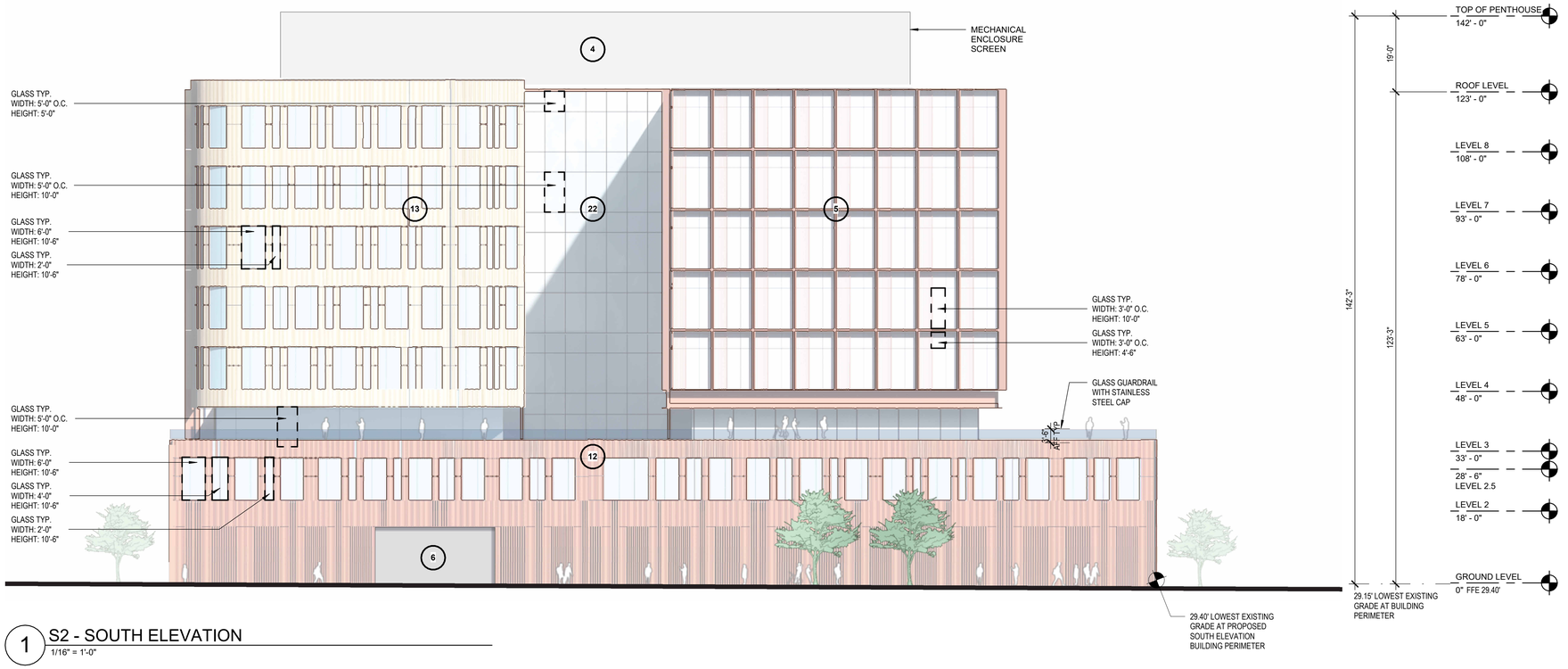
Sheet Title:

S2 - ELEVATIONS

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

Sheet Number

S2-A302



1 S2 - SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING S2

REFER TO SHEET S2-A310 FOR MATERIAL PHOTOGRAPHS

- 2 **METAL**: WARM COLOR
- 4 **METAL**: LIGHT COLOR
- 5 **METAL**: LIGHT COLOR
- 6 **METAL**: COOL COLOR
- 12 **TERRACOTTA:** LIGHT COLOR
- 13 **TERRACOTTA:** TEXTURED, LIGHT COLOR
- 22 **GLASS:** CLEAR GLASS COLOR

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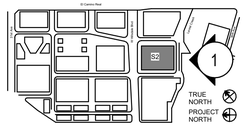
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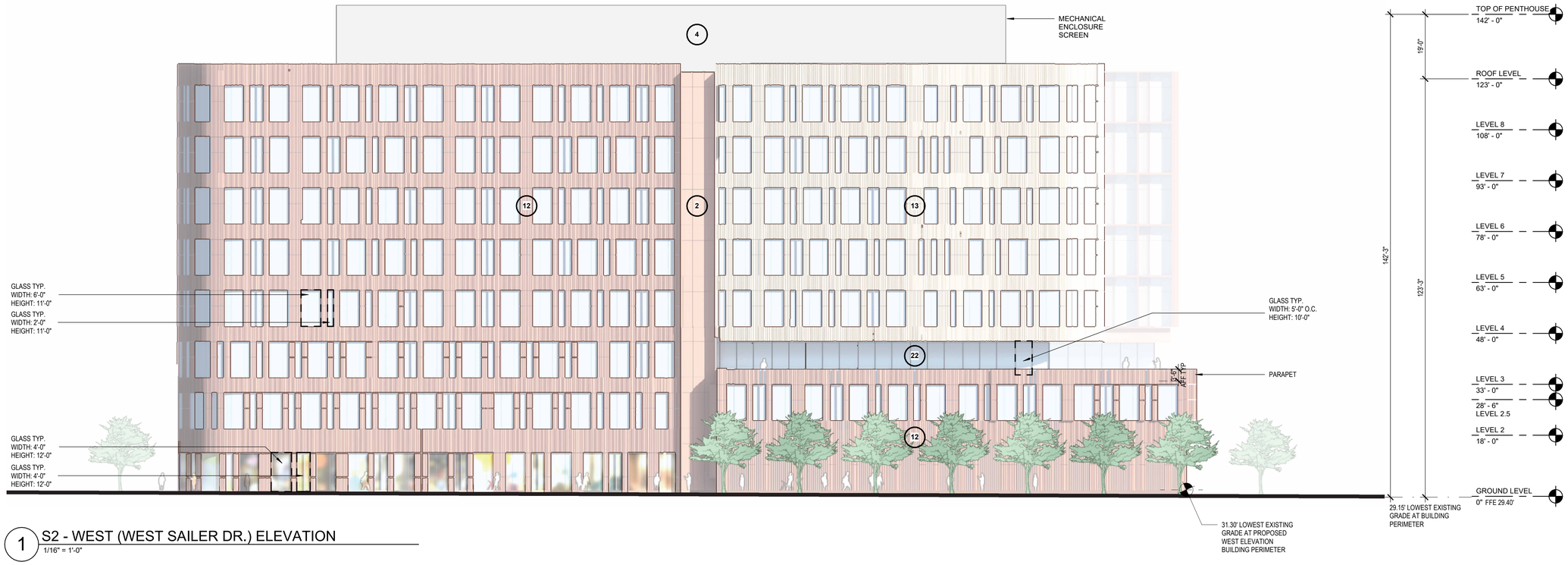
Sheet Title:

S2 - ELEVATIONS

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

Sheet Number

S2-A303



1 S2 - WEST (WEST SAILER DR.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND - BUILDING S2

REFER TO SHEET S2-A310 FOR MATERIAL PHOTOGRAPHS

- (2) **METAL**: WARM COLOR
- (4) **METAL**: LIGHT COLOR
- (5) **METAL**: LIGHT COLOR
- (6) **METAL**: COOL COLOR
- (12) **TERRACOTTA:** LIGHT COLOR
- (13) **TERRACOTTA:** TEXTURED, LIGHT COLOR
- (22) **GLASS:** CLEAR GLASS COLOR

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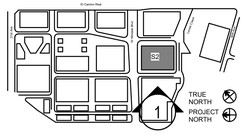
HSC Property Owner LLC

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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

S2 - ELEVATIONS

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

Sheet Number

S2-A304

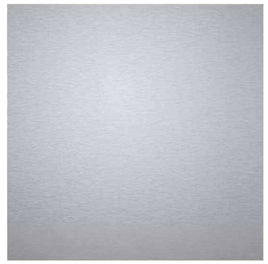


02 **METAL:** WARM COLOR (WINDOW AND DOOR FRAMES, CLADDING, ETC.)

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



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



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



12 **TERRACOTTA:** LIGHT COLOR (CLADDING)



13 **TERRACOTTA:** TEXTURED LIGHT COLOR (CLADDING)



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

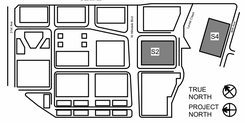
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No.	Description	Date
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
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Project No: 23.04025.00

Sheet Title:

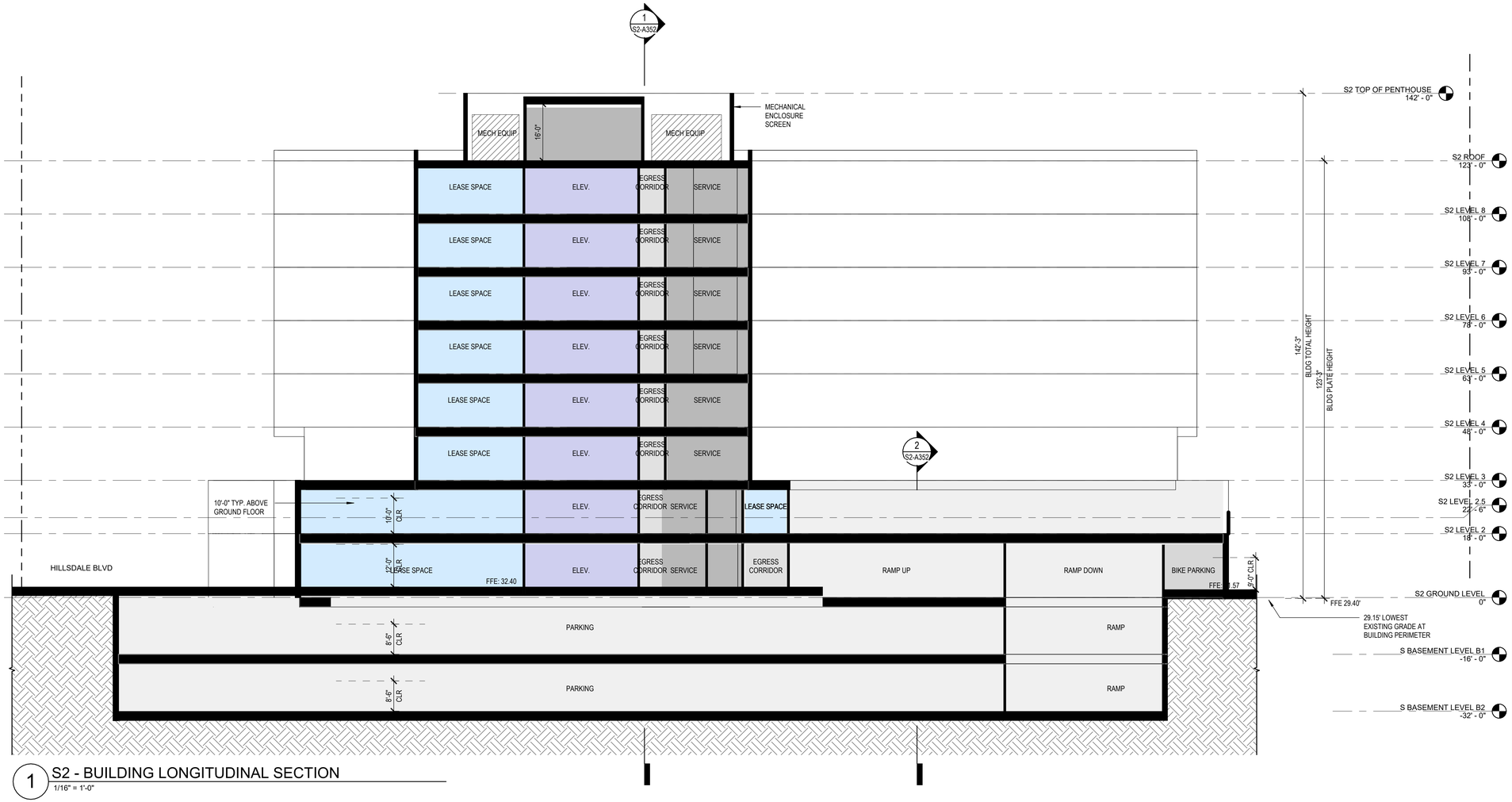
S2 - EXTERIOR MATERIAL SCHEDULE

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

Sheet Number

S2-A310

Autodesk Docs://23.04025.00 - Hillside MP Peer Review/HILLSDALE EHOK.AR.rvt
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1 S2 - BUILDING LONGITUDINAL SECTION
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

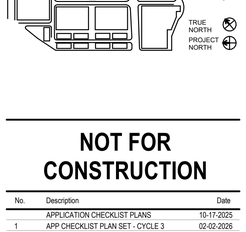
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Project No: 23.04025.00

Sheet Title:

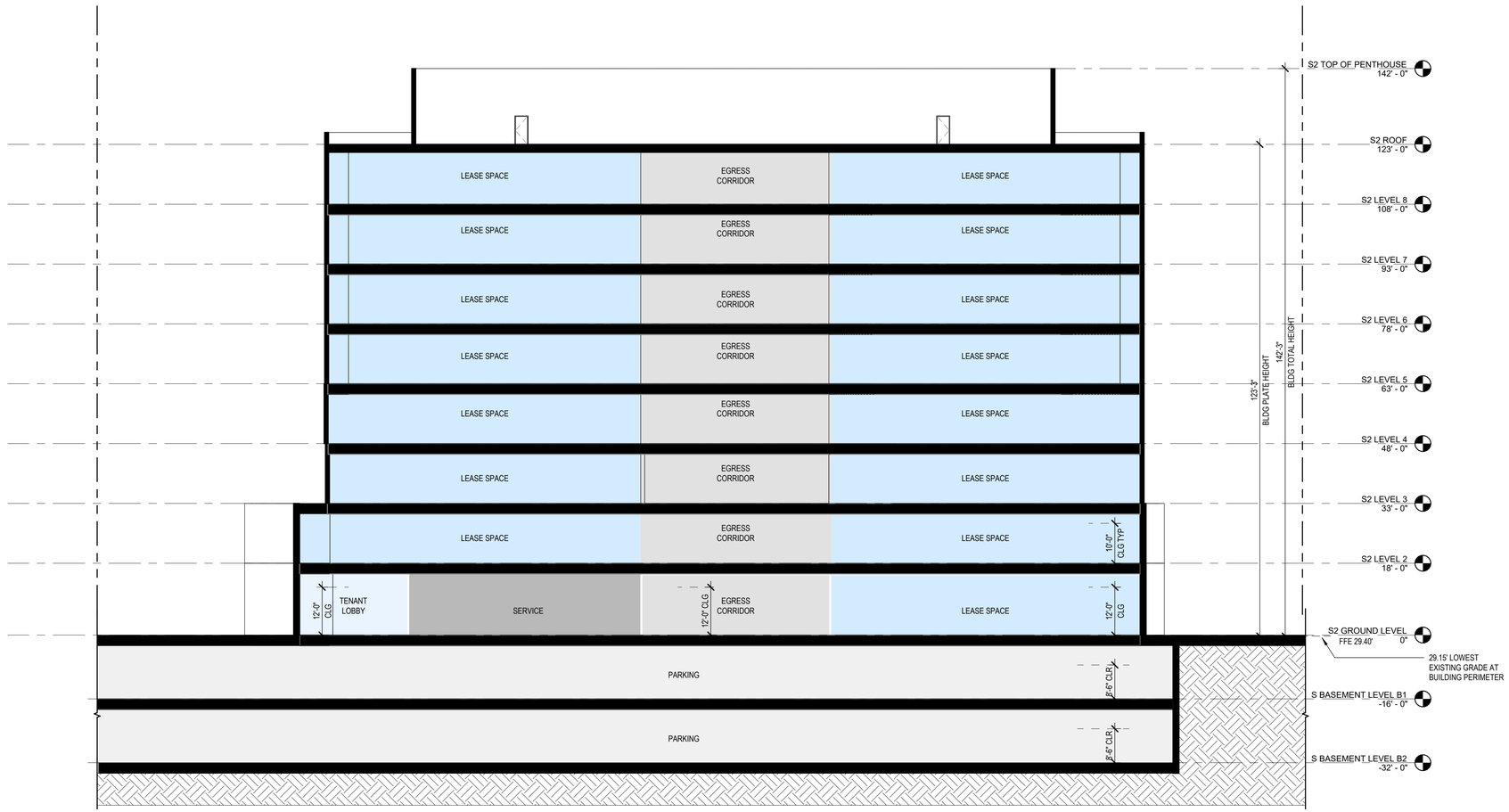
S2 - BUILDING SECTION

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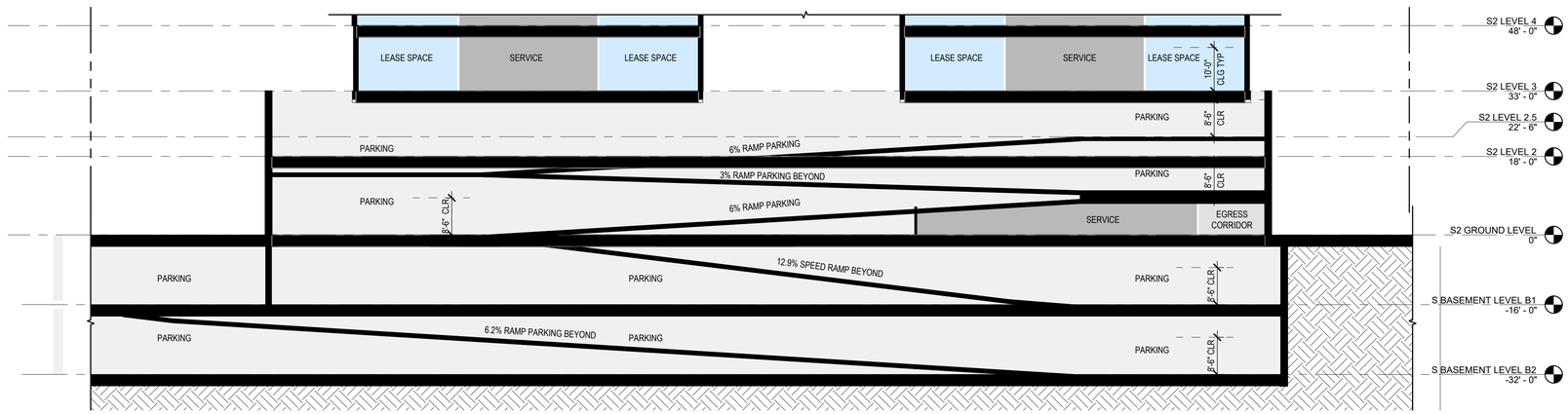
Sheet Number

S2-A351

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE mCKv24.rvt
4/24/2026 10:38:49 PM



1 S2 - CROSS SECTION @ TOWER
1/16" = 1'-0"



2 S2 - CROSS SECTION @ RAMP
1/16" = 1'-0"

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- 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

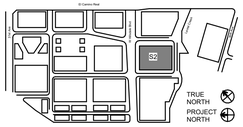
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Project No: 23.04025.00

Sheet Title:

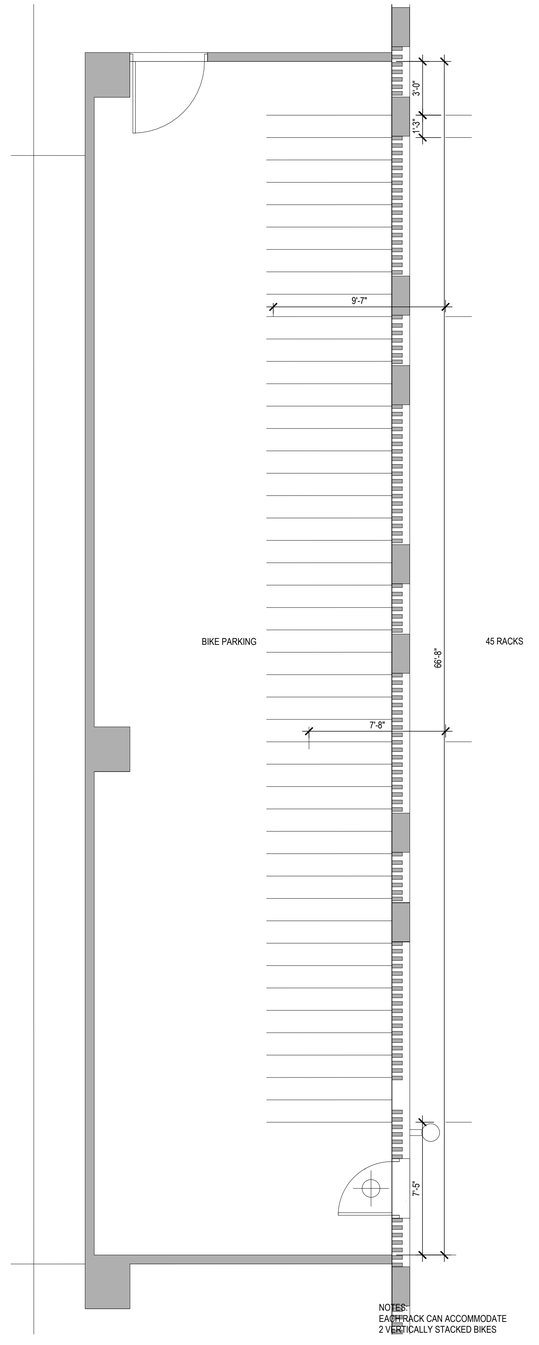
S2 - BUILDING CROSS SECTIONS

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

Sheet Number

S2-A352

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE_EHDK_AR.rvt
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1 S2 - LONG TERM BIKE PARKING PLAN
1/4" = 1'-0"

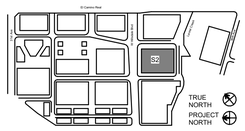
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

Sheet Title:

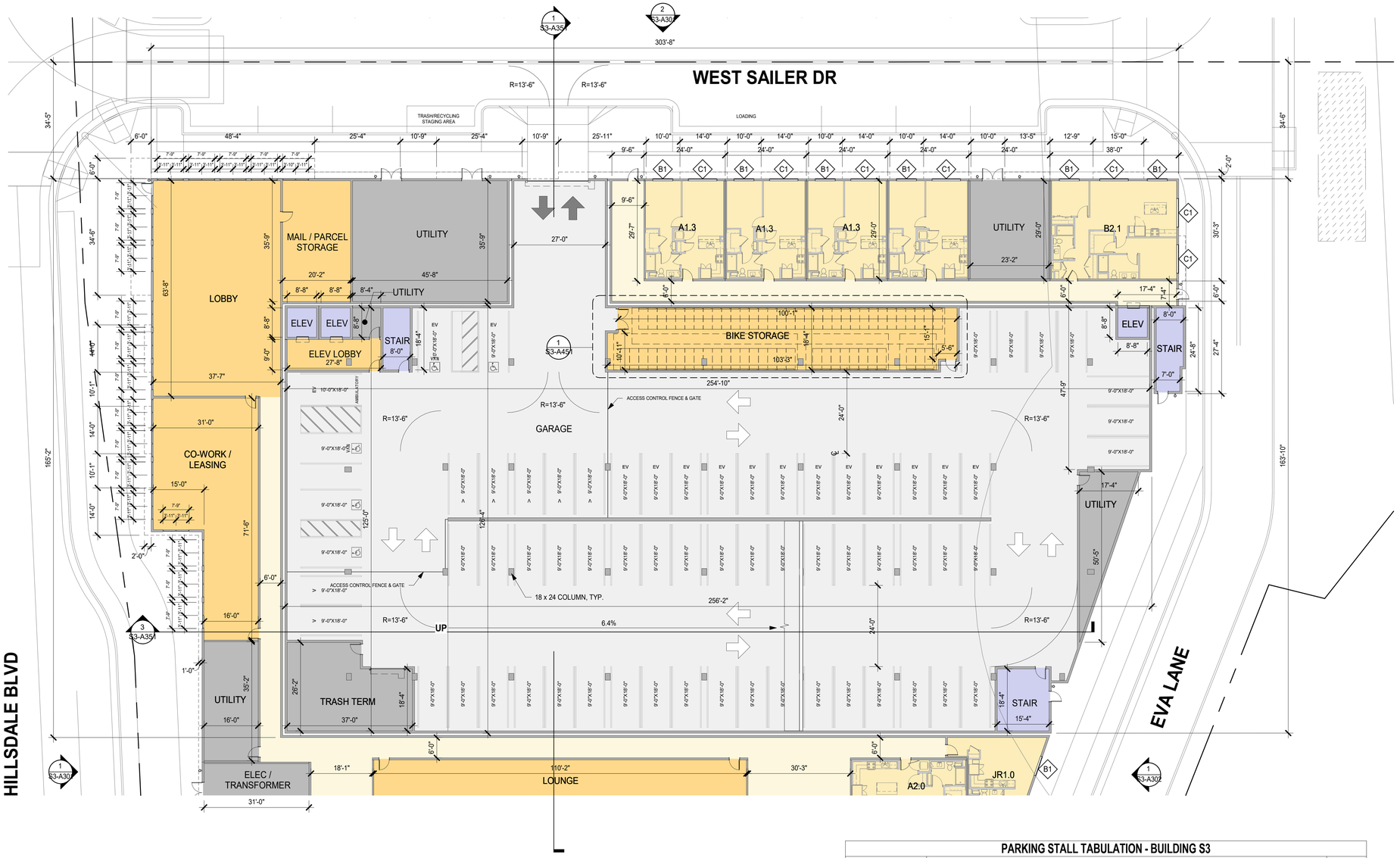
S2 - ENLARGED PLANS

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

Sheet Number

S2-A401

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1 S3 - GROUND LEVEL PLAN - ZONE A
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
GROUND	44	2*	1*	12	1*	1*	1*	0	11	7	74
LEVEL 2	66	3	1	11	1	0	1	0	0	0	83
LEVEL 3	75	1	0	10	0	0	0	0	0	0	86
LEVEL 4	75	0	0	10	0	0	0	0	0	0	85
LEVEL 5	54	0	0	10	0	0	0	0	0	0	64
TOTAL	314	6*	2*	53	2*	1*	2*	0	11	7	**392**

0' 8' 16' 32'

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

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Project No: 23.04025.00

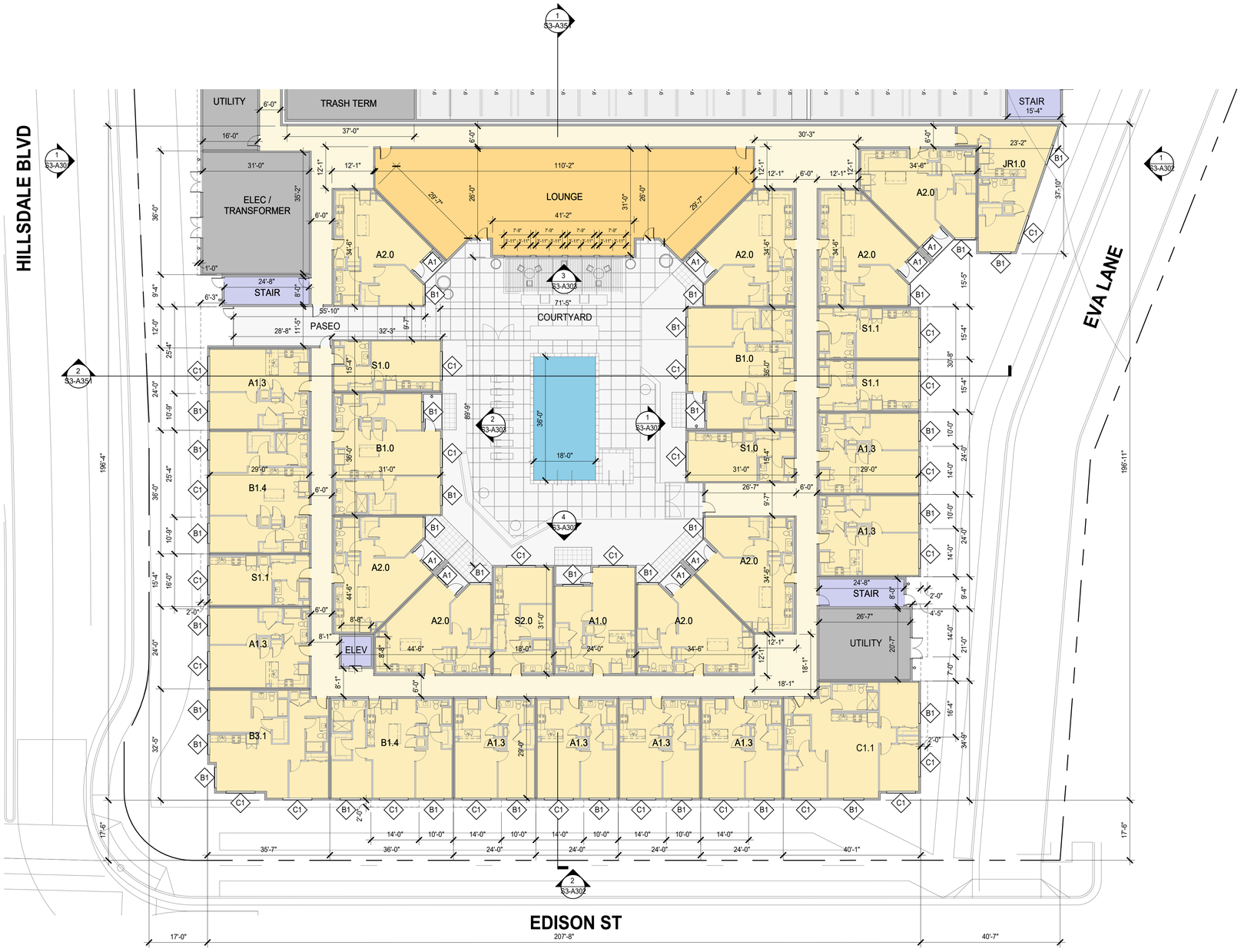
Sheet Title:

S3 - GROUND LEVEL PLAN - ZONE A

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

Sheet Number

S3-A101A



1 S3 - GROUND LEVEL PLAN - ZONE B
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

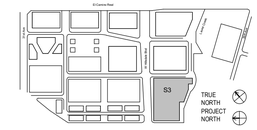
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

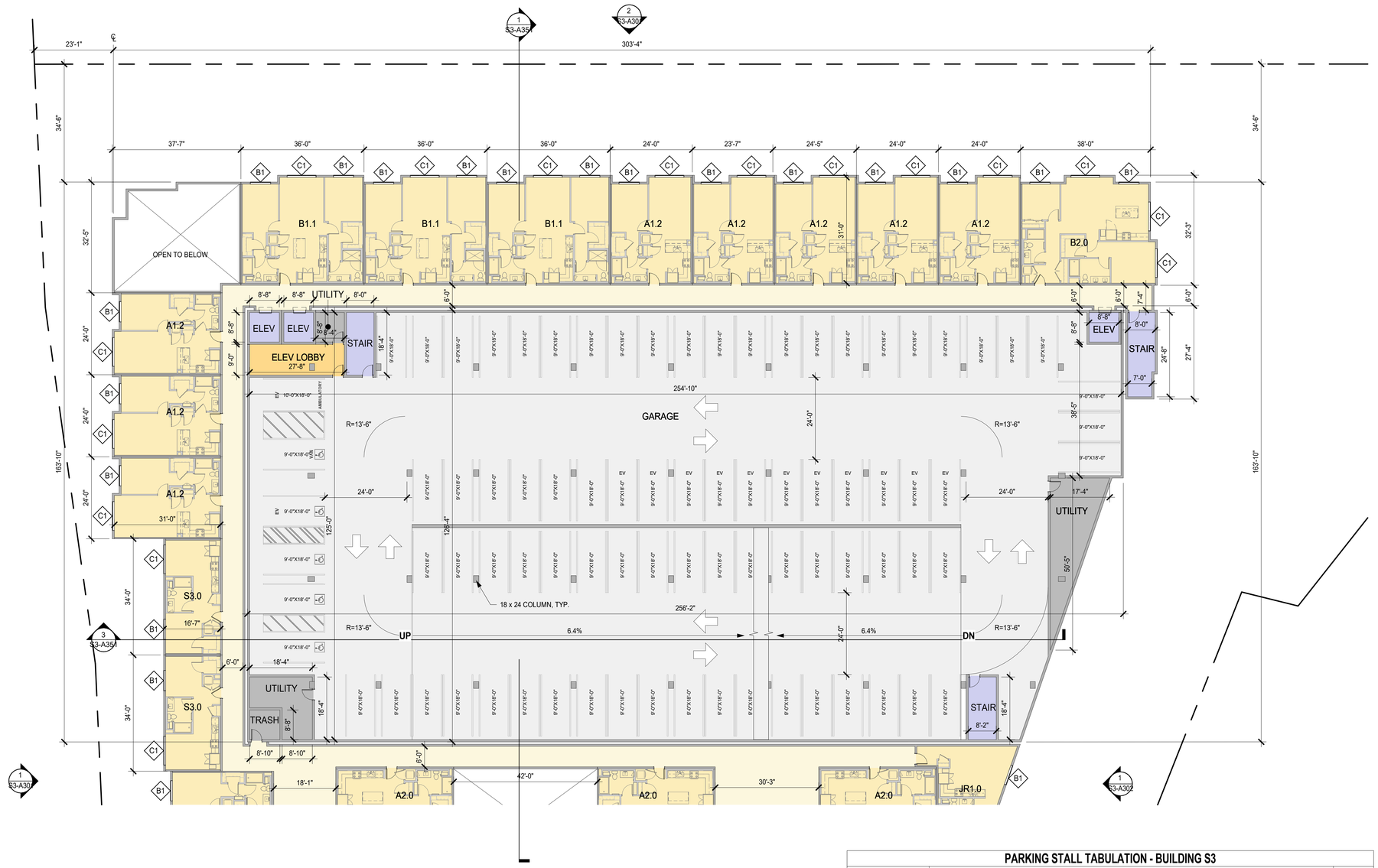
Sheet Title:

S3 - GROUND LEVEL PLAN - ZONE B

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

Sheet Number

S3-A101B



1 S3 - LEVEL 2 PLAN - ZONE A
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
GROUND	44	2*	1*	12	1*	1*	1*	0	11	7	74
LEVEL 2	66	3	1	11	1	0	1	0	0	0	83
LEVEL 3	75	1	0	10	0	0	0	0	0	0	86
LEVEL 4	75	0	0	10	0	0	0	0	0	0	85
LEVEL 5	54	0	0	10	0	0	0	0	0	0	64
TOTAL	314	6*	2*	53	2*	1*	2*	0	11	7	**392**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

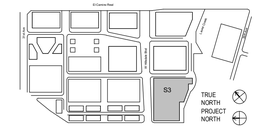
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Project No: 23.04025.00

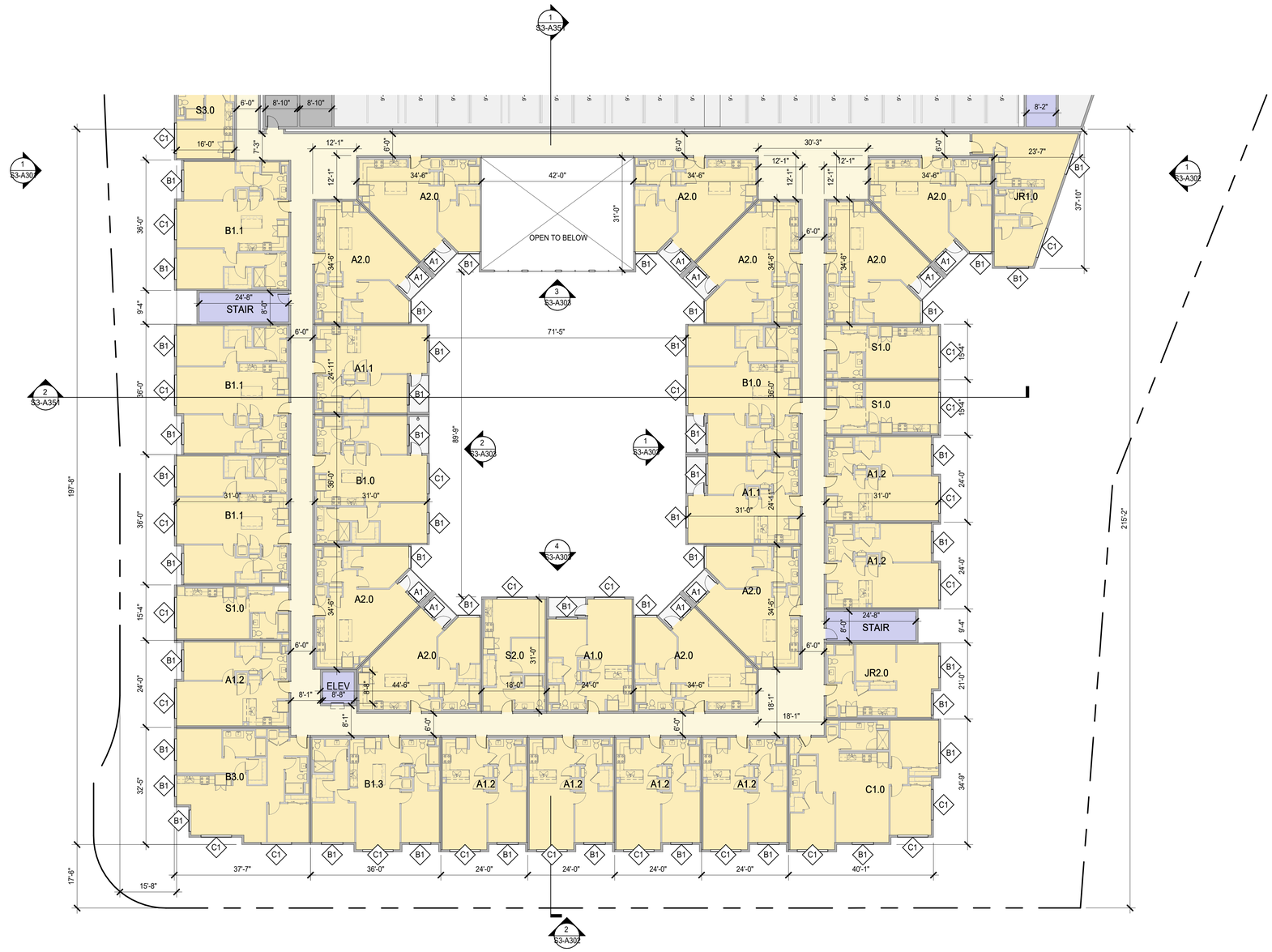
Sheet Title:

S3 - LEVEL 2 PLAN - ZONE A

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

Sheet Number

S3-A102A



1 S3 - LEVEL 2 PLAN - ZONE B
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

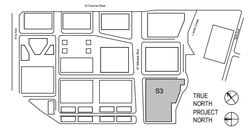
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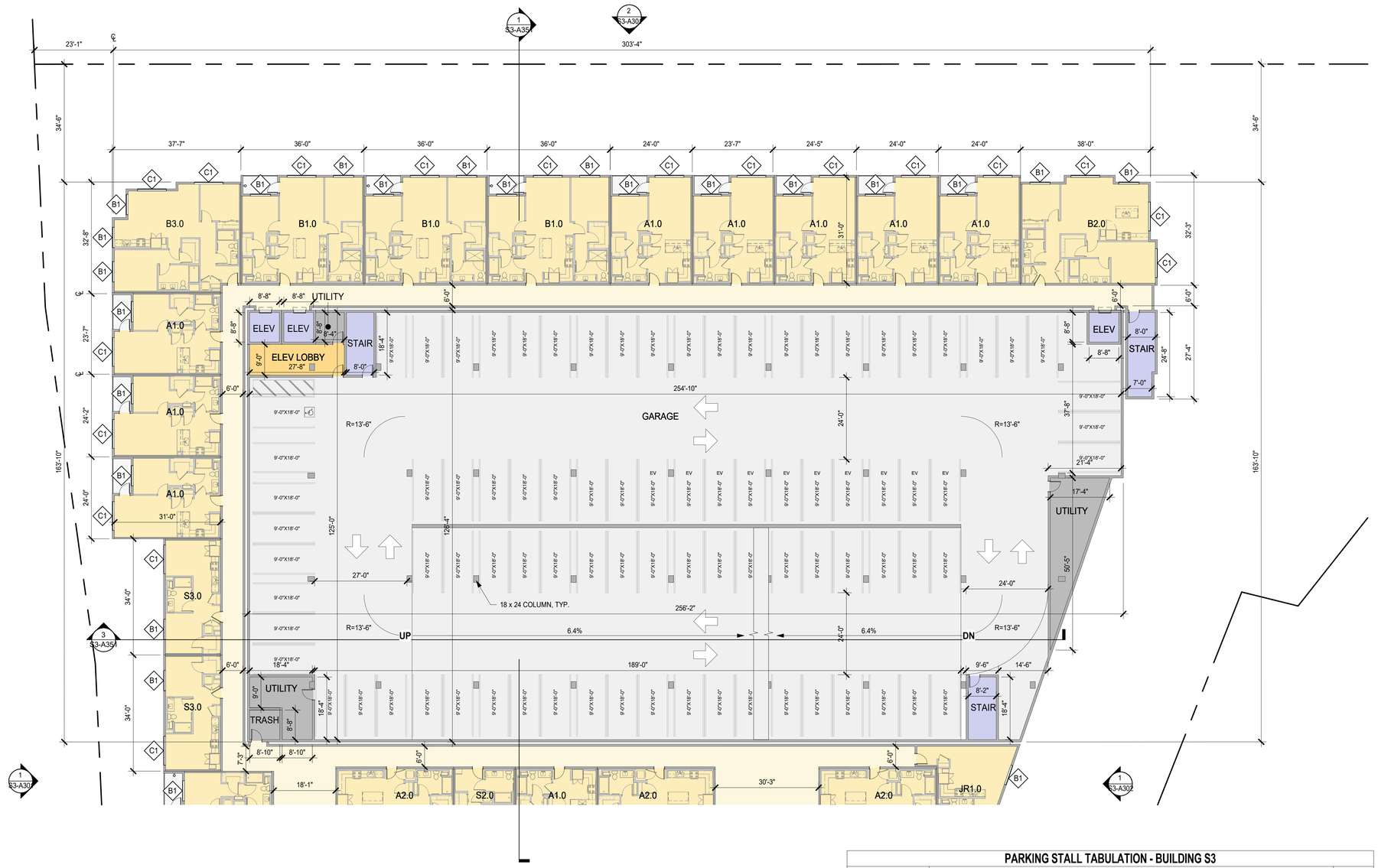
Sheet Title:

S3 - LEVEL 2 PLAN - ZONE B

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

Sheet Number

S3-A102B



1 S3 - LEVEL 3 PLAN - ZONE A
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
GROUND	44	2*	1*	12	1*	1*	1*	0	11	7	74
LEVEL 2	66	3	1	11	1	0	1	0	0	0	83
LEVEL 3	75	1	0	10	0	0	0	0	0	0	86
LEVEL 4	75	0	0	10	0	0	0	0	0	0	85
LEVEL 5	54	0	0	10	0	0	0	0	0	0	64
TOTAL	314	6*	2*	53	2*	1*	2*	0	11	7	**392**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

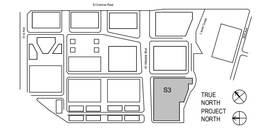
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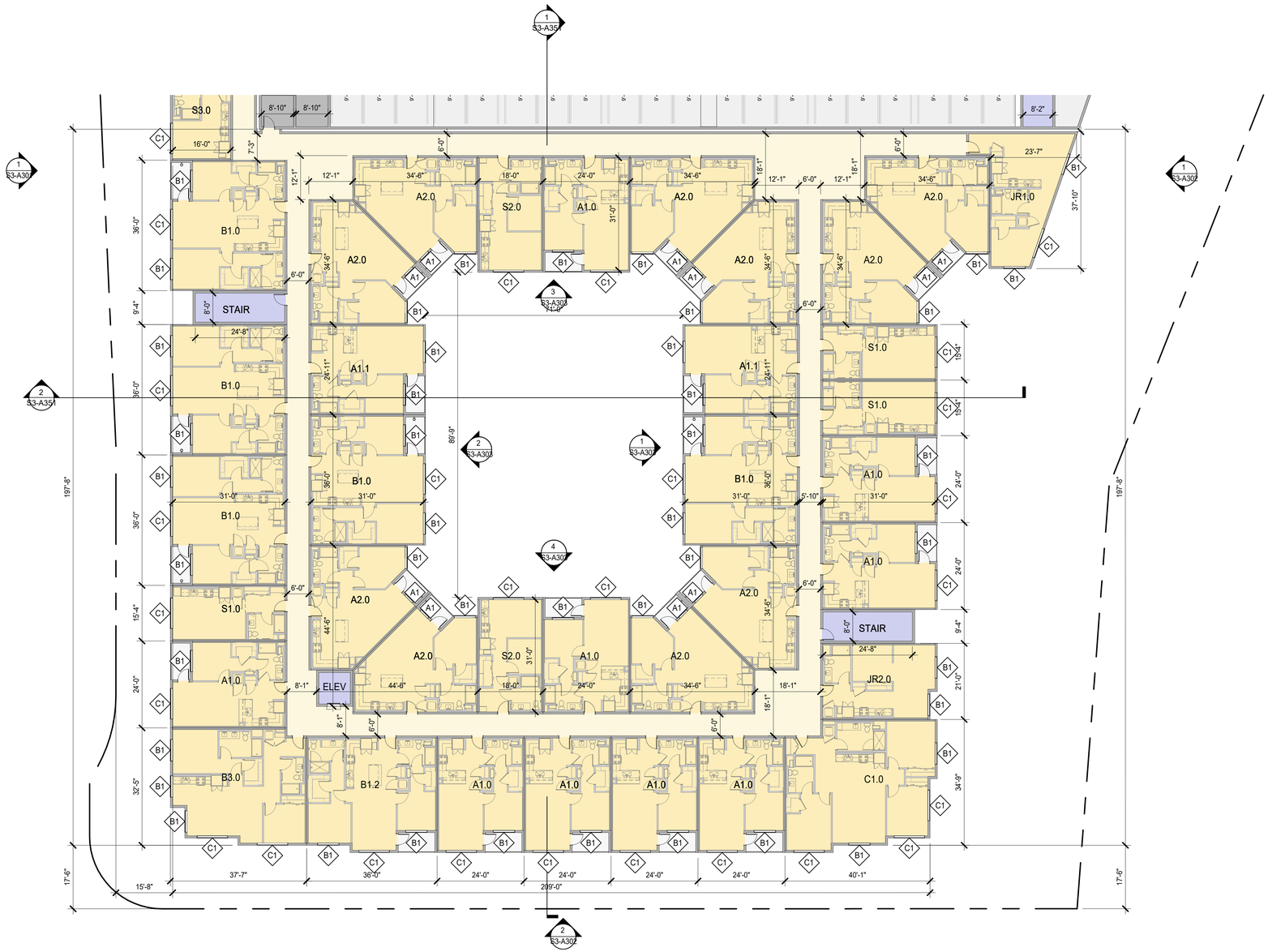
Sheet Title:

S3 - LEVEL 3 PLAN - ZONE A

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

Sheet Number

S3-A103A



1 S3 - LEVEL 3 PLAN - ZONE B
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

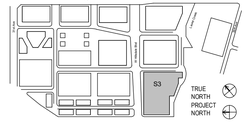
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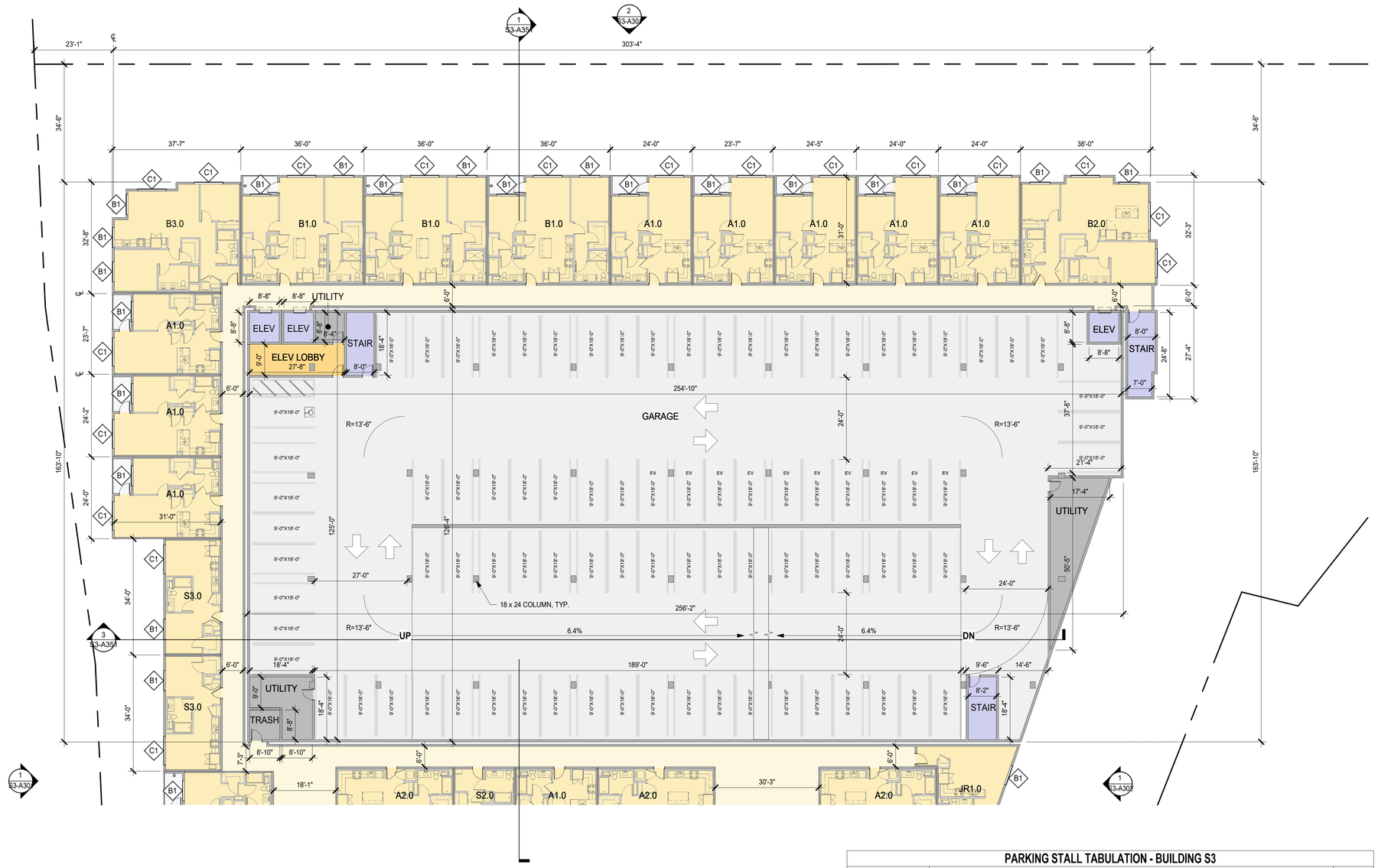
Sheet Title:

S3 - LEVEL 3 PLAN - ZONE B

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

Sheet Number

S3-A103B



1 S3 - LEVEL 4 PLAN - ZONE A
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
GROUND	44	2*	1*	12	1*	1*	1*	0	11	7	74
LEVEL 2	66	3	1	11	1	0	1	0	0	0	83
LEVEL 3	75	1	0	10	0	0	0	0	0	0	86
LEVEL 4	75	0	0	10	0	0	0	0	0	0	85
LEVEL 5	54	0	0	10	0	0	0	0	0	0	64
TOTAL	314	6*	2*	53	2*	1*	2*	0	11	7	**392**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

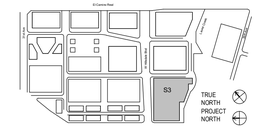
HSC Property Owner LLC

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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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

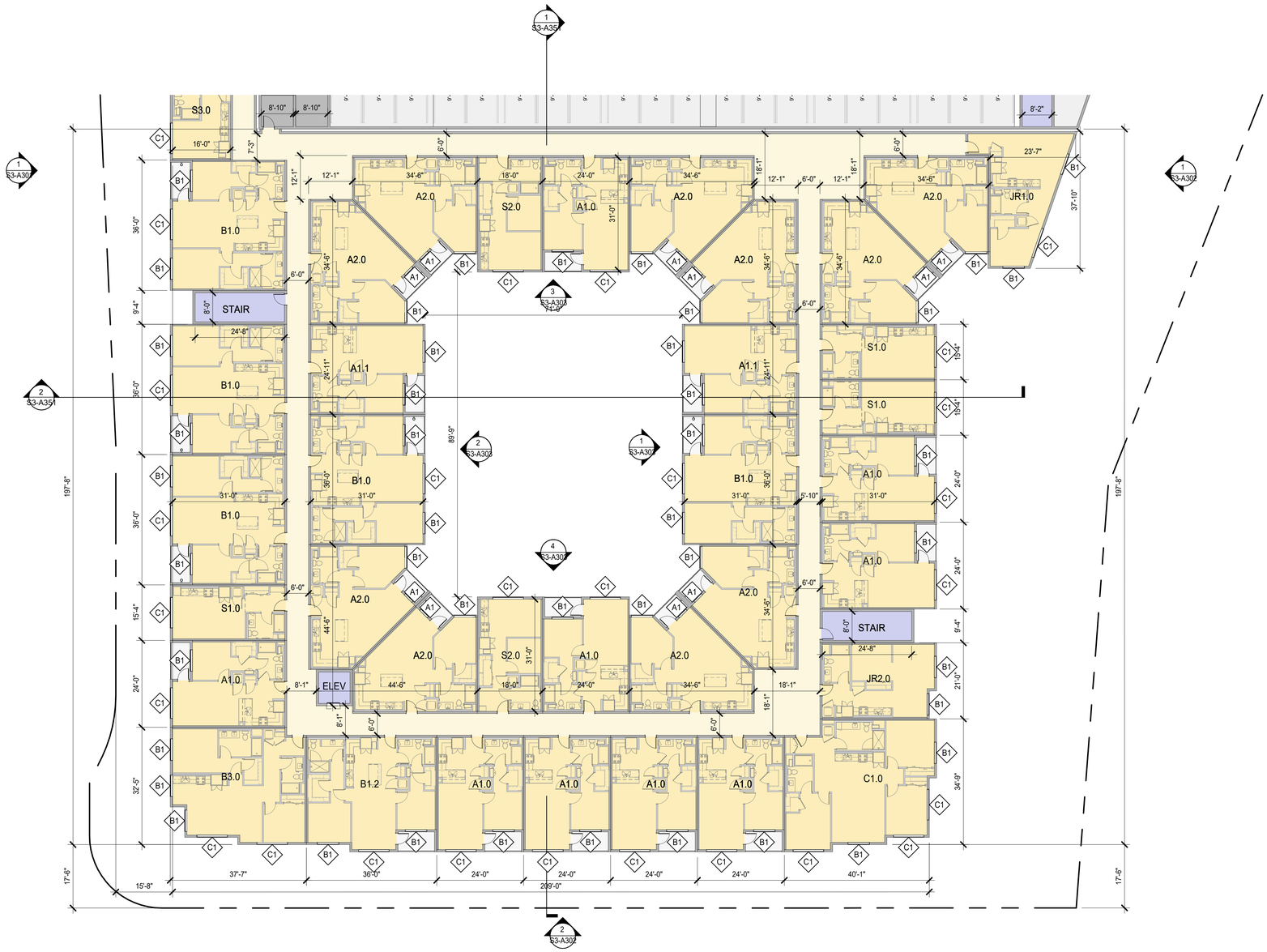
Sheet Title:

S3 - LEVEL 4 PLAN - ZONE A

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

Sheet Number

S3-A104A



1 S3 - LEVEL 4 PLAN - ZONE B
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
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- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

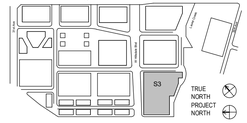
HSC Property Owner LLC

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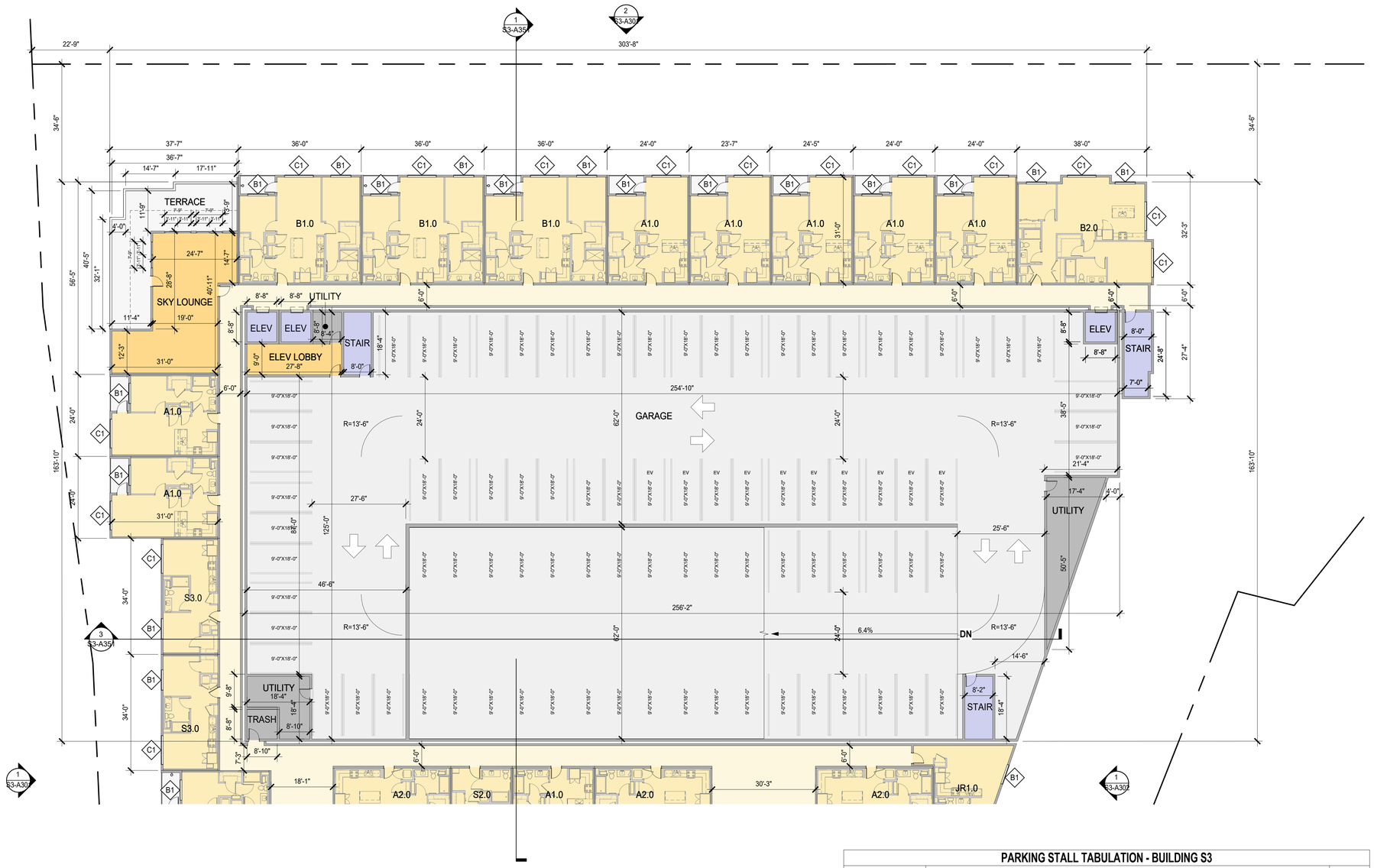
Sheet Title:

S3 - LEVEL 4 PLAN - ZONE B

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

Sheet Number

S3-A104B



PARKING STALL TABULATION - BUILDING S3

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
GROUND	44	2*	1*	12	1*	1*	1*	0	11	7	74
LEVEL 2	66	3	1	11	1	0	1	0	0	0	83
LEVEL 3	75	1	0	10	0	0	0	0	0	0	86
LEVEL 4	75	0	0	10	0	0	0	0	0	0	85
LEVEL 5	54	0	0	10	0	0	0	0	0	0	64
TOTAL	314	6*	2*	53	2*	1*	2*	0	11	7	**392**

1 S3 - LEVEL 5 PLAN - ZONE A
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
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- RESIDENTIAL UNITS
- CIRCULATION
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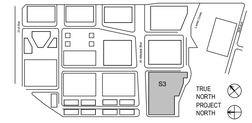
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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Project No: 23.04025.00

Sheet Title:

S3 - LEVEL 5 PLAN - ZONE A

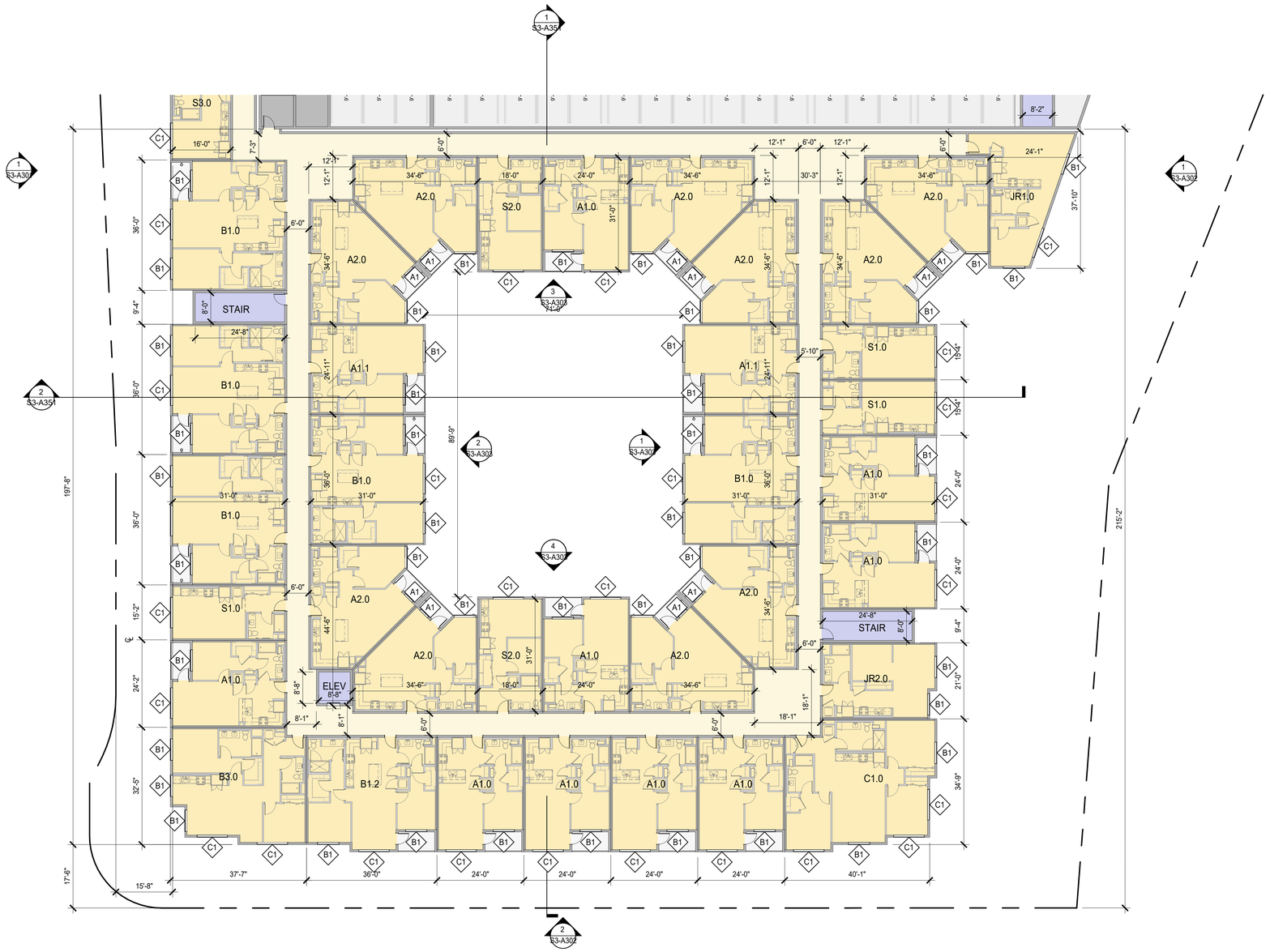
NORTH

0' 8' 16' 32'

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

Sheet Number

S3-A105A



1 S3 - LEVEL 5 PLAN - ZONE B
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
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- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

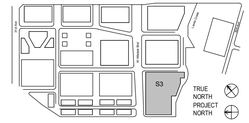
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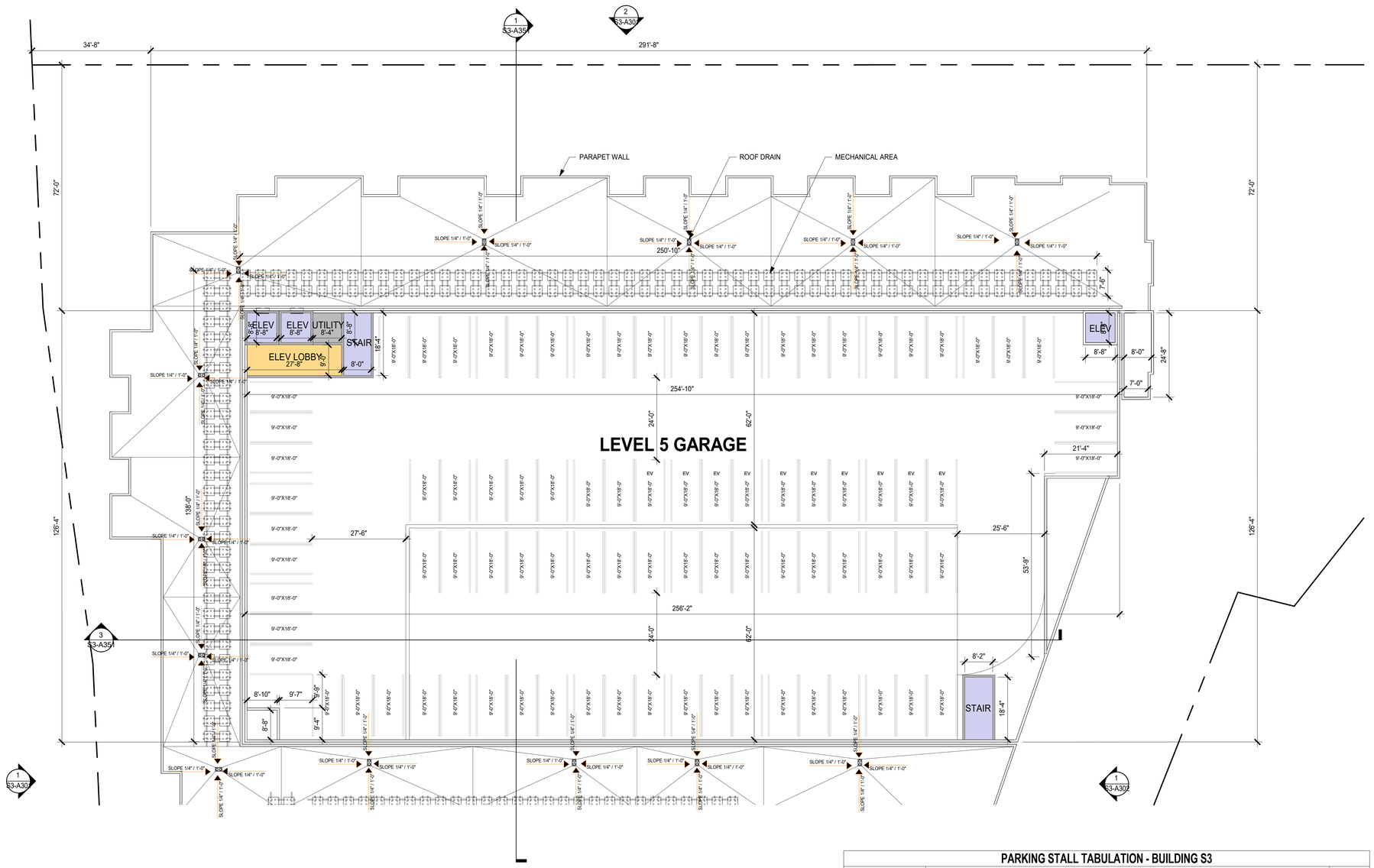
Sheet Title:

S3 - LEVEL 5 PLAN - ZONE B

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

Sheet Number

S3-A105B



SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
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PARKING STALL TABULATION - BUILDING S3

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LEVEL 4	75	0	0	10	0	0	0	0	0	0	85
LEVEL 5	54	0	0	10	0	0	0	0	0	0	64
TOTAL	314	6*	2*	53	2*	1*	2*	0	11	7	**392**

1 S3 - ROOF LEVEL PLAN - ZONE A
1/16" = 1'-0"

0' 8' 16' 32"

NORTH

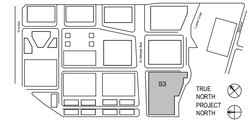
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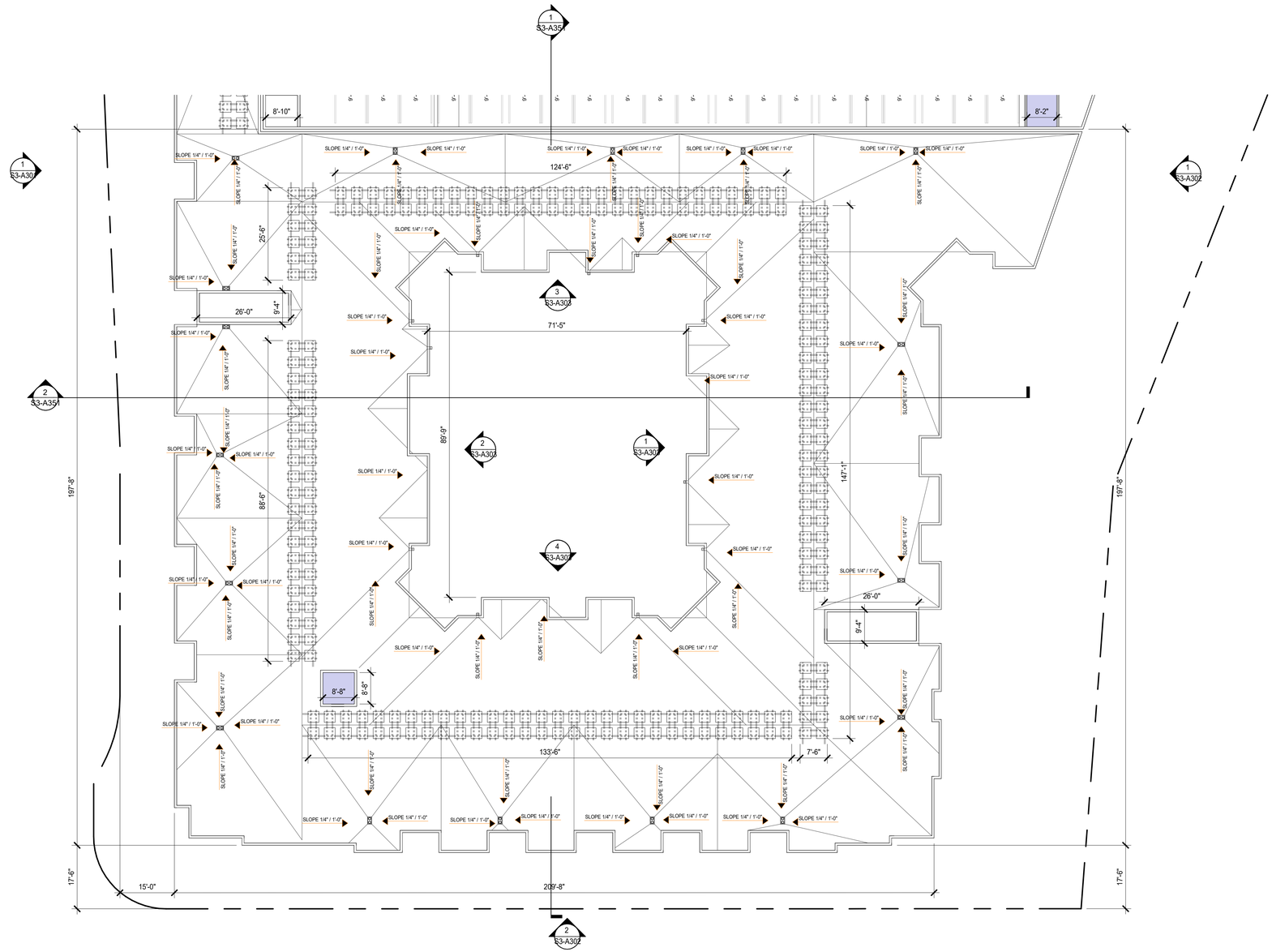
Sheet Title:

S3 - ROOF LEVEL PLAN - ZONE A

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

Sheet Number

S3-A106A



1 S3 - ROOF LEVEL PLAN - ZONE B
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
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- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

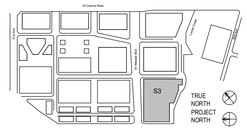
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Project No: 23.04025.00

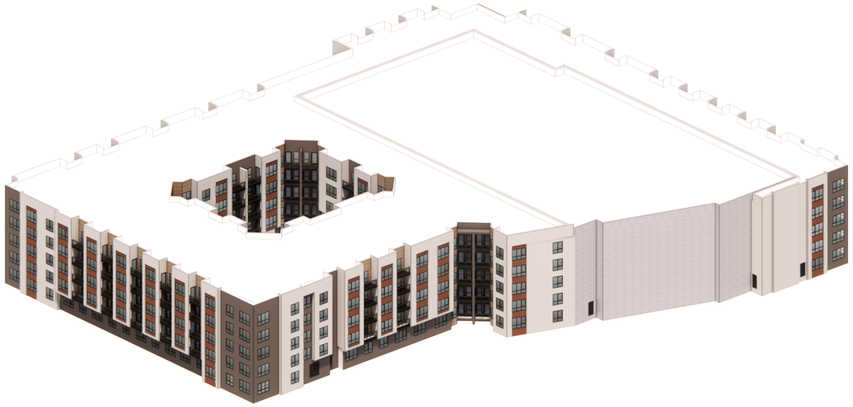
Sheet Title:

S3 - ROOF LEVEL PLAN - ZONE B

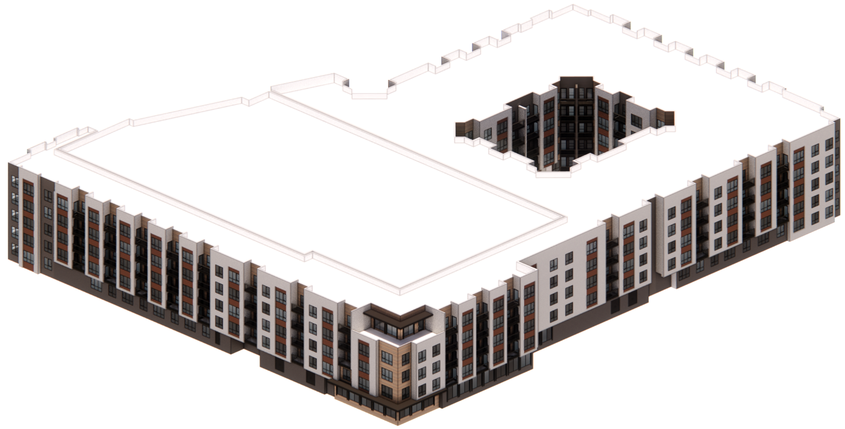
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

S3-A106B



1 S3 SOUTHEAST PERSPECTIVE
1" = 1'-0"



2 S3 NORTHWEST PERSPECTIVE
1" = 1'-0"

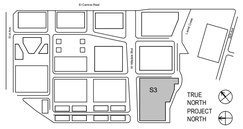
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Key Plan



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Project No: 23.04025.00

Sheet Title:

S3 - PERSPECTIVE VIEW

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

Sheet Number

S3-A300



2 S3 W SAILER DR ELEVATION
1/16" = 1'-0"

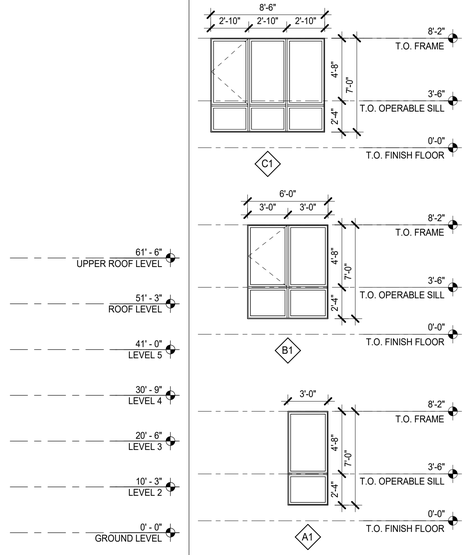


1 S3 HILLSDALE BLVD ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET S3-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR (15) **CONCRETE:** COOL COLOR (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR



WINDOW LEGEND

0' 8' 16' 32'

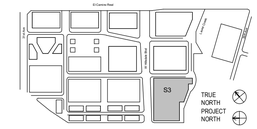
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Sheet Title:

S3 - ELEVATIONS

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

Sheet Number

S3-A301



2 S3 EDISON ST ELEVATION
1/16" = 1'-0"



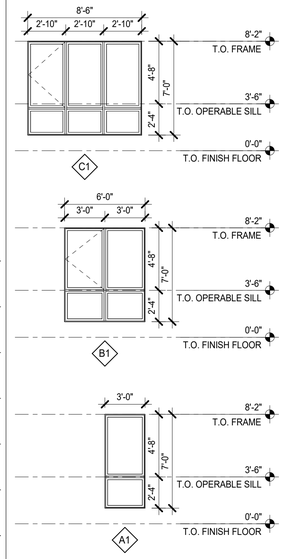
1 S3 35TH AVE ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET S3-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR (15) **CONCRETE:** COOL COLOR (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND



0' 8' 16' 32'

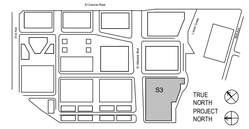
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Project No: 23.04025.00

Sheet Title:

S3 - ELEVATIONS

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

Sheet Number

S3-A302



4 COURTYARD ELEVATION - NORTH
1/16" = 1'-0"



2 COURTYARD ELEVATION - EAST
1/16" = 1'-0"



3 COURTYARD ELEVATION - SOUTH
1/16" = 1'-0"



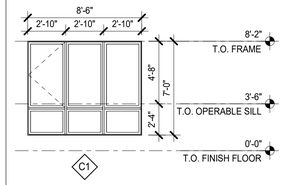
1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

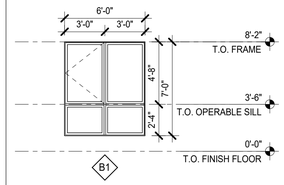
EXTERIOR MATERIAL LEGEND

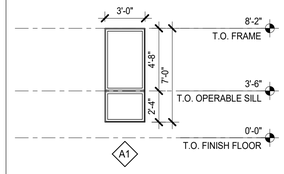
REFER TO SHEET S3-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR (15) **CONCRETE:** COOL COLOR (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND







0' 8' 16' 32'

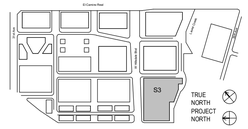
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Key Plan



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Project No: 23.04025.00

Sheet Title:

S3 - COURTYARD ELEVATIONS

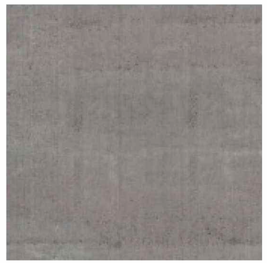
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

S3-A303



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



15 **CONCRETE:** COOL COLOR (CLADDING, STRUCTURAL ELEMENTS)



19 **WOOD LOOK MATERIAL:** LIGHTER TONE (CLADDING)



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



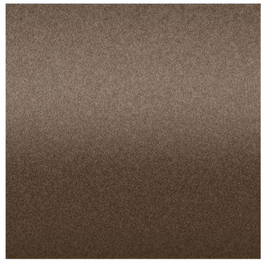
24 **PLASTER:** DARK TONE (EXTERIOR FINISH)



25 **PLASTER:** MEDIUM TONE (EXTERIOR FINISH)



26 **PLASTER:** LIGHT TONE (EXTERIOR FINISH)



28 **VINYL:** DARK COLOR (WINDOW AND DOOR FRAMES)



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

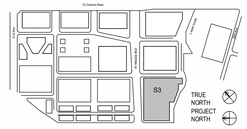
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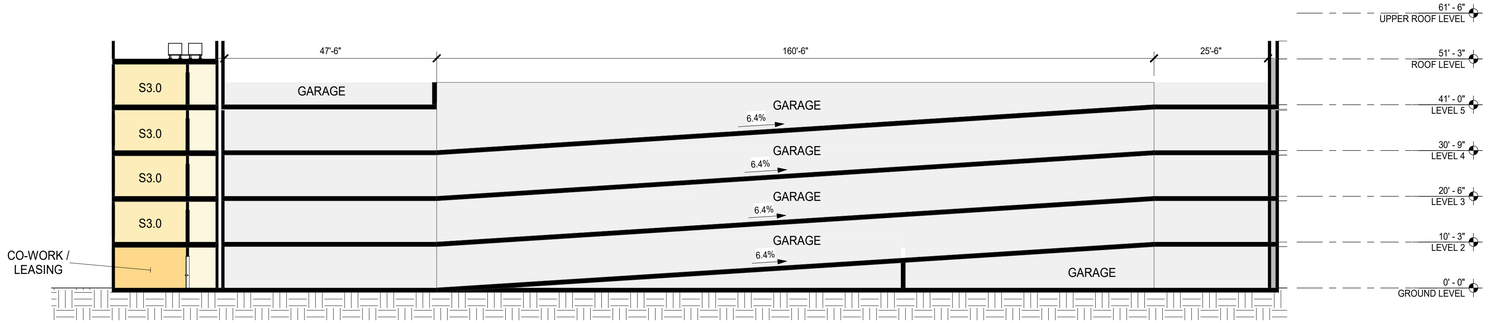
Sheet Title:

S3 - EXTERIOR MATERIALS

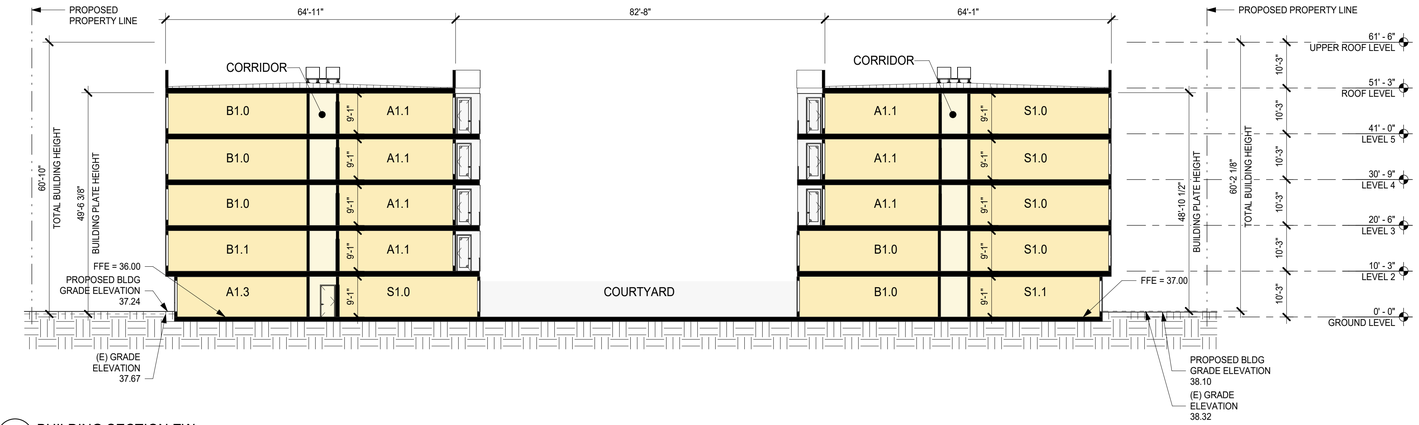
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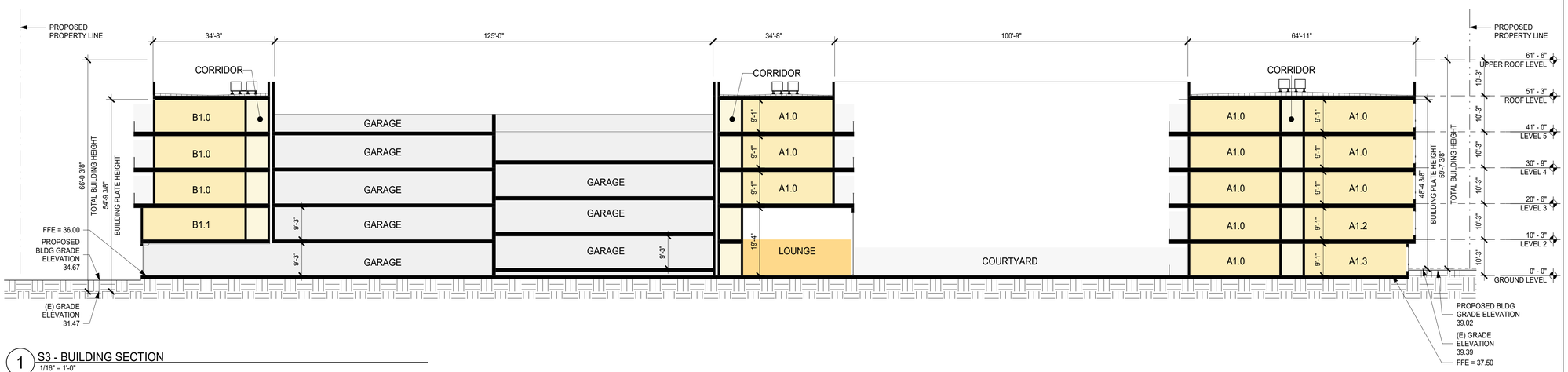
S3-A310



3 S3 GARAGE SECTION
1/16" = 1'-0"



2 BUILDING SECTION EW
1/16" = 1'-0"



1 S3 - BUILDING SECTION
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

0' 8' 16' 32"

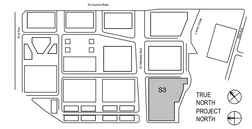
HSC Property Owner LLC

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Key Plan



NOT FOR CONSTRUCTION

No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
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2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

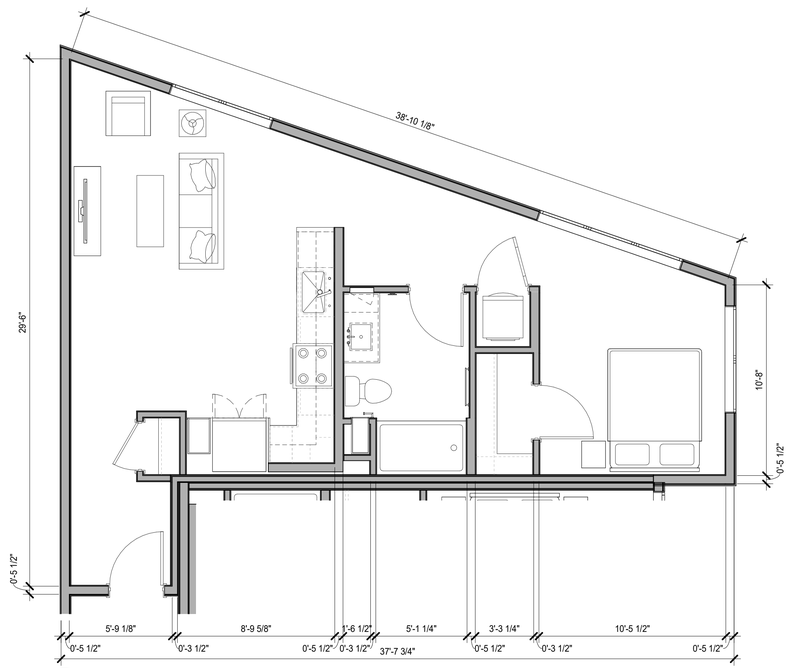
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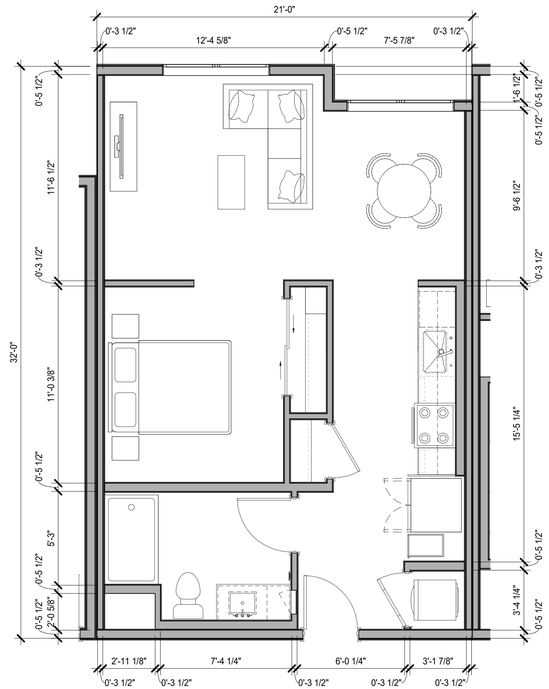
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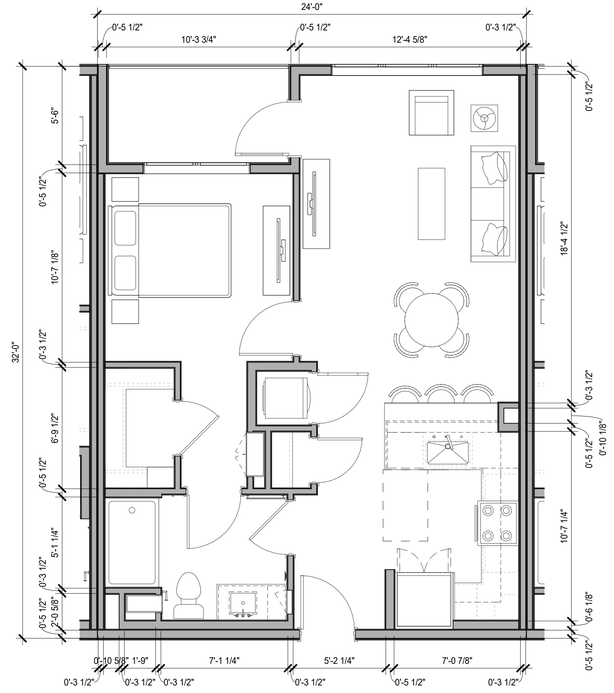
S3-A351



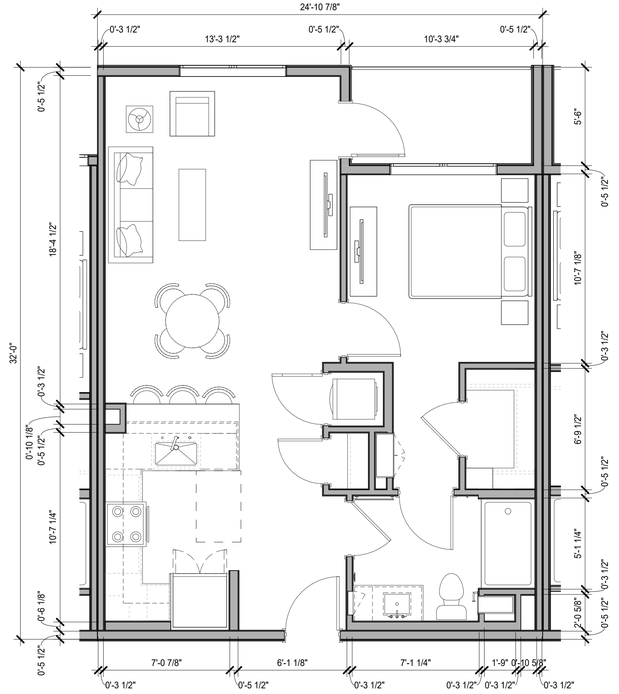
1 JR1.0 - UNIT PLAN
1/4" = 1'-0"



2 JR2.0 - UNIT PLAN
1/4" = 1'-0"



3 A1.0 - UNIT PLAN
1/4" = 1'-0"



4 A1.1 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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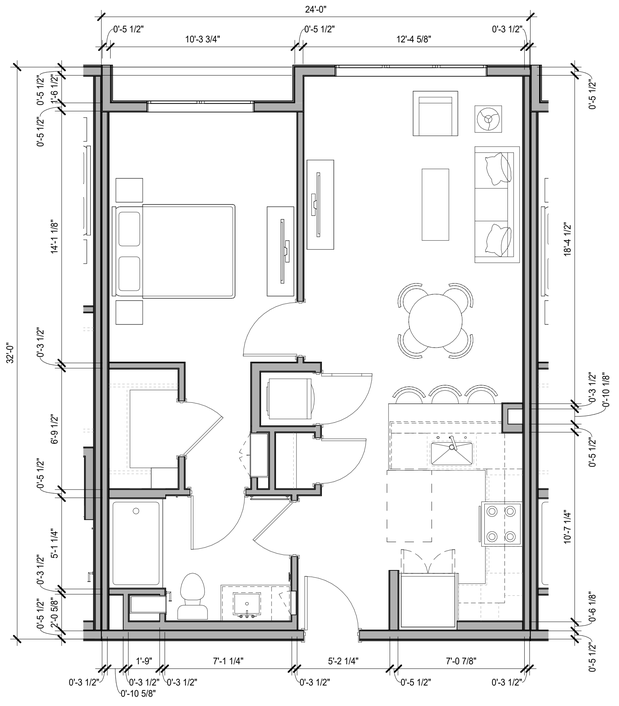
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S3 - UNIT PLANS

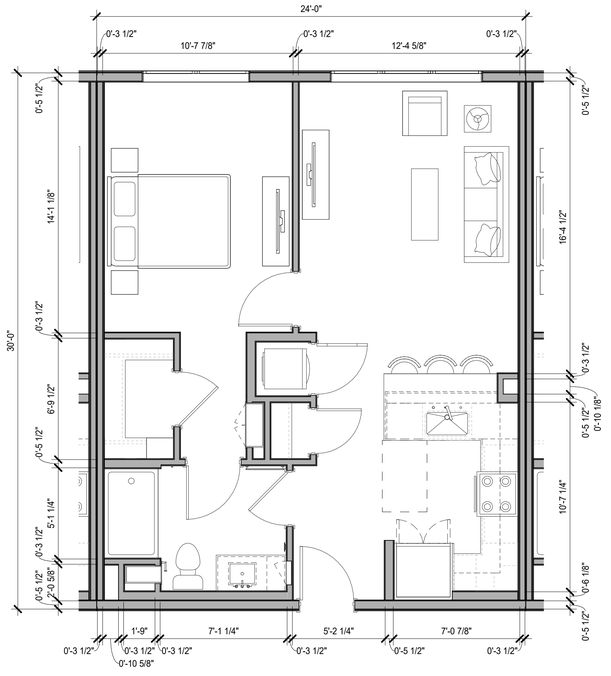
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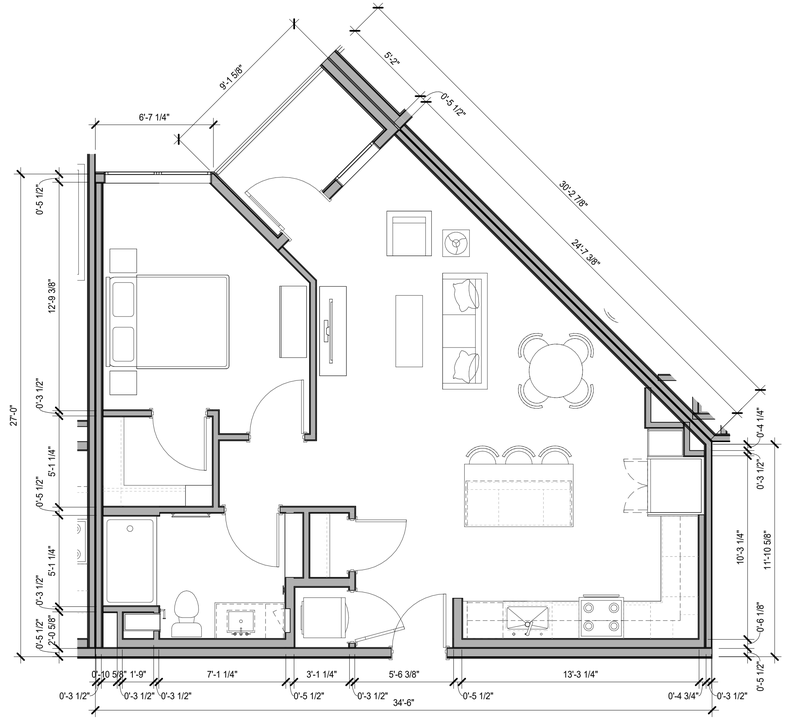
S3-A400



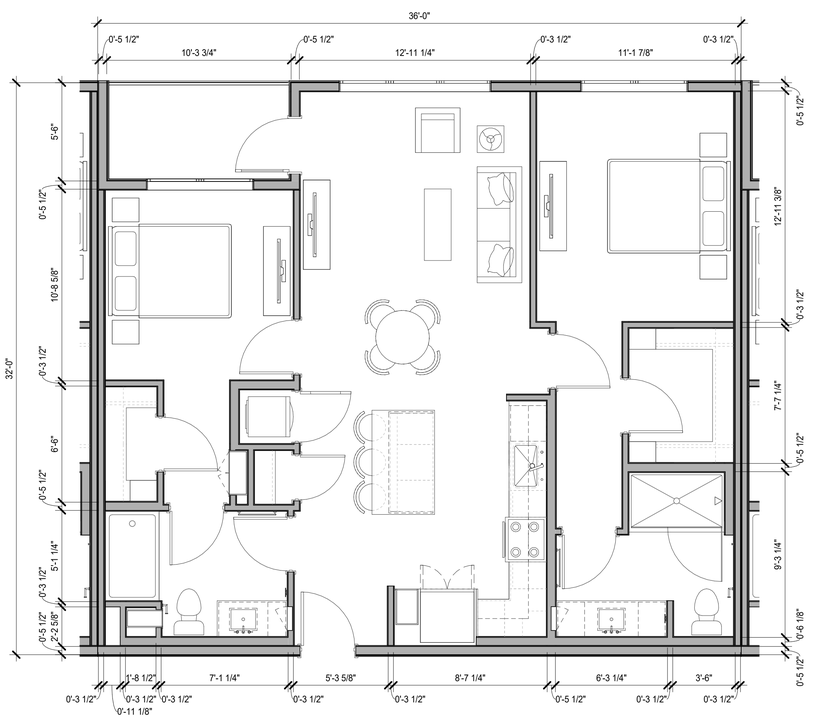
1 A1.2 - UNIT PLAN
1/4" = 1'-0"



2 A1.3 - UNIT PLAN
1/4" = 1'-0"



3 A2.0 - UNIT PLAN
1/4" = 1'-0"



4 B1.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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Project No: 23.04025.00

Sheet Title:

S3 - UNIT PLANS

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

Sheet Number

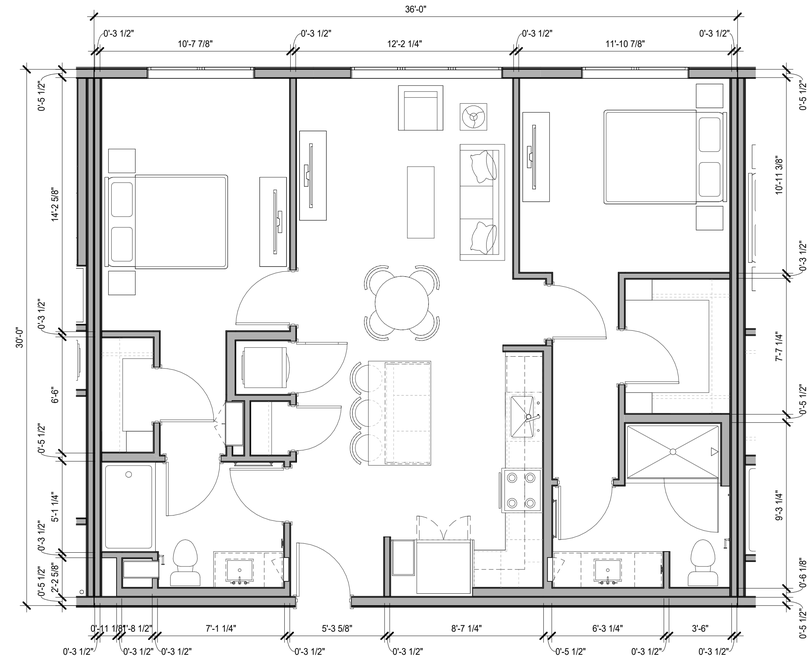
S3-A401



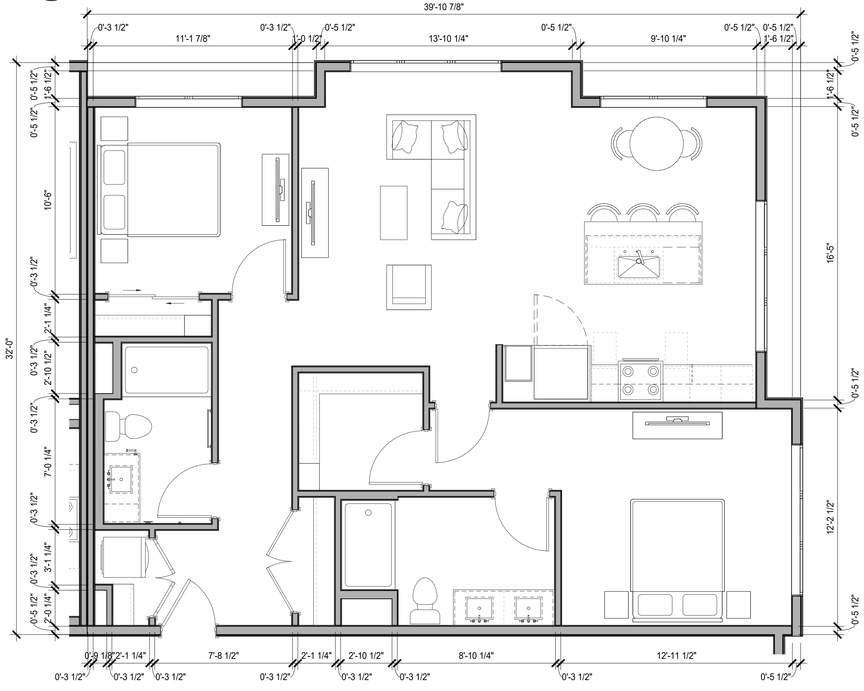
1 B1.1 - UNIT PLAN
1/4" = 1'-0"



2 B1.2 - UNIT PLAN
1/4" = 1'-0"



3 B1.4 - UNIT PLAN
1/4" = 1'-0"



4 B2.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

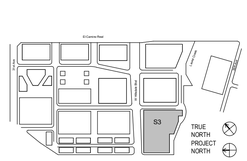
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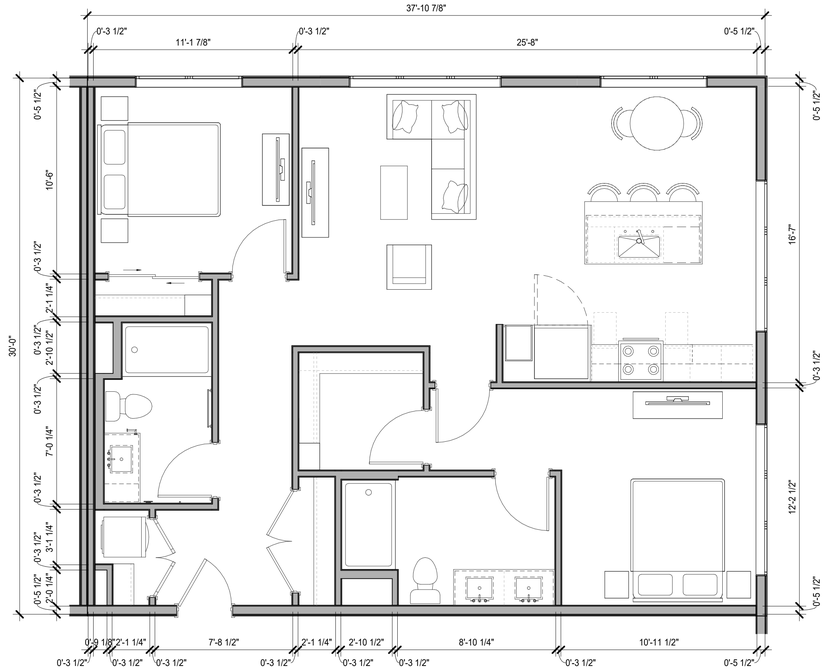
Sheet Title:

S3 - UNIT PLANS

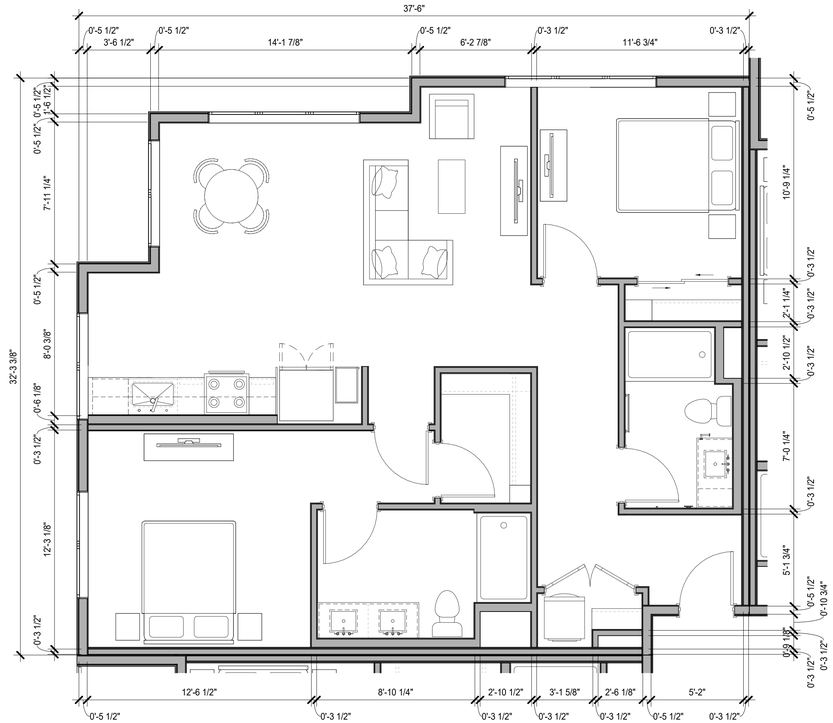
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

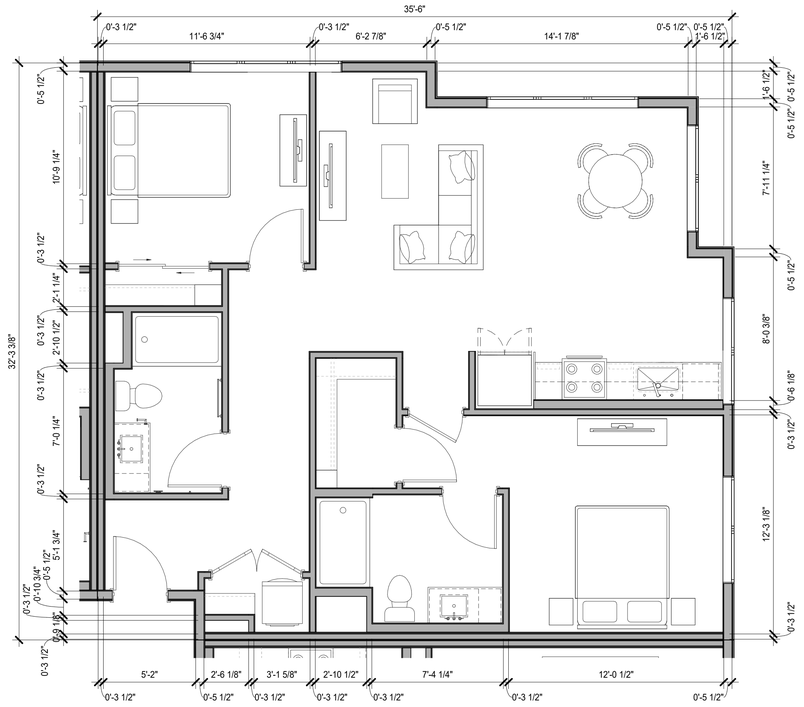
S3-A402



1 B2.1 - UNIT PLAN
1/4" = 1'-0"



2 B3.0 - UNIT PLAN
1/4" = 1'-0"



3 B3.1 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

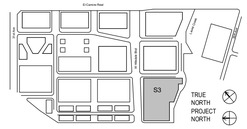
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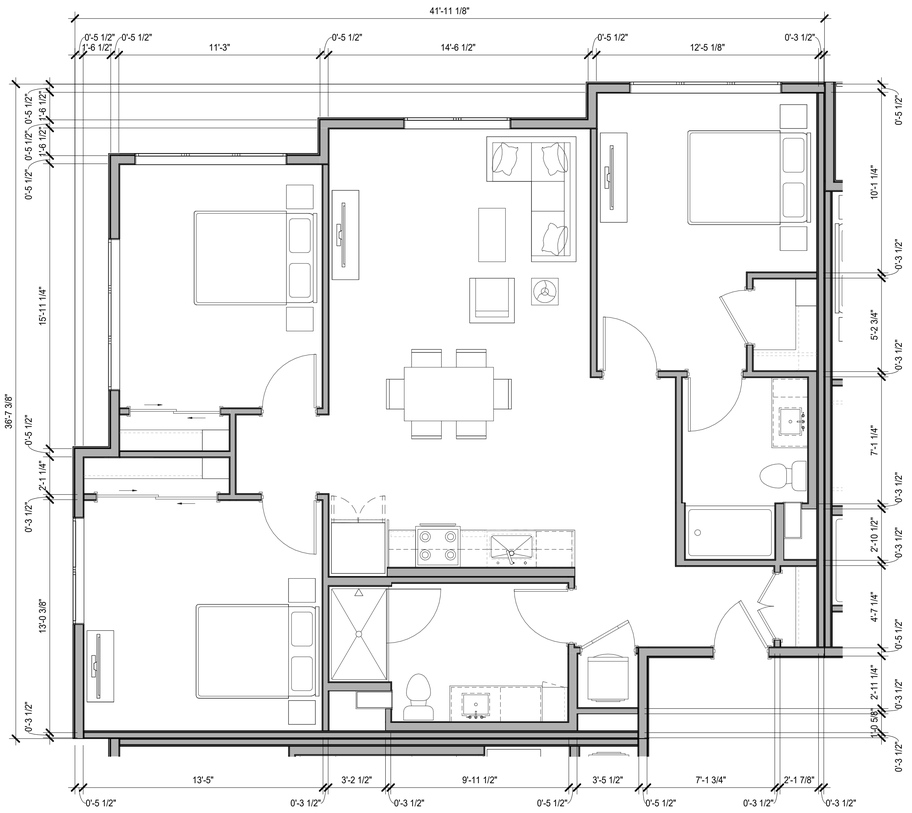
Sheet Title:

S3 - UNIT PLANS

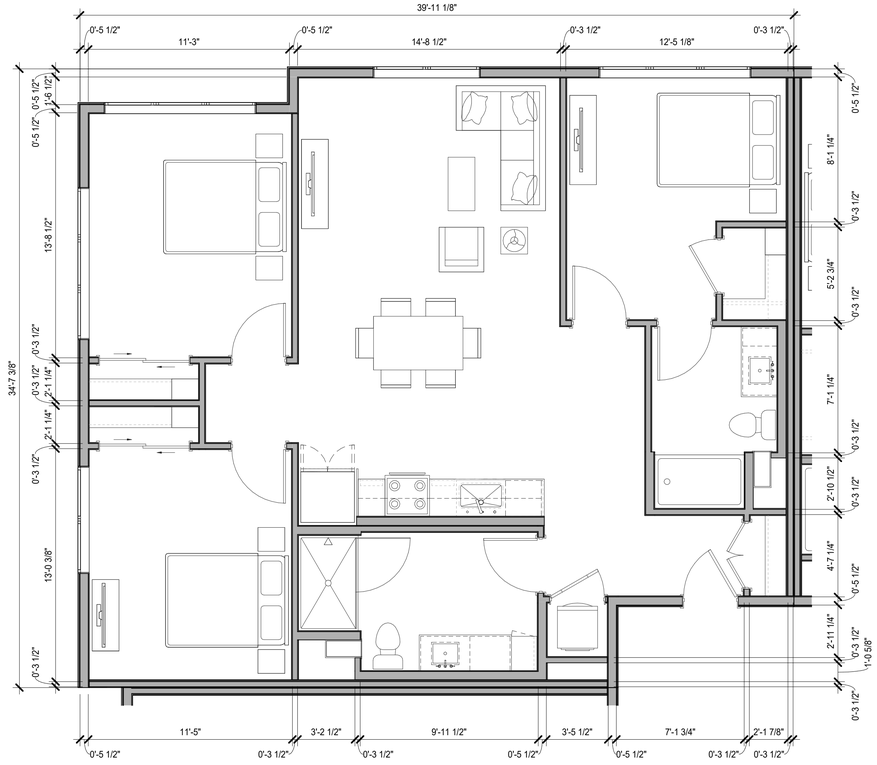
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

S3-A403



1 C1.0 - UNIT PLAN
1/4" = 1'-0"



2 C1.1 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

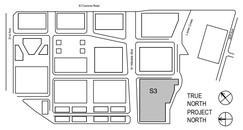
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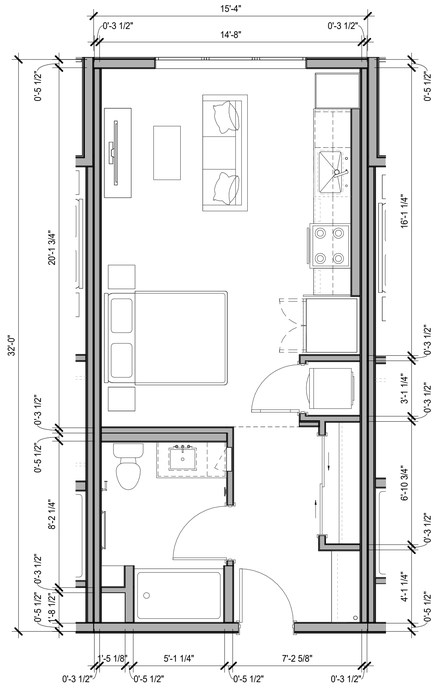
Sheet Title:

S3 - UNIT PLANS

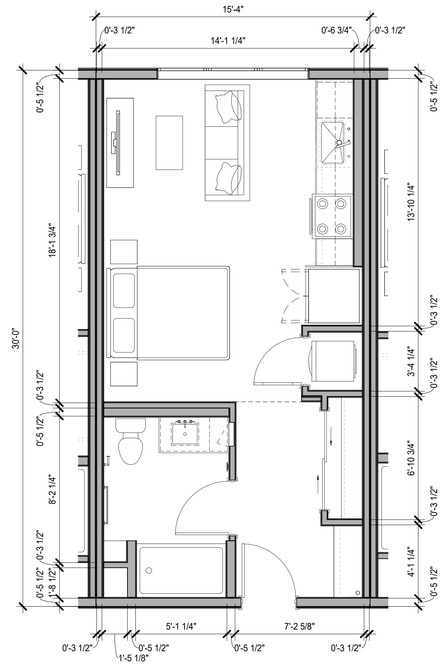
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Sheet Number

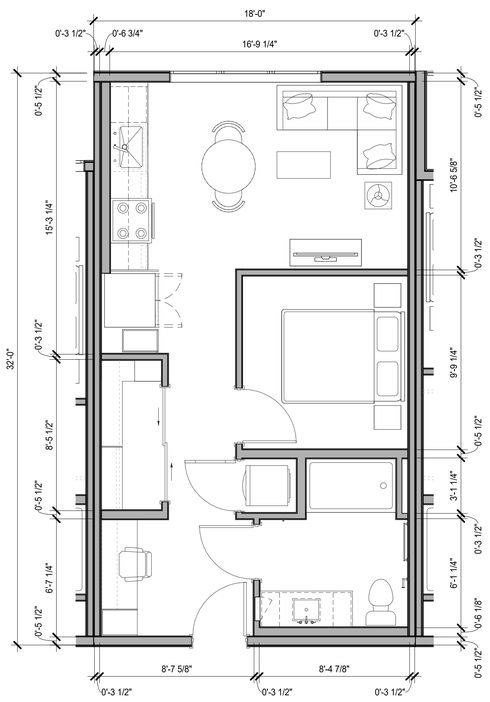
S3-A404



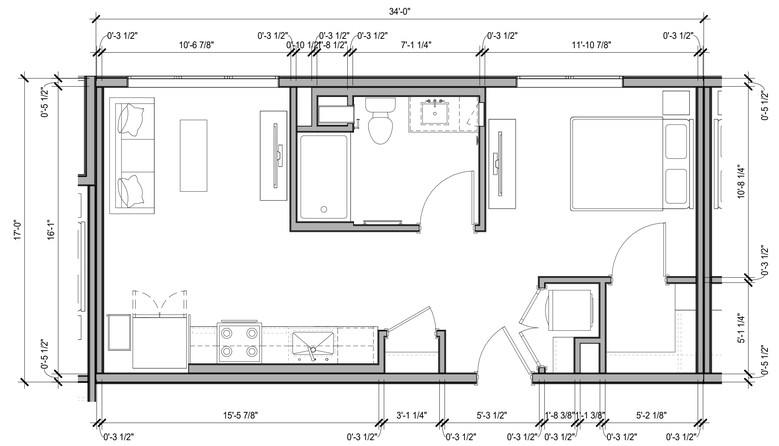
1 S1.0 - UNIT PLAN
1/4" = 1'-0"



2 S1.1 - UNIT PLAN
1/4" = 1'-0"



3 S2.0 - UNIT PLAN
1/4" = 1'-0"



4 S3.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

HSC Property Owner LLC

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Key Plan



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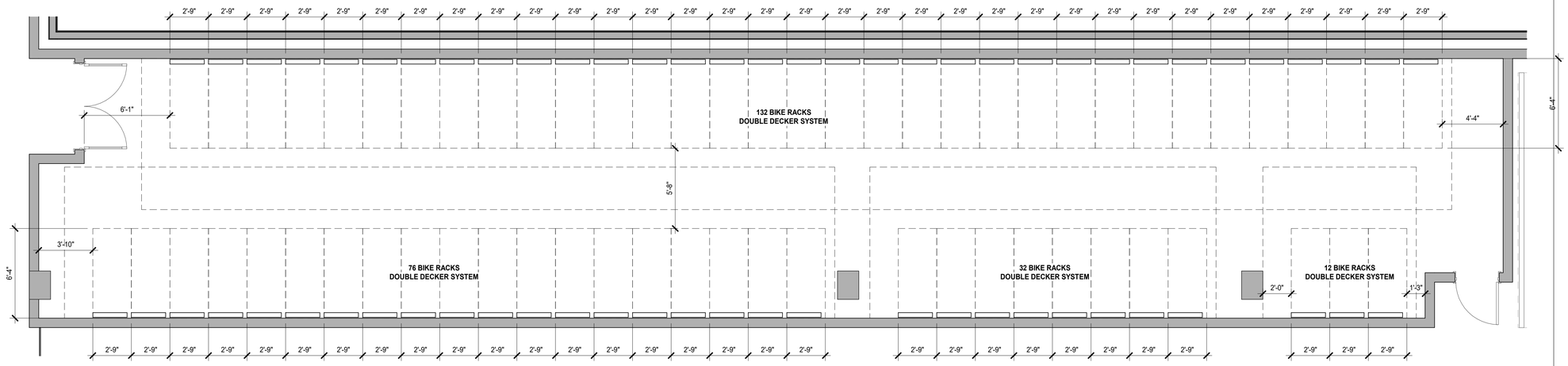
Sheet Title:

S3 - UNIT PLANS

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

Sheet Number

S3-A405



NOTE: 252 TOTAL BIKE RACKS PROVIDED

1 ENLARGED PLAN - BIKE ROOM
1/4" = 1'-0"

Dero Decker

Submittal Sheet



CAPACITY 4 Bikes per unit

MATERIALS
Uprights: 4" Tlg square tube
Upright base: 1/4" plate
Cantilevers: Tlg plate
Cantilever base: 1/4" plate
Trays: Tlg plate

FINISHES
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps.
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS **Surface only**
Each upright has one 1/4" plate feet that accept 1/2" wedge anchors

E-BIKE CHARGING
☐ **Add Electrical Outlets**
For lower trays only (fat bike trays recommended). Wiring must be performed by a licensed electrician. Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.

FAT BIKE TRAYS
☐ **Fat Bike Tray Option (Lower Level Only)**
Fat bike trays accommodate tires up to 5" wide. Standard trays accommodate tires up to 2.25" wide.

CANE STOPS
☐ **Add cane stops**
Available in galvanized or powder coat finish



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2 BICYCLE RACK DETAIL
1" = 1'-0"

0' 2' 4' 8'

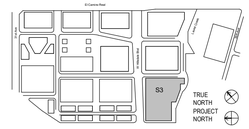
HSC Property Owner LLC

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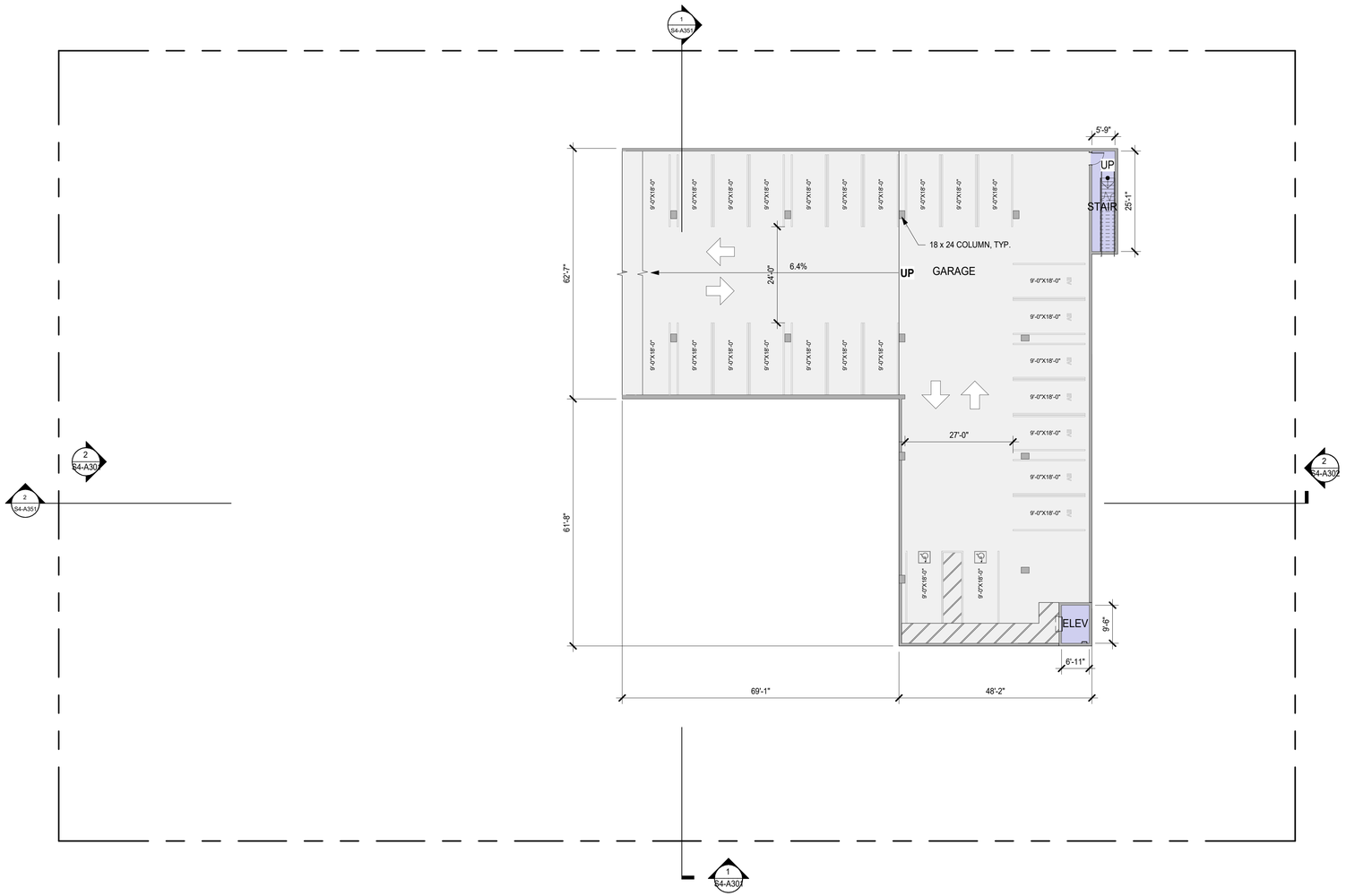
Sheet Title:

S3 - ENLARGED PLANS

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

Sheet Number

S3-A451



1 S4 - LEVEL B1 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S4

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	17	2	0	7	0	0	0	0	0	0	26
GROUND	48	1	1	14*	1*	1*	1*	0	8	0	67
LEVEL 2	72	1	0	2	0	0	0	0	0	0	75
TOTAL	137	4	1	23*	1*	1*	1*	0	8	0	**168**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

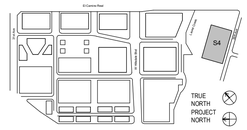
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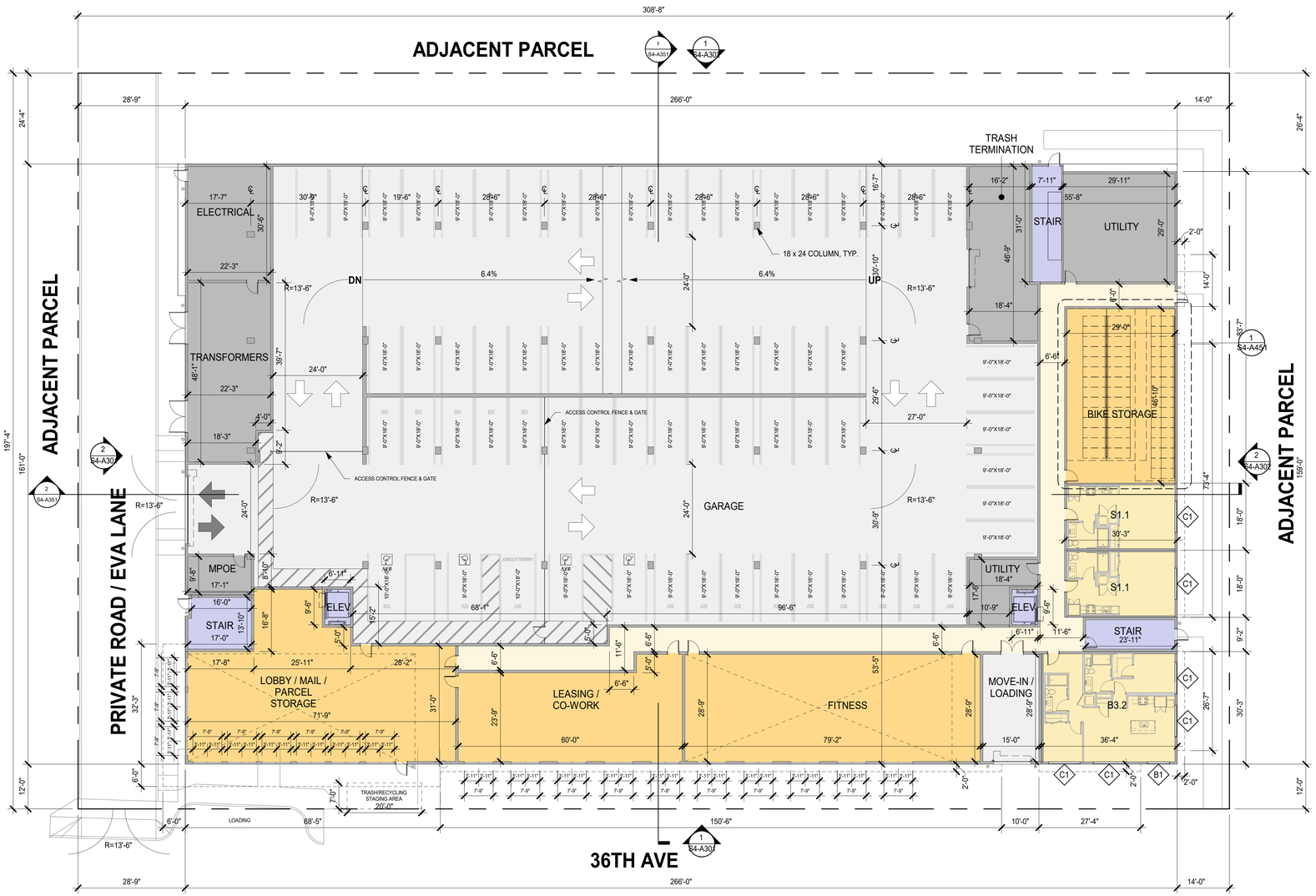
Sheet Title:

S4 - LEVEL B1 PLAN

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

Sheet Number

S4-A100



1 S4 - LEVEL 1 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S4

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	17	2	0	7	0	0	0	0	0	0	26
GROUND	48	1	1	14*	1*	1*	1*	0	8	0	67
LEVEL 2	72	1	0	2	0	0	0	0	0	0	75
TOTAL	137	4	1	23*	1*	1*	1*	0	8	0	**168**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

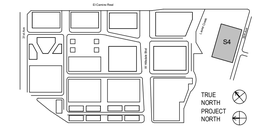
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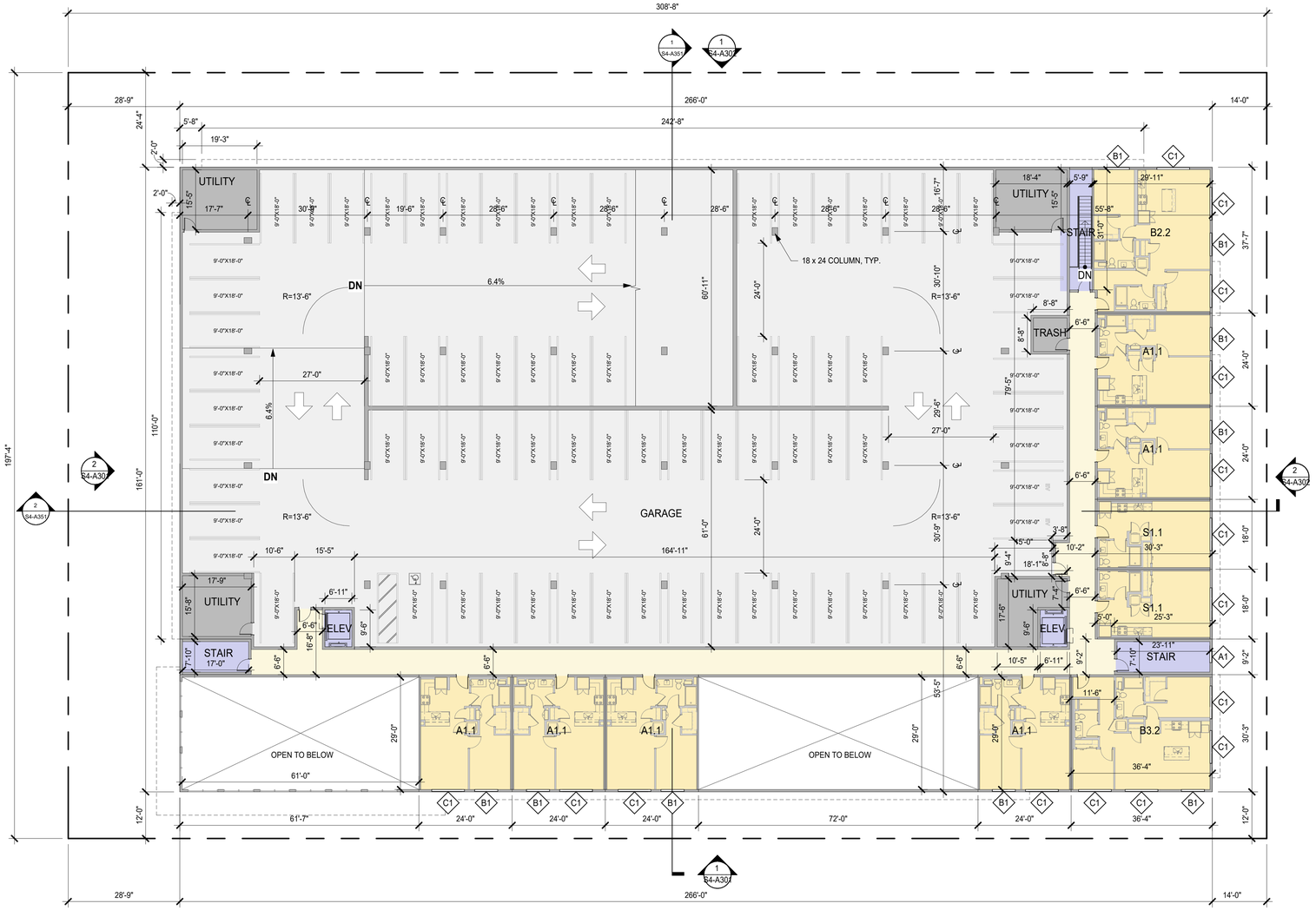
Sheet Title:

S4 - GROUND LEVEL PLAN

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

Sheet Number

S4-A101



1 S4 - LEVEL 2 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING S4

LEVEL	STALL TYPE										TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	STREET (PRIVATE)	
BASEMENT B1	17	2	0	7	0	0	0	0	0	0	26
GROUND	48	1	1	14*	1*	1*	1*	0	8	0	67
LEVEL 2	72	1	0	2	0	0	0	0	0	0	75
TOTAL	137	4	1	23*	1*	1*	1*	0	8	0	**168**

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

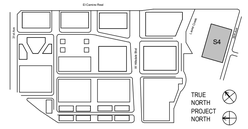
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Key Plan



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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025
1	APP CHECKLIST PLAN SET - CYCLE 3	02-02-2026
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

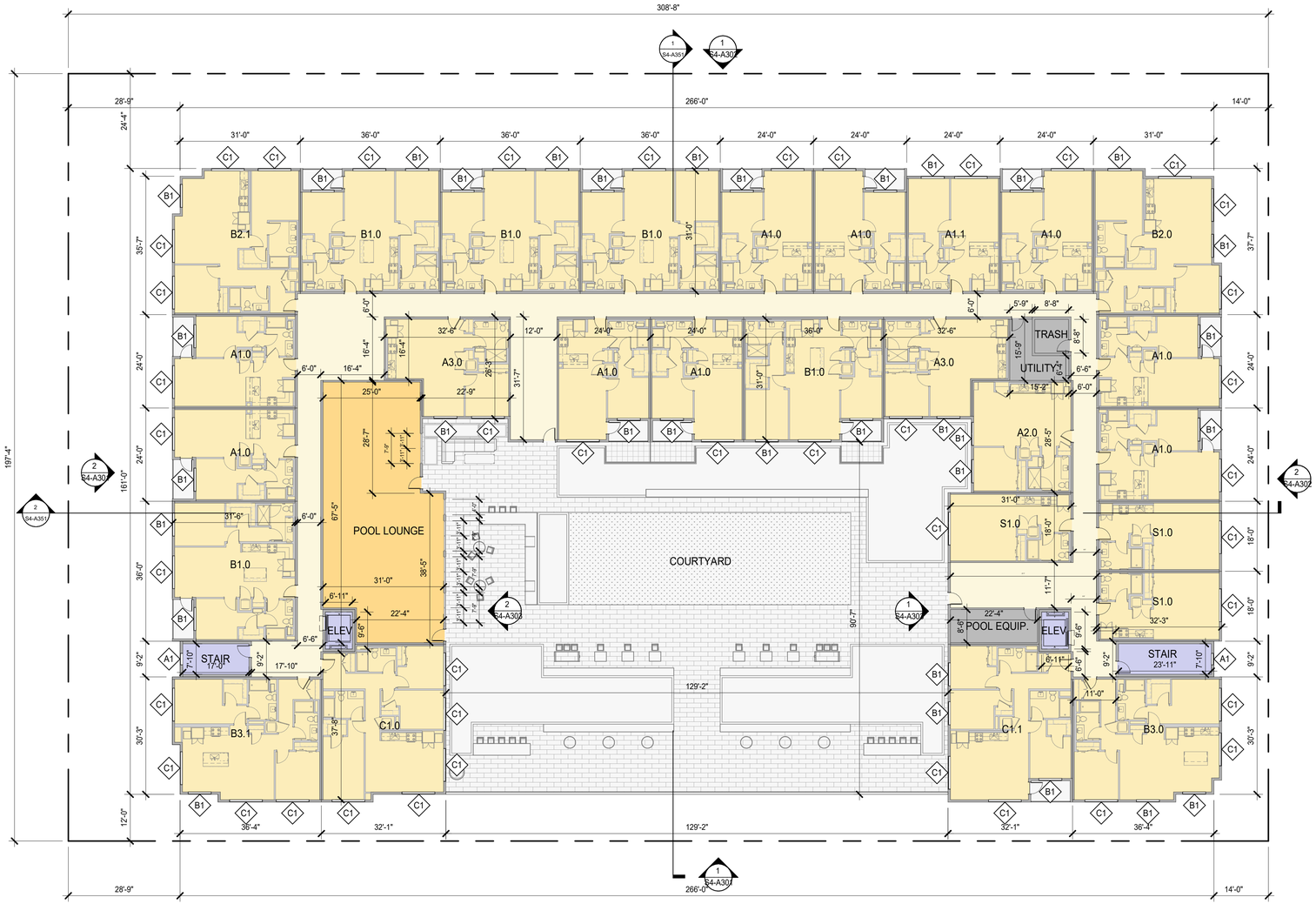
Sheet Title:

S4 - LEVEL 2 PLAN

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

Sheet Number

S4-A102



1 S4 - LEVEL 3 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
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- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

NORTH

0' 8' 16' 32'

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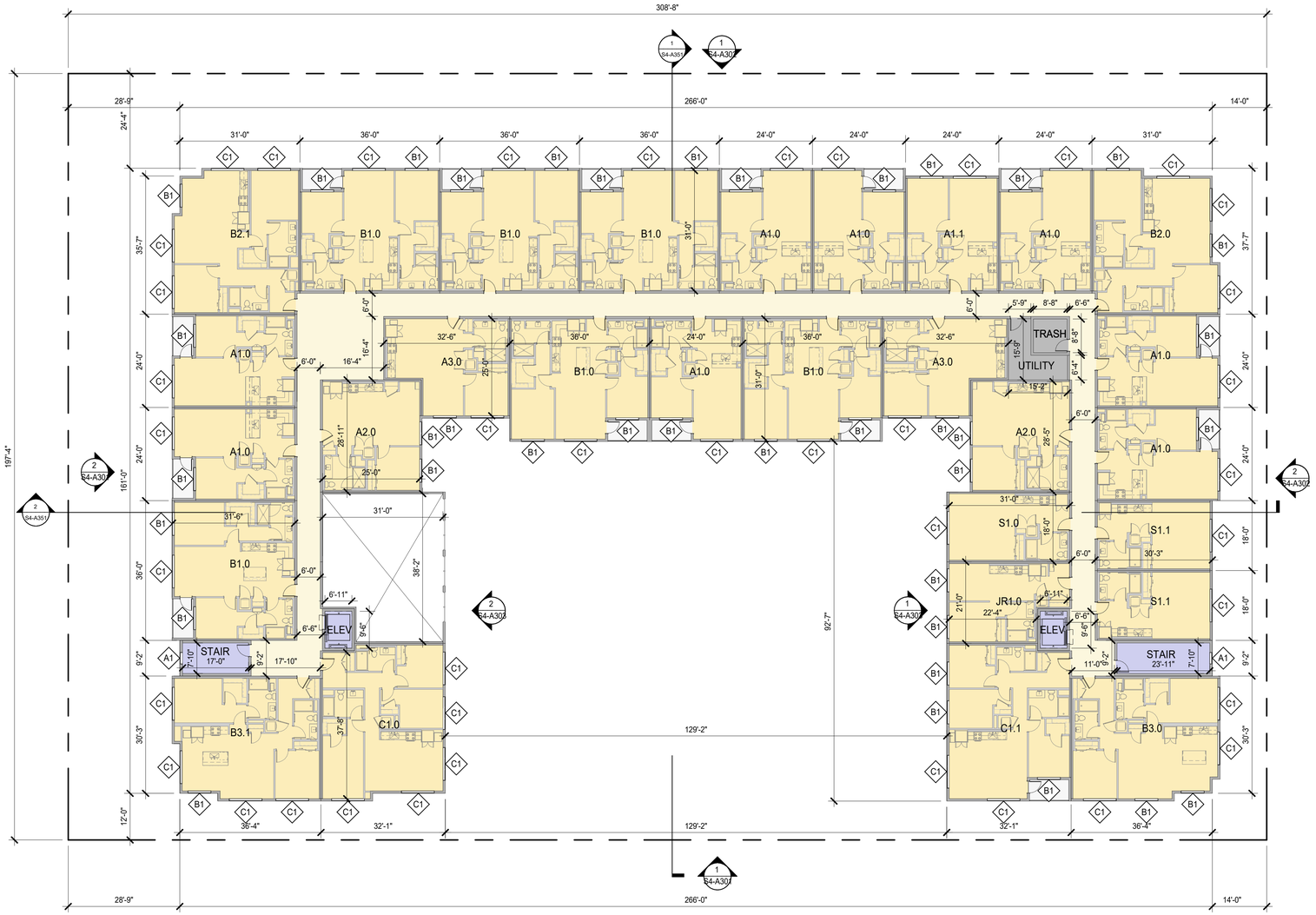
Sheet Title:

S4 - LEVEL 3 PLAN

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

Sheet Number

S4-A103



1 S4 - LEVEL 4 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
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NORTH

0' 8' 16' 32'

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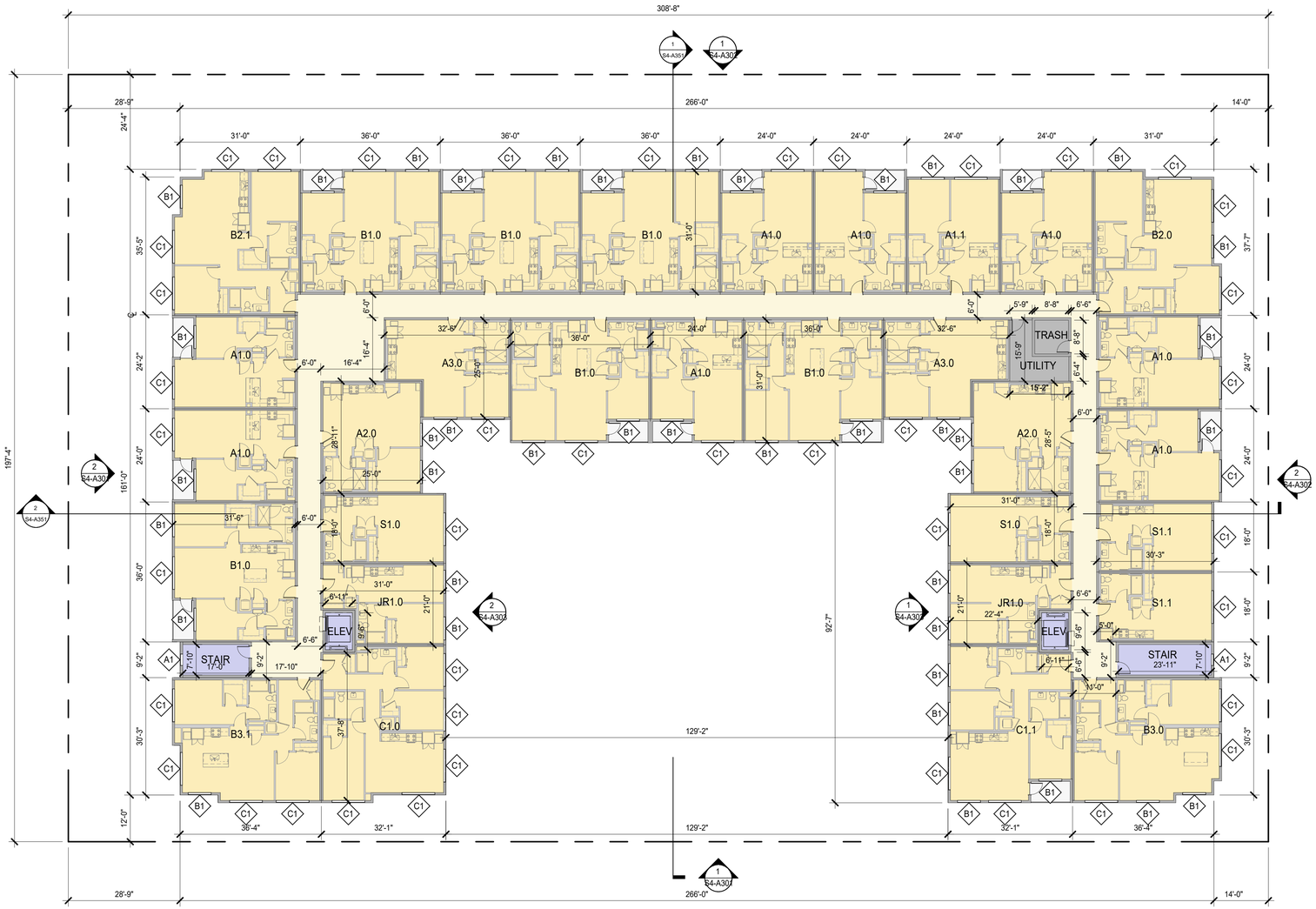
Sheet Title:

S4 - LEVEL 4 PLAN

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

Sheet Number

S4-A104



1 S4 - LEVEL 5 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
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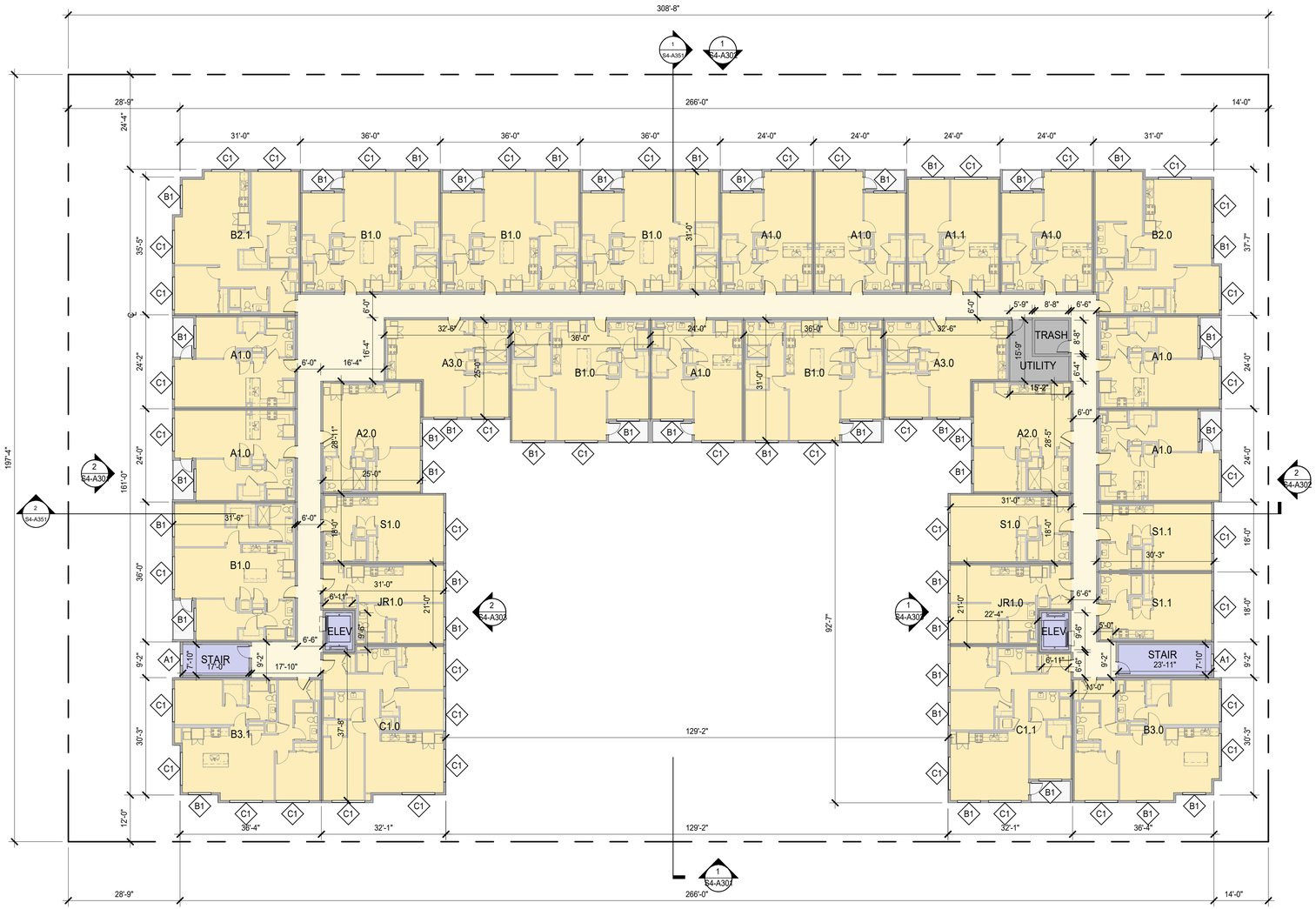
Sheet Title:

S4 - LEVEL 5 PLAN

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

Sheet Number

S4-A105



1 S4 - LEVEL 6 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
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NORTH

0' 8' 16' 32'

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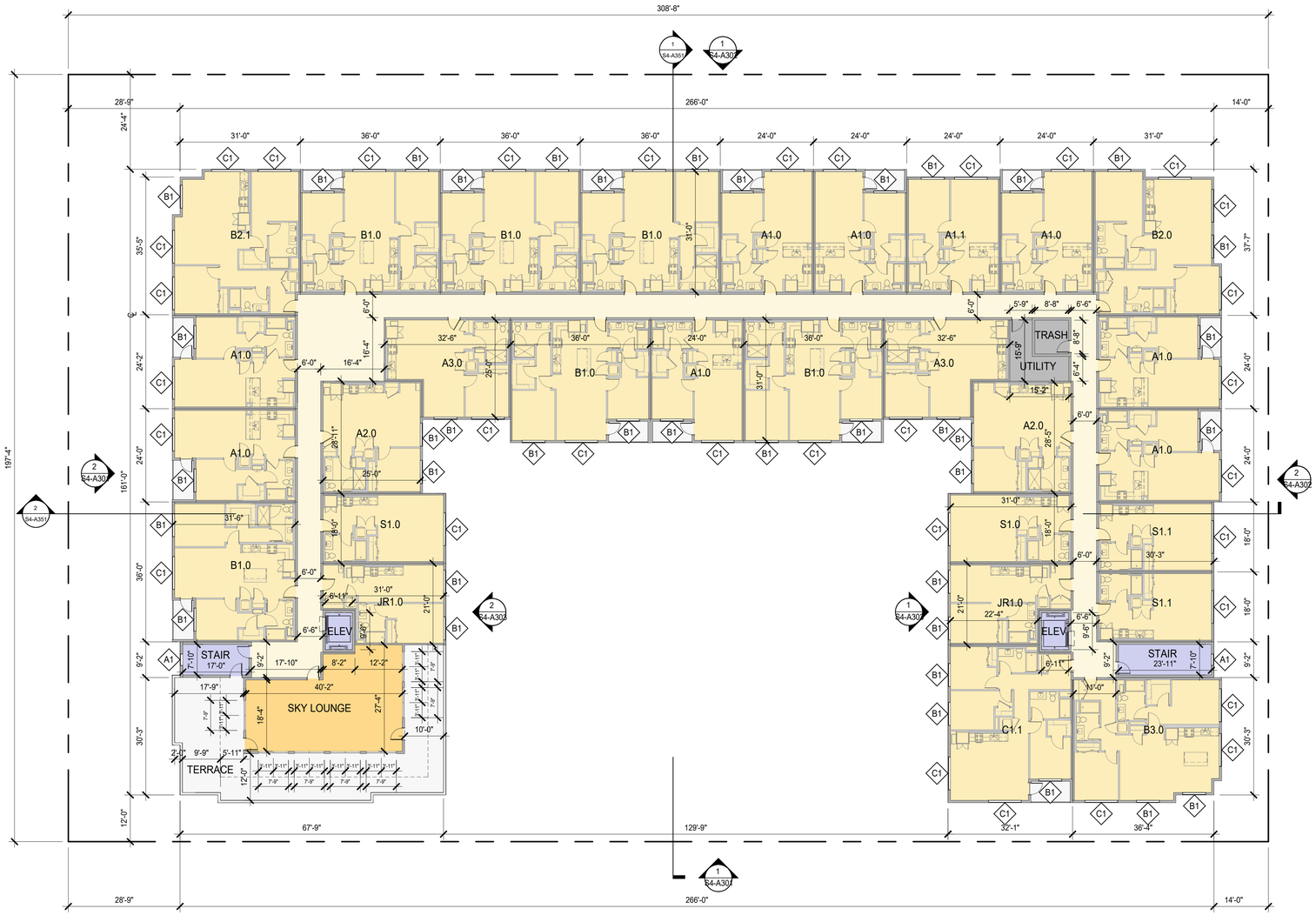
Sheet Title:

S4 - LEVEL 6 PLAN

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

Sheet Number

S4-A106



1 S4 - LEVEL 7 PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
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- VERT. CIRC. : ELEVATORS, STAIRS
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NORTH

0' 8' 16' 32'

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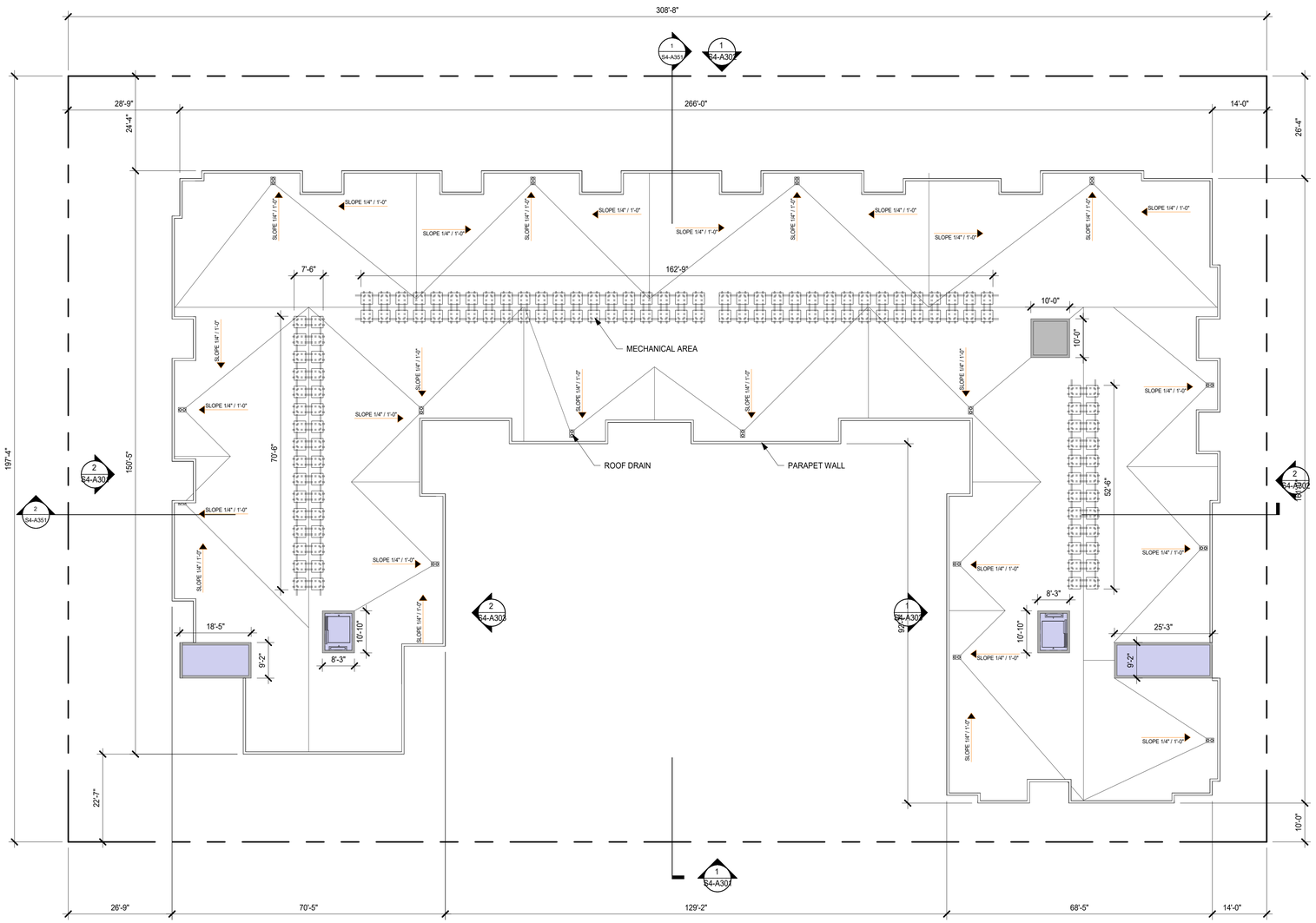
Sheet Title:

S4 - LEVEL 7 PLAN

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

Sheet Number

S4-A107



1 S4 - ROOF LEVEL PLAN
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
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- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

0' 8' 16' 32"

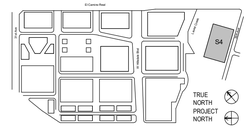
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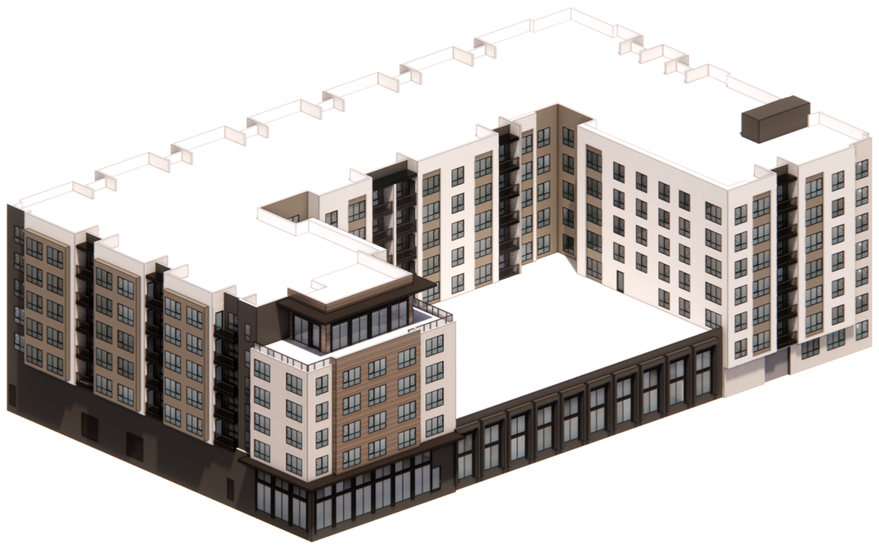
Sheet Title:

S4 - ROOF LEVEL PLAN

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

Sheet Number

S4-A108



1 S4 SOUTHEAST PERSPECTIVE
1" = 1'-0"



2 S4 NORTHWEST PERSPECTIVE
1" = 1'-0"

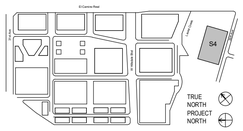
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Project No: 23.04025.00

Sheet Title:

S4 - PERSPECTIVE VIEW

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

Sheet Number

S4-A300



2 BUILDING ELEVATION - EAST
1/16" = 1'-0"



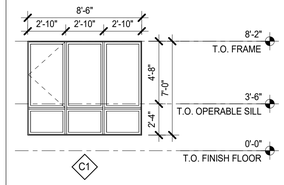
1 BUILDING ELEVATION - NORTH
1/16" = 1'-0"

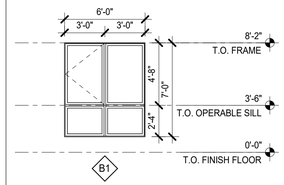
EXTERIOR MATERIAL LEGEND

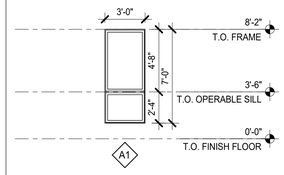
REFER TO SHEET S4-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR (09) **BRICK:** LIGHT TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND







0' 8' 16' 32'

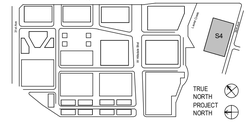
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Project No: 23.04025.00

Sheet Title:

S4 - ELEVATIONS

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

Sheet Number

S4-A302



2 S4 WEST ELEVATION
1/16" = 1'-0"



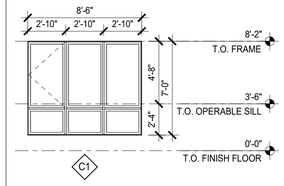
1 S4 36TH AVE ELEVATION
1/16" = 1'-0"

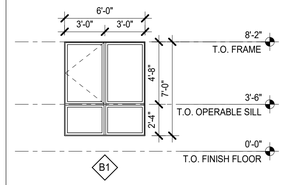
EXTERIOR MATERIAL LEGEND

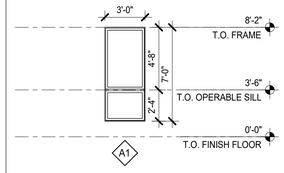
REFER TO SHEET S4-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR (09) **BRICK:** LIGHT TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND







0' 8' 16' 32'

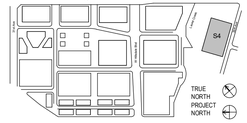
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Project No: 23.04025.00

Sheet Title:

S4 - ELEVATIONS

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

Sheet Number

S4-A301



2 COURTYARD ELEVATION - EAST
1/16" = 1'-0"



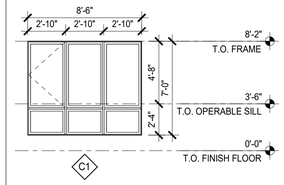
1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

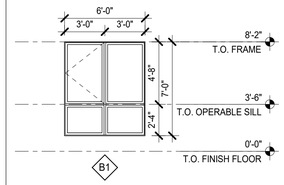
EXTERIOR MATERIAL LEGEND

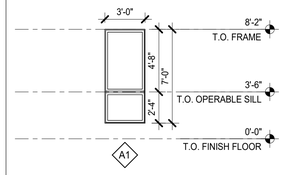
REFER TO SHEET S4-A310 FOR MATERIAL PHOTOGRAPHS

(01) **METAL:** DARK COLOR (09) **BRICK:** LIGHT TONE (18) **WOOD LOOK MATERIAL:** DARKER TONE (22) **GLASS:** CLEAR GLASS COLOR (24) **PLASTER:** DARK TONE (25) **PLASTER:** MEDIUM TONE (26) **PLASTER:** LIGHT TONE (28) **VINYL:** DARK COLOR

WINDOW LEGEND







0' 8' 16' 32'

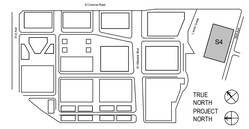
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Sheet Title:

S4 - COURTYARD ELEVATIONS

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

Sheet Number

S4-A303



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



09 **BRICK:** LIGHT TONE (CLADDING)



18 **WOOD LOOK MATERIAL:** DARKER TONE (CLADDING)



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



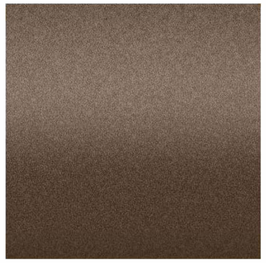
24 **PLASTER:** DARK TONE (EXTERIOR FINISH)



25 **PLASTER:** MEDIUM TONE (EXTERIOR FINISH)



26 **PLASTER:** LIGHT TONE (EXTERIOR FINISH)



28 **VINYL:** DARK COLOR (WINDOW AND DOOR FRAMES)



40 **GLASS RAILING:** CLEAR GLASS COLOR (WITHIN CURTAIN WALL, STOREFRONT, WINDOWS,

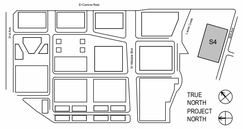
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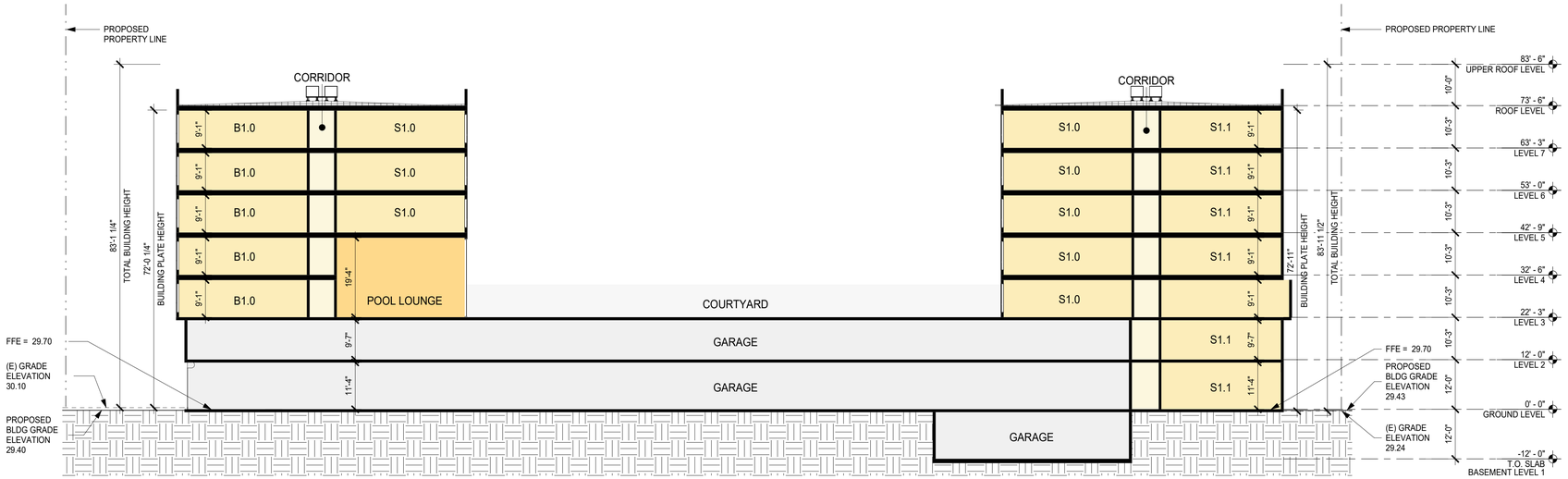
Sheet Title:

S4 - EXTERIOR MATERIALS

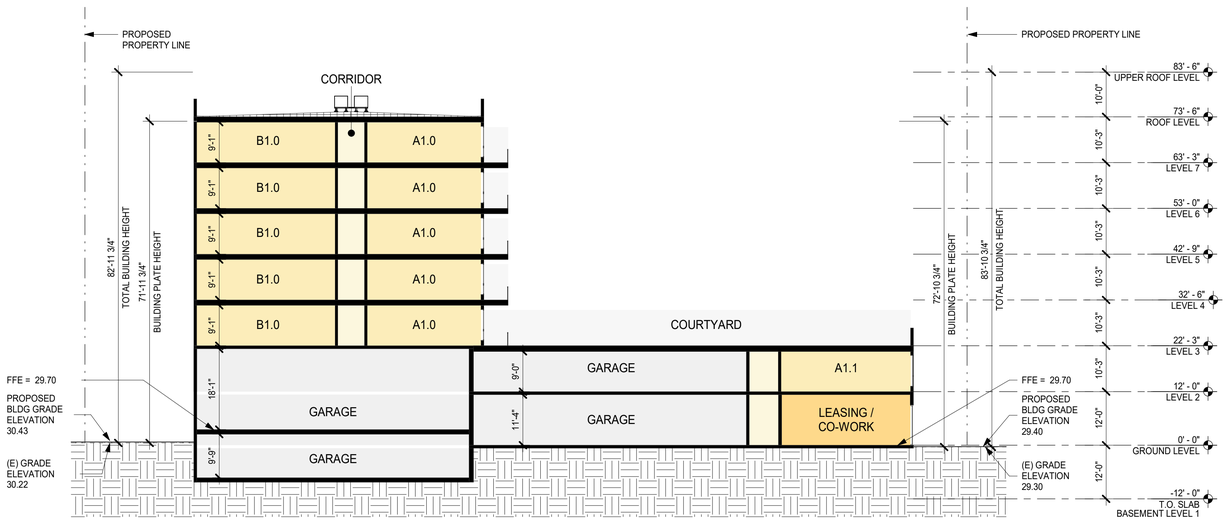
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

S4-A310



2 BUILDING SECTION EW
1/16" = 1'-0"



1 S4 - BUIDING SECTION
1/16" = 1'-0"

SHEET NOTES

- FOR WINDOW/ GLAZING SYSTEM TYPE, SEE ELEVATION SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- RESIDENTIAL LOBBY / AMENITY
- VERT. CIRC. : ELEVATORS, STAIRS
- PARKING, RAMPS, LOADING
- TRASH/RECYCLE ROOM, B.O.H.
- RESIDENTIAL UNITS
- CIRCULATION
- EXTERIOR TERRACE, BALCONY

0' 8' 16' 32'

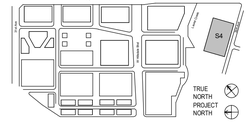
HSC Property Owner LLC

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
2	APPLICATION CHECKLIST 4	04-29-2026

Project No: 23.04025.00

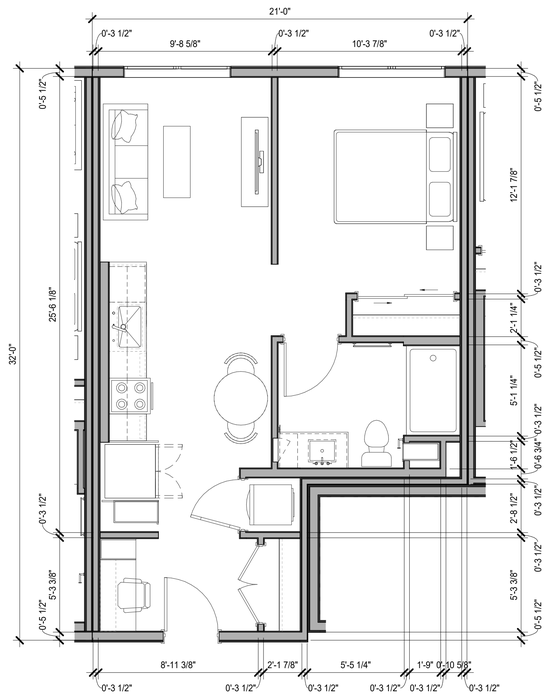
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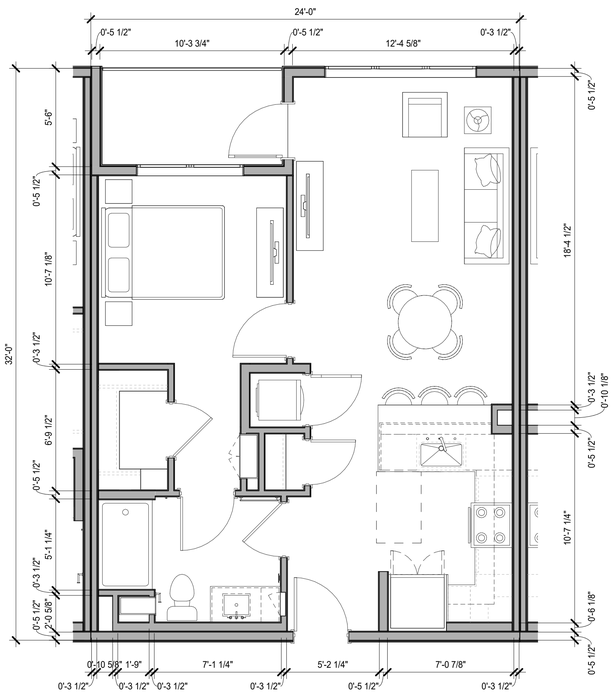
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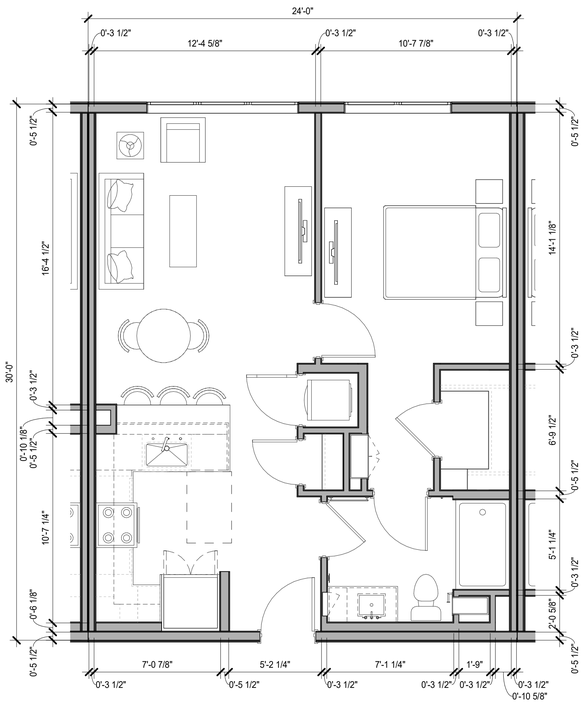
S4-A351



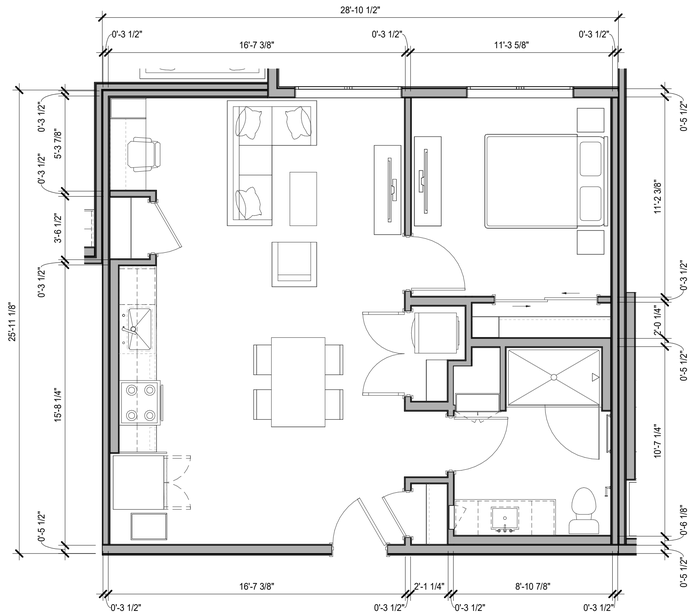
1 JR1.0 - UNIT PLAN
1/4" = 1'-0"



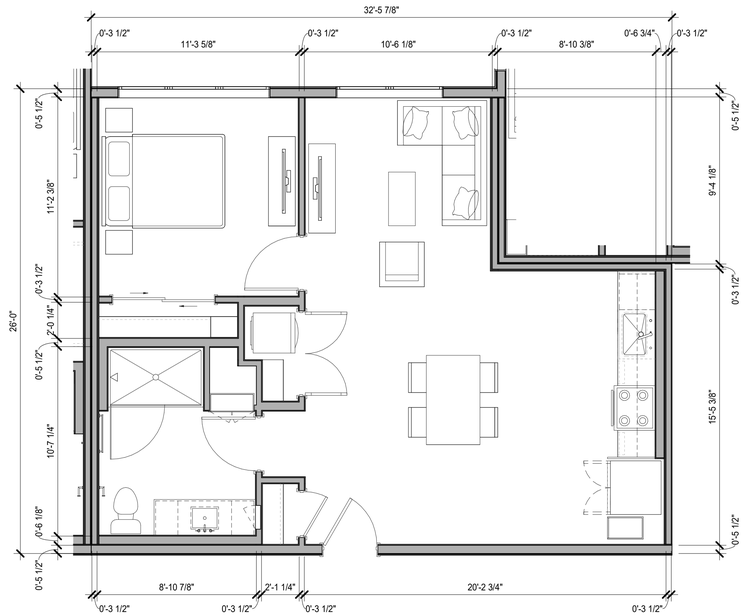
2 A1.0 - UNIT PLAN
1/4" = 1'-0"



3 A1.1 - UNIT PLAN
1/4" = 1'-0"



4 A2.0 - UNIT PLAN
1/4" = 1'-0"



5 A3.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

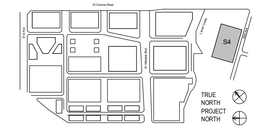
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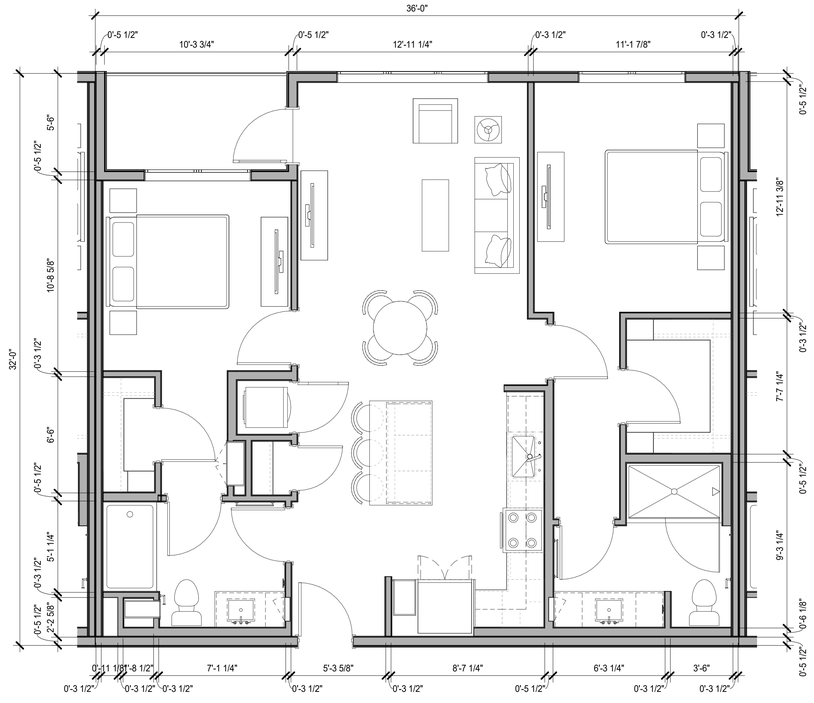
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S4 - UNIT PLANS

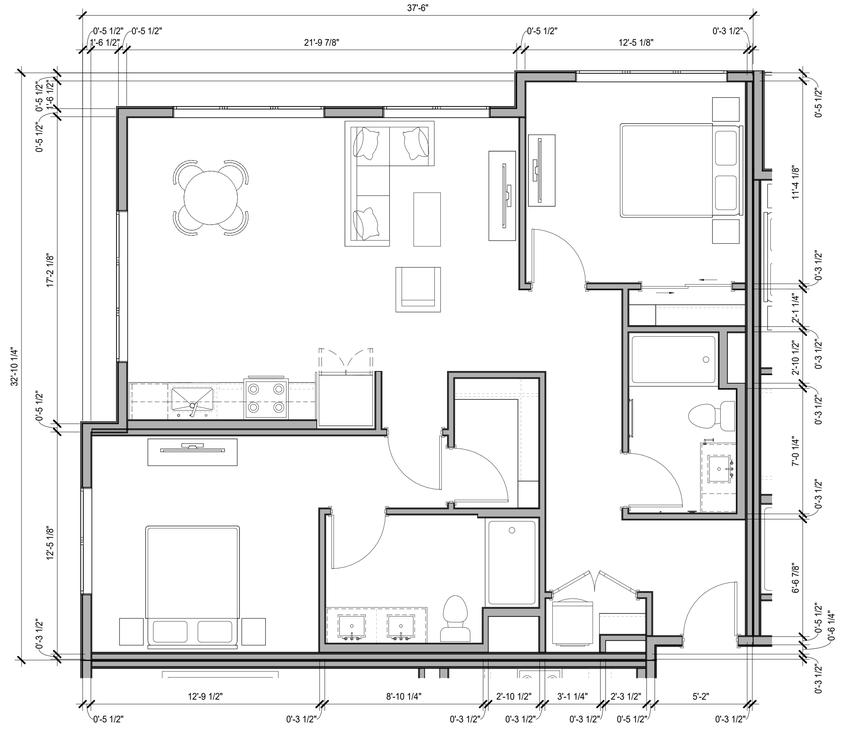
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Sheet Number

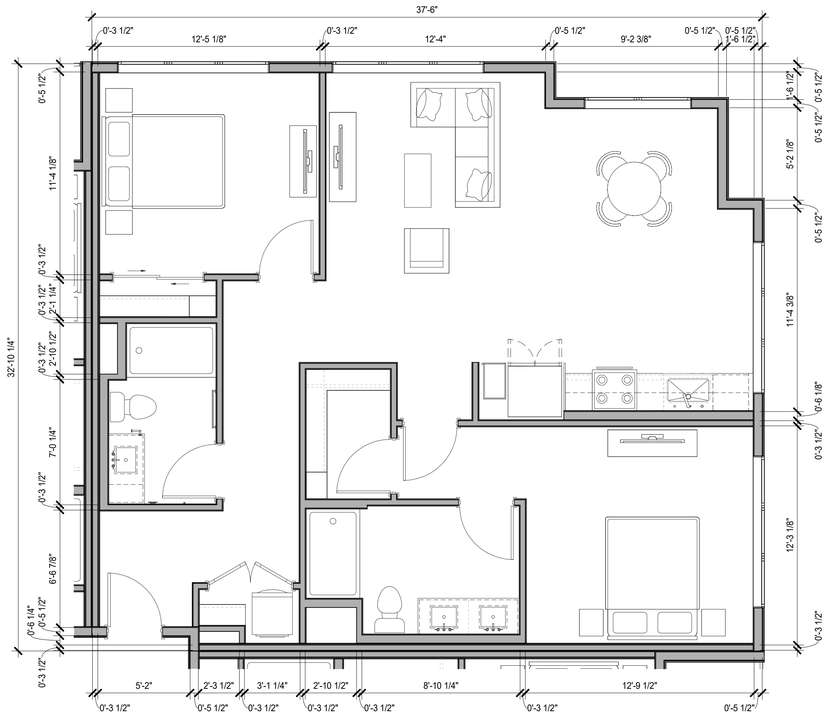
S4-A400



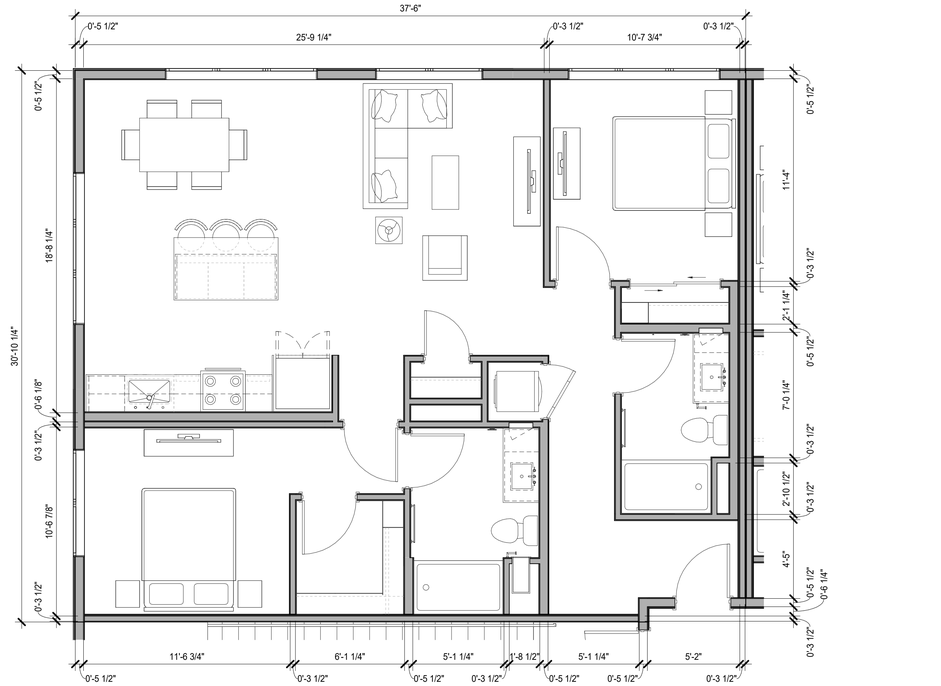
1 B1.0 - UNIT PLAN
1/4" = 1'-0"



2 B2.0 - UNIT PLAN
1/4" = 1'-0"



3 B2.1 - UNIT PLAN
1/4" = 1'-0"



4 B2.2 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

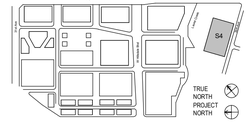
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Key Plan



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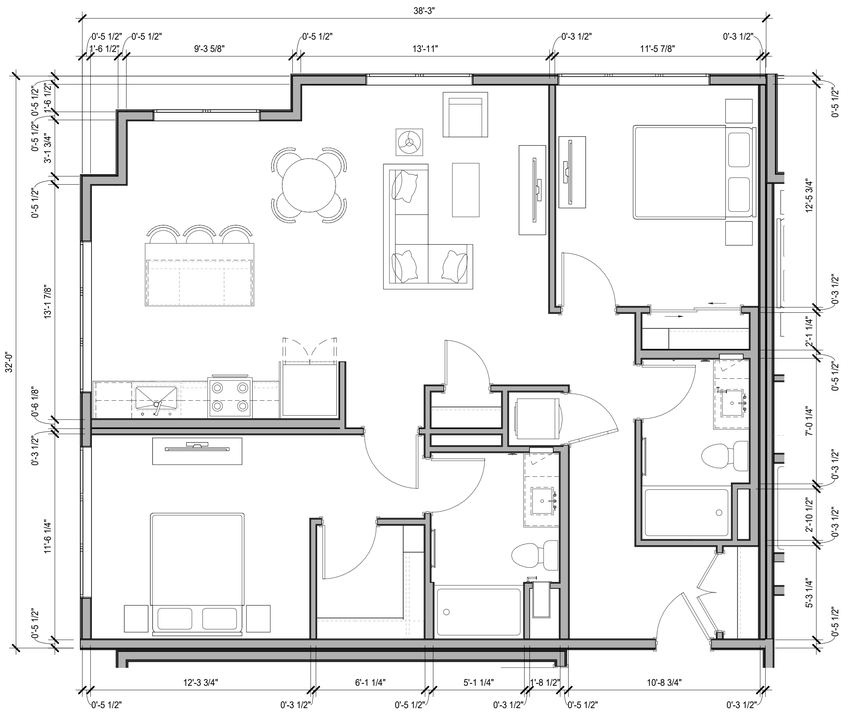
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S4 - UNIT PLANS

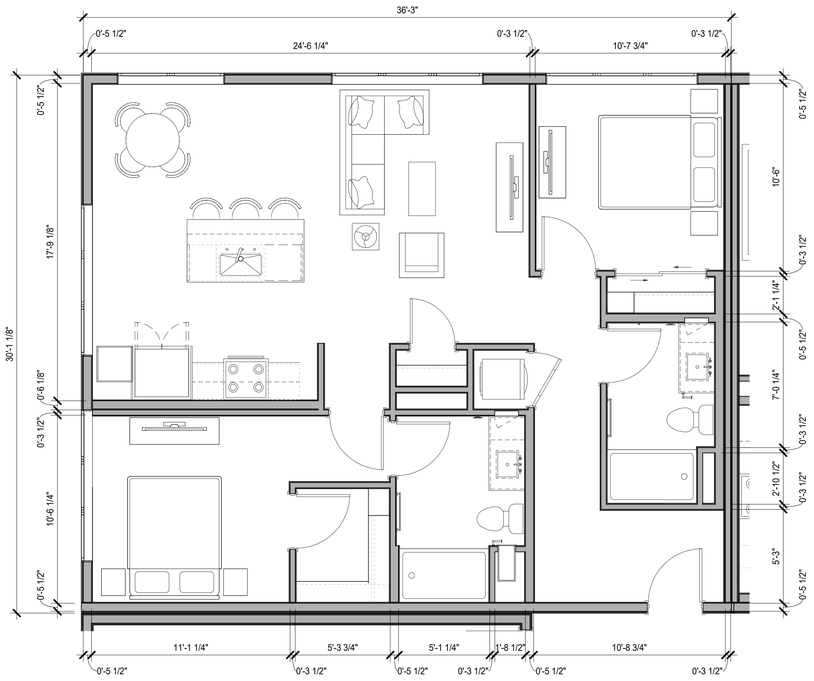
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Sheet Number

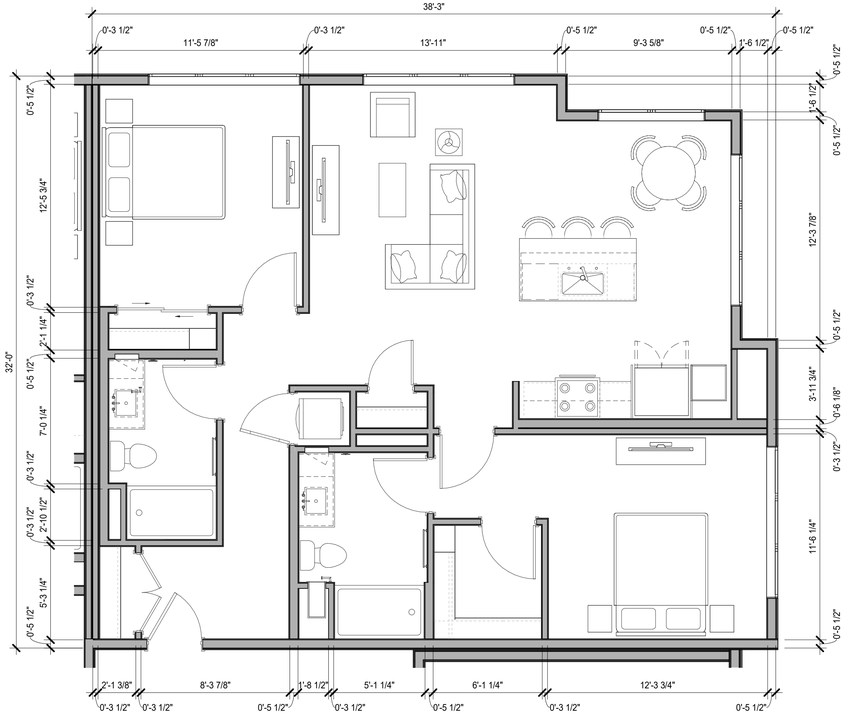
S4-A401



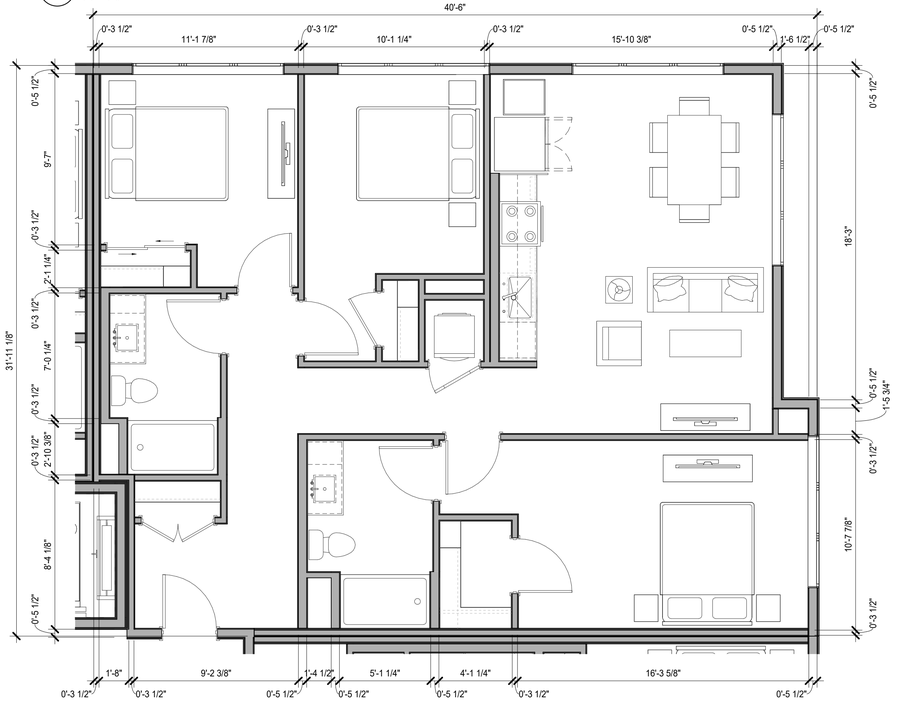
1 B3.0 - UNIT PLAN
1/4" = 1'-0"



3 B3.2 - UNIT PLAN
1/4" = 1'-0"



2 B3.1 - UNIT PLAN
1/4" = 1'-0"



4 C1.0 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

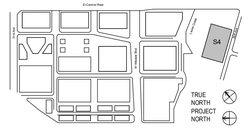
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Sheet Title:

S4 - UNIT PLANS

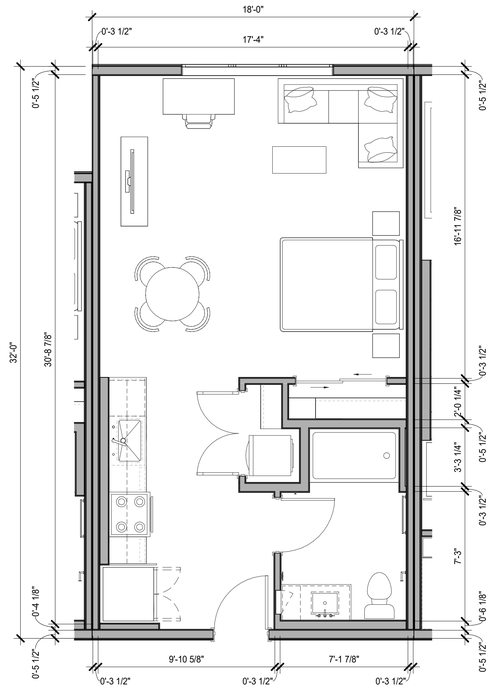
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

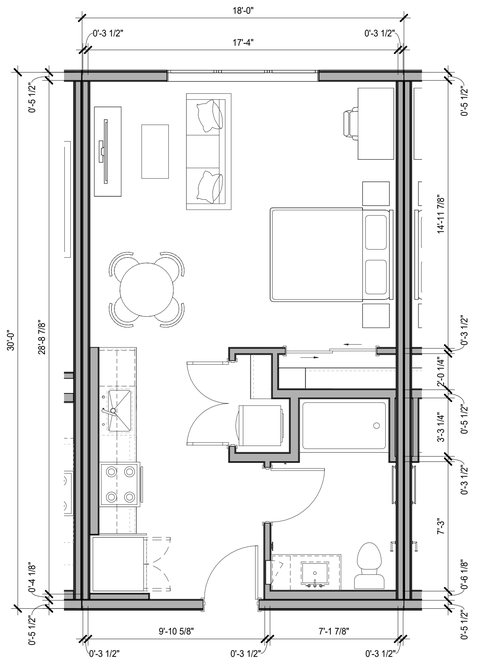
S4-A402



1 C1.1 - UNIT PLAN
1/4" = 1'-0"



2 S1.0 - UNIT PLAN
1/4" = 1'-0"



3 S1.1 - UNIT PLAN
1/4" = 1'-0"

0' 2' 4' 8'

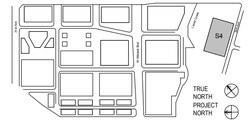
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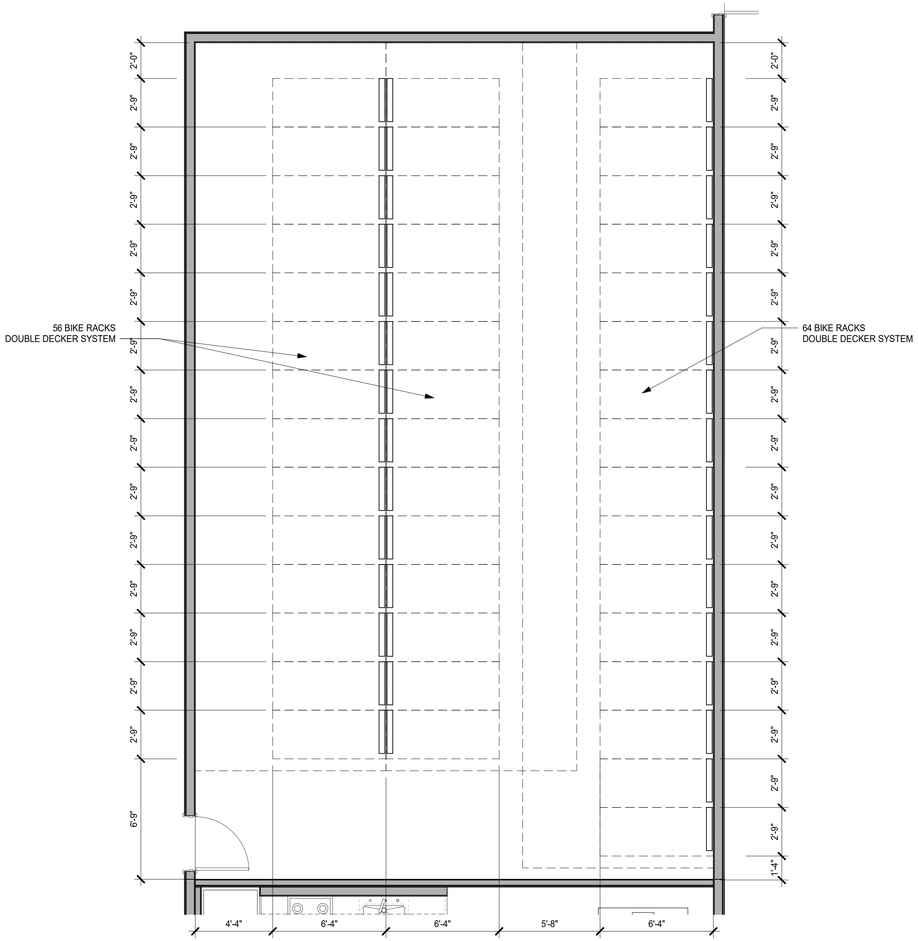
Sheet Title:

S4 - UNIT PLANS

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

Sheet Number

S4-A403



NOTE: 178 TOTAL BIKE RACKS PROVIDED

1 ENLARGED PLANS - BIKE ROOM
1/4" = 1'-0"

DERO | Dero **Decker**

Submittal Sheet



CAPACITY 4 Bikes per unit

MATERIALS
Uprights: 4" Tlg square tube
Upright base: 1/4" plate
Cantilevers: Tlg plate
Cantilever base: 1/4" plate
Trays: Tlg plate

FINISHES
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps.
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS **Surface only**
Each upright has one 1/4" plate feet that accept 1/2" wedge anchors

E-BIKE CHARGING ☐ **Add Electrical Outlets**
For lower trays only (fat bike trays recommended). Wiring must be performed by a licensed electrician. Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.

FAT BIKE TRAYS ☐ **Fat Bike Tray Option (Lower Level Only)**
Fat bike trays accommodate tires up to 5" wide. Standard trays accommodate tires up to 2.25" wide.

CANE STOPS ☐ **Add cane stops**
Available in galvanized or powder coat finish



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2 BICYCLE RACK DETAIL
1" = 1'-0"

0' 2' 4' 8'

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Key Plan



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Project No: 23.04025.00

Sheet Title:

S4 - ENLARGED PLANS

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

Sheet Number

S4-A451

HILLSDALE SHOPPING CENTER

APPENDIX A

EXISTING FLOOR PLAN AND DEMOLITION FLOOR PLAN EXHIBITS

SHEET INDEX

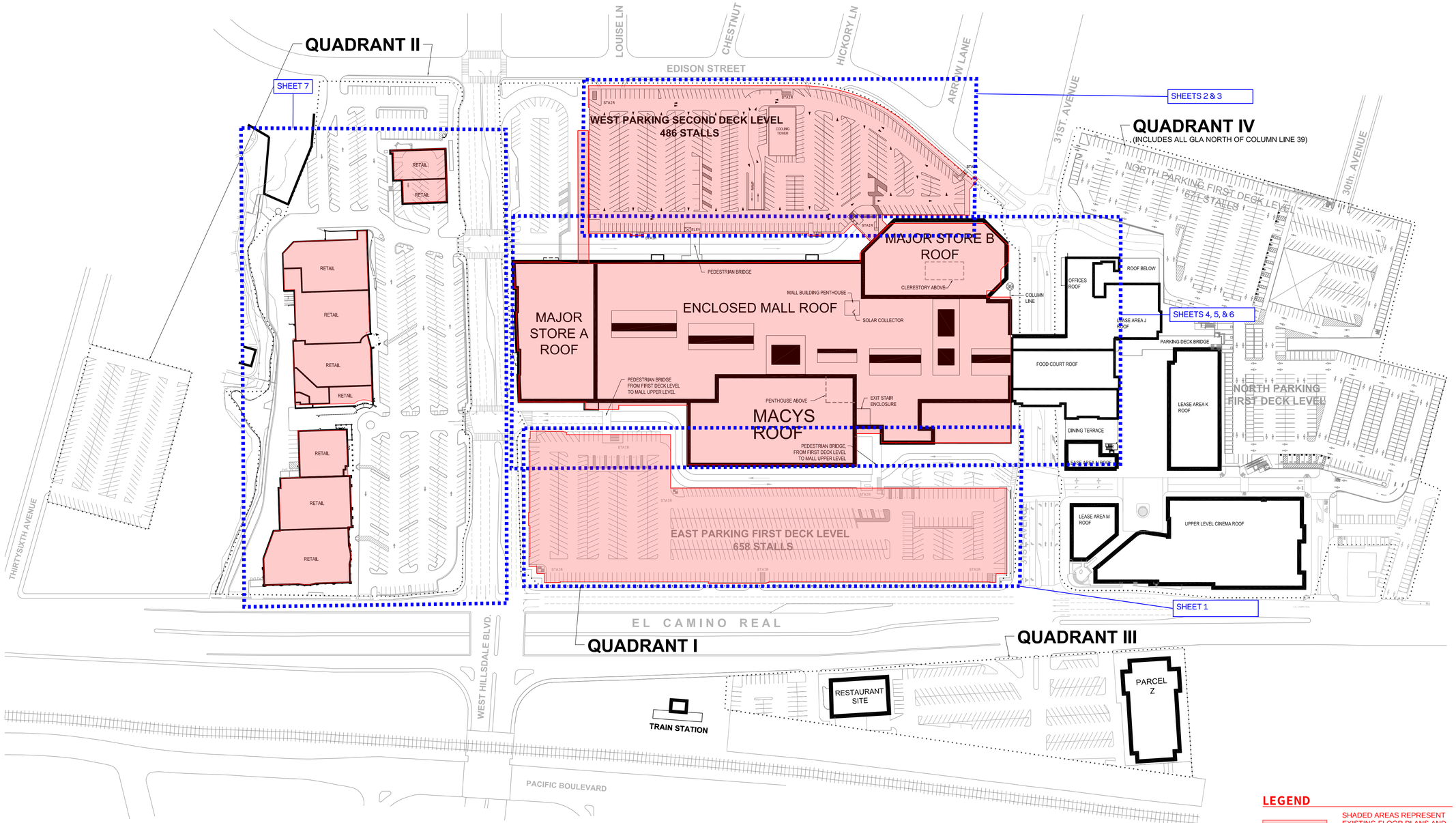
APPENDIX COVER SHEET
1 EXISTING OVERALL SITE PLAN
2 EAST PARKING DECK EXISTING & DEMOLITION PLAN
3 WEST PARKING DECK PLAN EXISTING & DEMOLITION
4 WEST PARKING DECK PLAN EXISTING & DEMOLITION
5 CENTRAL BLOCK DEMOLITION FLOOR PLAN - BASEMENT
6 CENTRAL BLOCK DEMOLITION FLOOR PLAN - LEVEL 1
7 CENTRAL BLOCK DEMOLITION FLOOR PLAN - LEVEL 2
8 SOUTH BLOCK DEMOLITION FLOOR PLAN - LEVEL 1
9 SOUTH BLOCK DEMOLITION FLOOR PLAN - LEVEL 1

GENERAL NOTE:
The listed drawings are provided by the Owner - HSC Property Owner LLC. HOK makes no representation or warranty as to the accuracy or completeness of these drawings and assumes no responsibility for their content.

HSC Property Owner LLC

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1 SITE PLAN: SECOND LEVEL PARKING

SCALE : NTS

LEGEND:

. . . . . **SHOPPING CENTER BOUNDARY LINE**

C **COMPACT PARKING SPACE**

H **HANDICAPPED PARKING SPACE**

NOTE: THE DELINEATION OF PARKING LEVELS IS SHOWN ONLY FOR THOSE LOCATIONS WHERE PARKING STRUCTURES EXIST. THE BALANCE OF PARKING SHOWN ON THE SITE IS AT GROUND LEVEL.

ONLY MACYS, MAJOR STORE B, AND MAJOR STORE C HAVE FLOOR AREA AT THIS LEVEL. THE ONLY PARKING AT THIS LEVEL IS THAT WHICH IS NOTED, "WEST PARKING SECOND DECK LEVEL."

EXHIBIT I SECOND DECK LEVEL

SCALE: N.T.S.
GRAPHIC SCALE APPROX.

8' 80'
0 40' 160'

LEGEND

SHADED AREAS REPRESENT EXISTING FLOOR PLANS AND EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED

LINE INDICATES LIMIT OF SCOPE

HILLSDALE
SHOPPING CENTER
SAN MATEO, CALIFORNIA

CLIENT

BOHANNON DEVELOPMENT COMPANY
60 31st AVENUE T: (650) 345.8222
SAN MATEO, CA 94403 F: (650) 573.5457

PROJECT

SHEET NAME

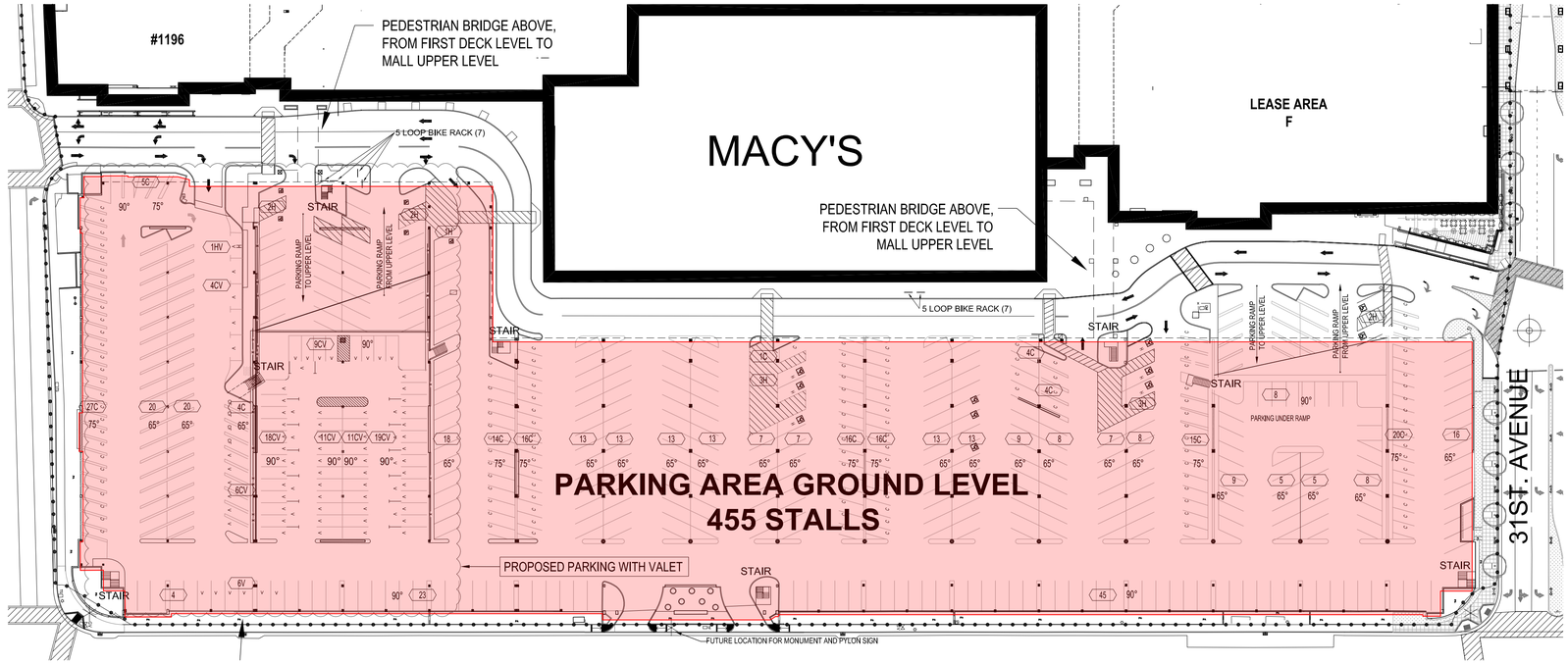
DATES 12.15.03
05.21.04
08.16.11
01.07.15

CONTACT

JOB NUMBER

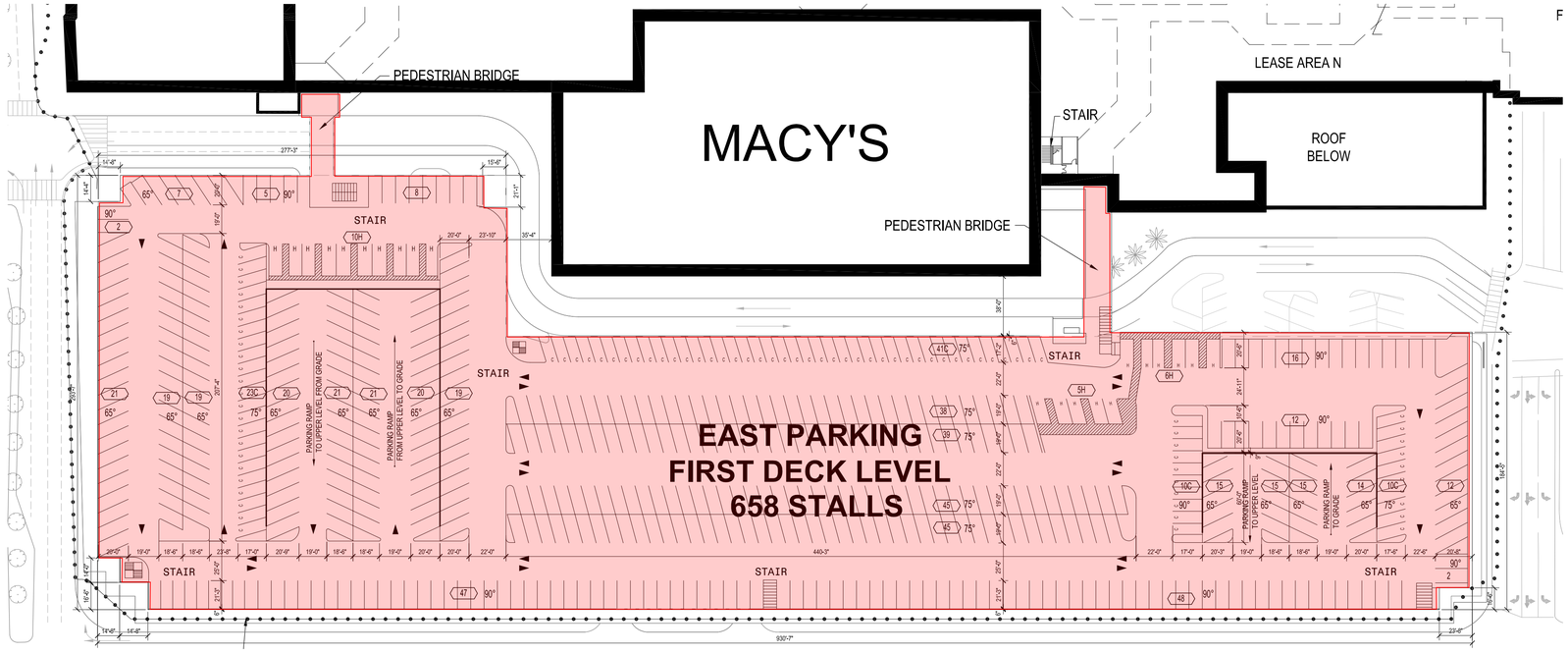
EXISTING OVERALL SITE PLAN

1



1 EAST PARKING STRUCTURE: GROUND LEVEL

SCALE : NTS



2 EAST PARKING STRUCTURE: FIRST DECK LEVEL

SCALE: N.T.S.
GRAPHIC SCALE APPROX.

4' 0 20' 40' 80'

LEGEND

SHADED AREAS REPRESENT EXISTING FLOOR PLANS AND EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED

LINE INDICATES LIMIT OF SCOPE

EXHIBIT I

EAST PARKING DECK

HILLSDALE
SHOPPING CENTER
SAN MATEO, CALIFORNIA

CLIENT

BOHANNON DEVELOPMENT COMPANY
60 31st AVENUE T: (650) 345.8222
SAN MATEO, CA 94403 F: (650) 573.5457

PROJECT

SHEET NAME
EAST PARKING STRUCTURE
GROUND LEVEL AND
FIRST DECK LEVEL

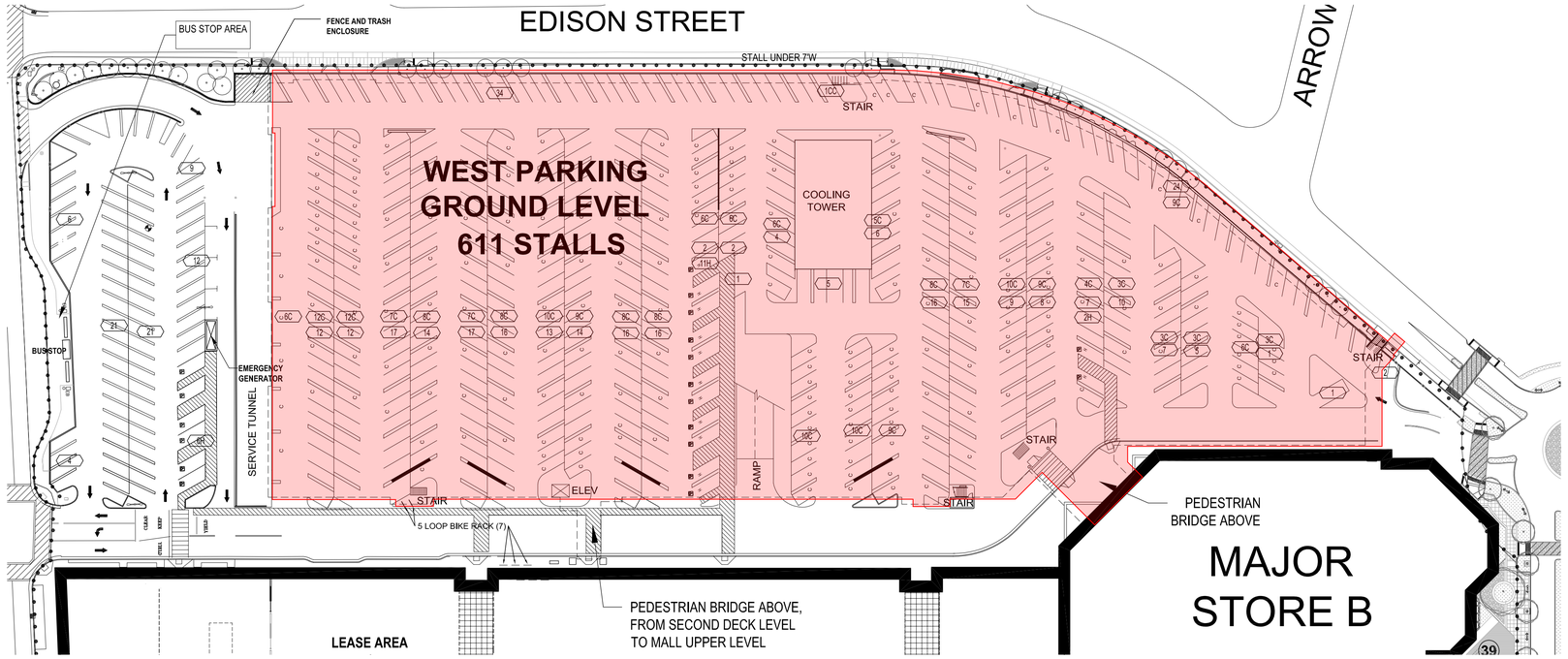
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05.21.04
08.16.11
01.07.16

CONTACT

JOB NUMBER

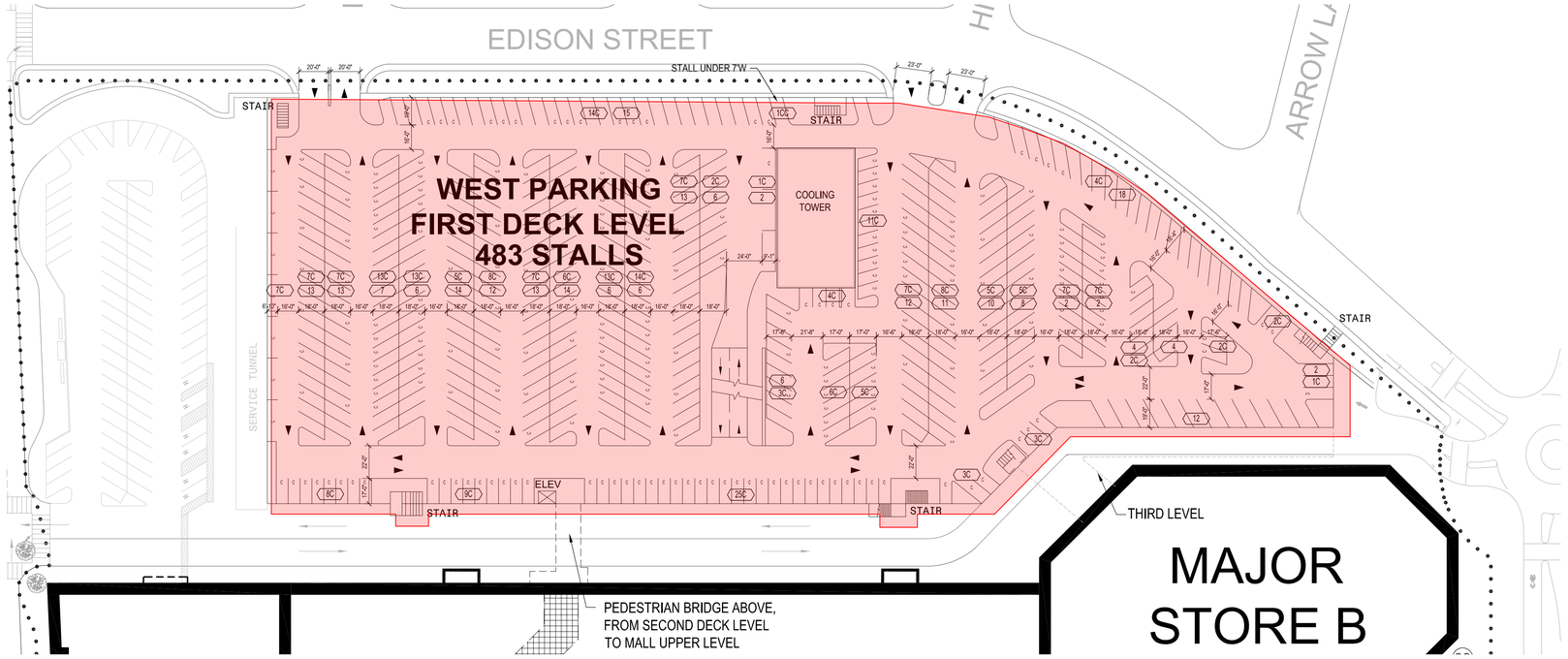
EAST PARKING DECK
EXISTING &
DEMOLITION PLAN

2



1 WEST PARKING STRUCTURE: GROUND LEVEL

SCALE : NTS



SCALE : NTS

ALE APPROX.

0 20' 80'

LEGEND

SHADED AREAS REPRESENT EXISTING FLOOR PLANS AND EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED

LINE INDICATES LIMIT OF SCOPE

EXHIBIT I

WEST PARKING DECK

HILLSDALE SHOPPING CENTER
SAN MATEO, CALIFORNIA

CLIENT

BOHANNON DEVELOPMENT COMPANY
60 31st AVENUE
SAN MATEO, CA 94403
T: (650) 345.8222
F: (650) 573.5457

PROJECT

SHEET NAME
WEST PARKING STRUCTURE
GROUND LEVEL AND
FIRST DECK LEVEL

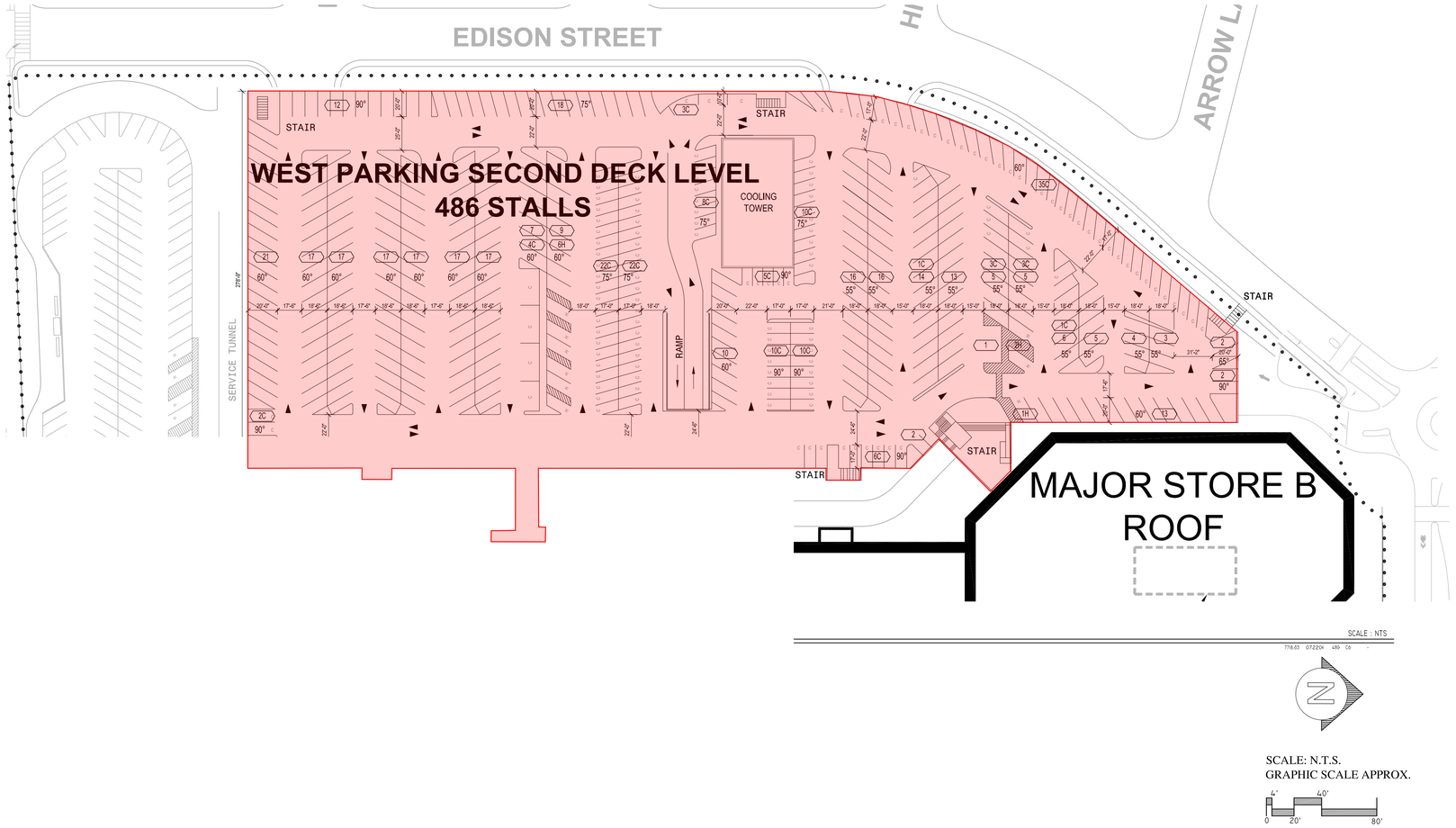
DATES
12.15.03
05.21.04
08.16.11
01.07.16

CONTACT

JOB NUMBER

WEST PARKING DECK
EXISTING &
DEMOLITION PLAN

3



SCALE: N.T.S.
GRAPHIC SCALE APPROX.

4' 40'
0 20' 80'

LEGEND

SHADED AREAS REPRESENT EXISTING FLOOR PLANS AND EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED

LINE INDICATES LIMIT OF SCOPE

EXHIBIT I

WEST PARKING DECK

HILLSDALE
SHOPPING CENTER
SAN MATEO, CALIFORNIA

CLIENT

BOHANNON DEVELOPMENT COMPANY
60 31st AVENUE
SAN MATEO, CA 94403
T: (650) 345.8222
F: (650) 573.5457

PROJECT

SHEET NAME
WEST PARKING STRUCTURE

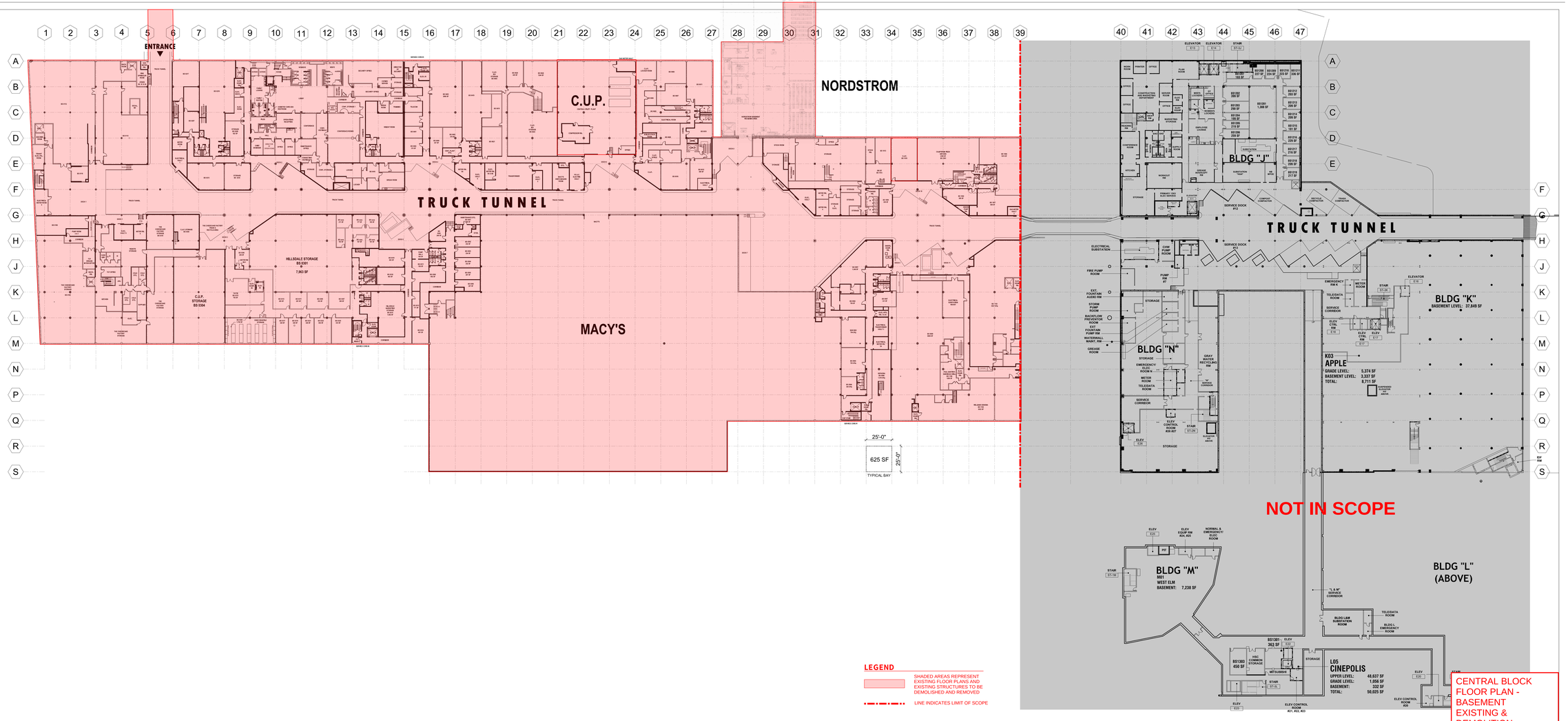
DATES
12.15.03
05.21.04
08.16.11
01.07.16

CONTACT

JOB NUMBER

WEST PARKING DECK EXISTING & DEMOLITION PLAN

4

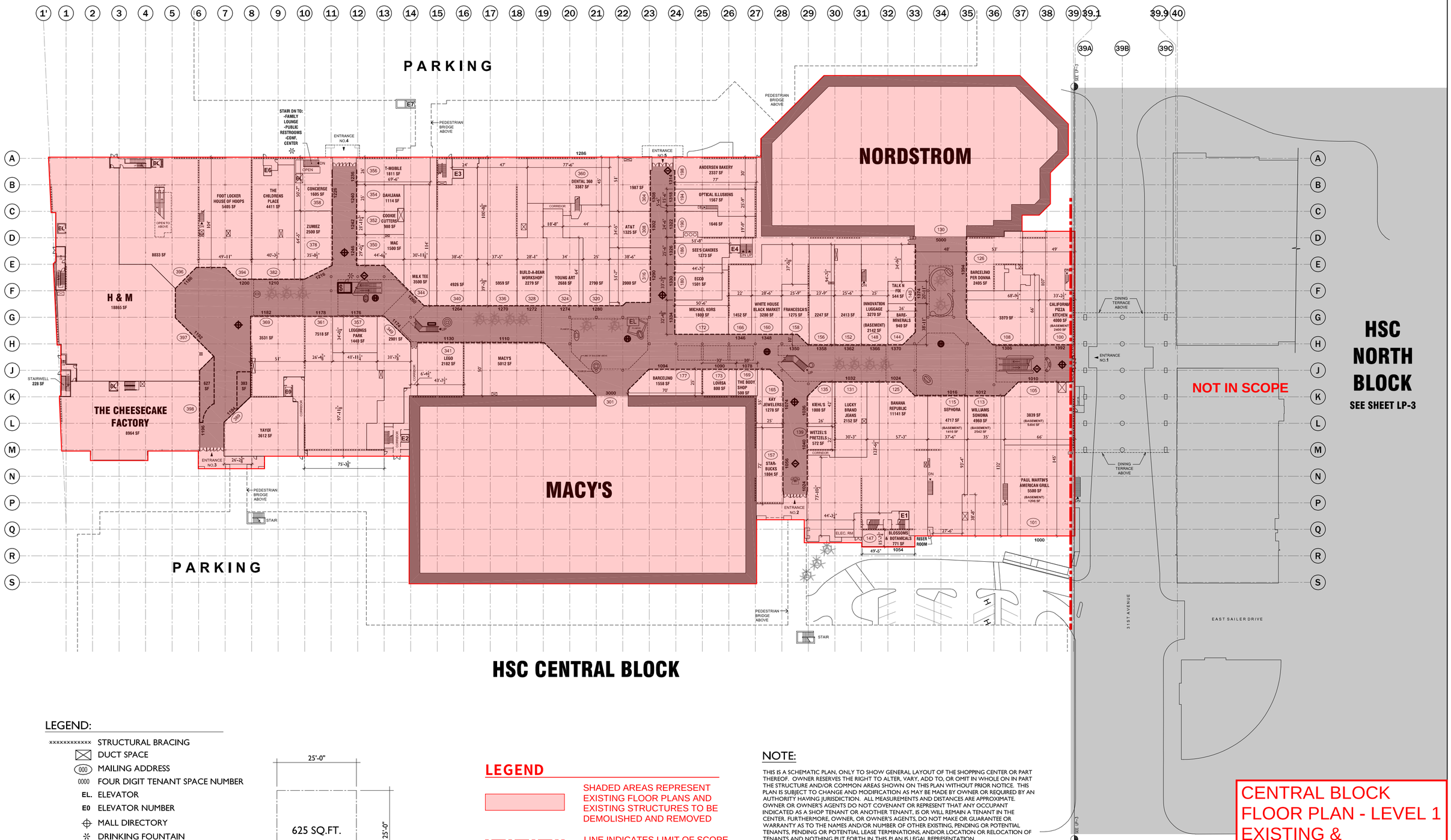


CENTRAL BLOCK FLOOR PLAN - BASEMENT EXISTING & DEMOLITION

5

HILLSDALE SHOPPING CENTER
BOHANNON DEVELOPMENT COMPANY
50TY 31st AVENUE, SAN MATEO, CA 94403
WWW.HILLSDALE.COM
T: (650) 345.8222
F: (650) 573.5457
NORTHWOOD RETAIL

SCALE: 1" = 32'-0" DATE:



LEGEND:

- XXXXXXXXXX STRUCTURAL BRACING
- DUCT SPACE
- (000) MAILING ADDRESS
- 0000 FOUR DIGIT TENANT SPACE NUMBER
- EL. ELEVATOR
- E0 ELEVATOR NUMBER
- MALL DIRECTORY
- DRINKING FOUNTAIN
- $ ATM
- HILLSDALE SIGN POST
- GIFT CARD READER

TYPICAL BAY

LEGEND

SHADED AREAS REPRESENT EXISTING FLOOR PLANS AND EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED

LINE INDICATES LIMIT OF SCOPE

NOTE:

THIS IS A SCHEMATIC PLAN, ONLY TO SHOW GENERAL LAYOUT OF THE SHOPPING CENTER OR PART THEREOF. OWNER RESERVES THE RIGHT TO ALTER, VARY, ADD TO, OR OMIT IN WHOLE ON IN PART THE STRUCTURE AND/OR COMMON AREAS SHOWN ON THIS PLAN WITHOUT PRIOR NOTICE. THIS PLAN IS SUBJECT TO CHANGE AND MODIFICATION AS MAY BE MADE BY OWNER OR REQUIRED BY AN AUTHORITY HAVING JURISDICTION. ALL MEASUREMENTS AND DISTANCES ARE APPROXIMATE. OWNER OR OWNER'S AGENTS DO NOT COVENANT OR REPRESENT THAT ANY OCCUPANT INDICATED AS A SHOP TENANT OR ANOTHER TENANT, IS OR WILL REMAIN A TENANT IN THE CENTER. FURTHERMORE, OWNER, OR OWNER'S AGENTS, DO NOT MAKE OR GUARANTEE OR WARRANTY AS TO THE NAMES AND/OR NUMBER OF OTHER EXISTING, PENDING OR POTENTIAL TENANTS, PENDING OR POTENTIAL LEASE TERMINATIONS, AND/OR LOCATION OR RELOCATION OF TENANTS AND NOTHING PUT FORTH IN THIS PLAN IS LEGAL REPRESENTATION.

CENTRAL BLOCK FLOOR PLAN - LEVEL 1 EXISTING & DEMOLITION

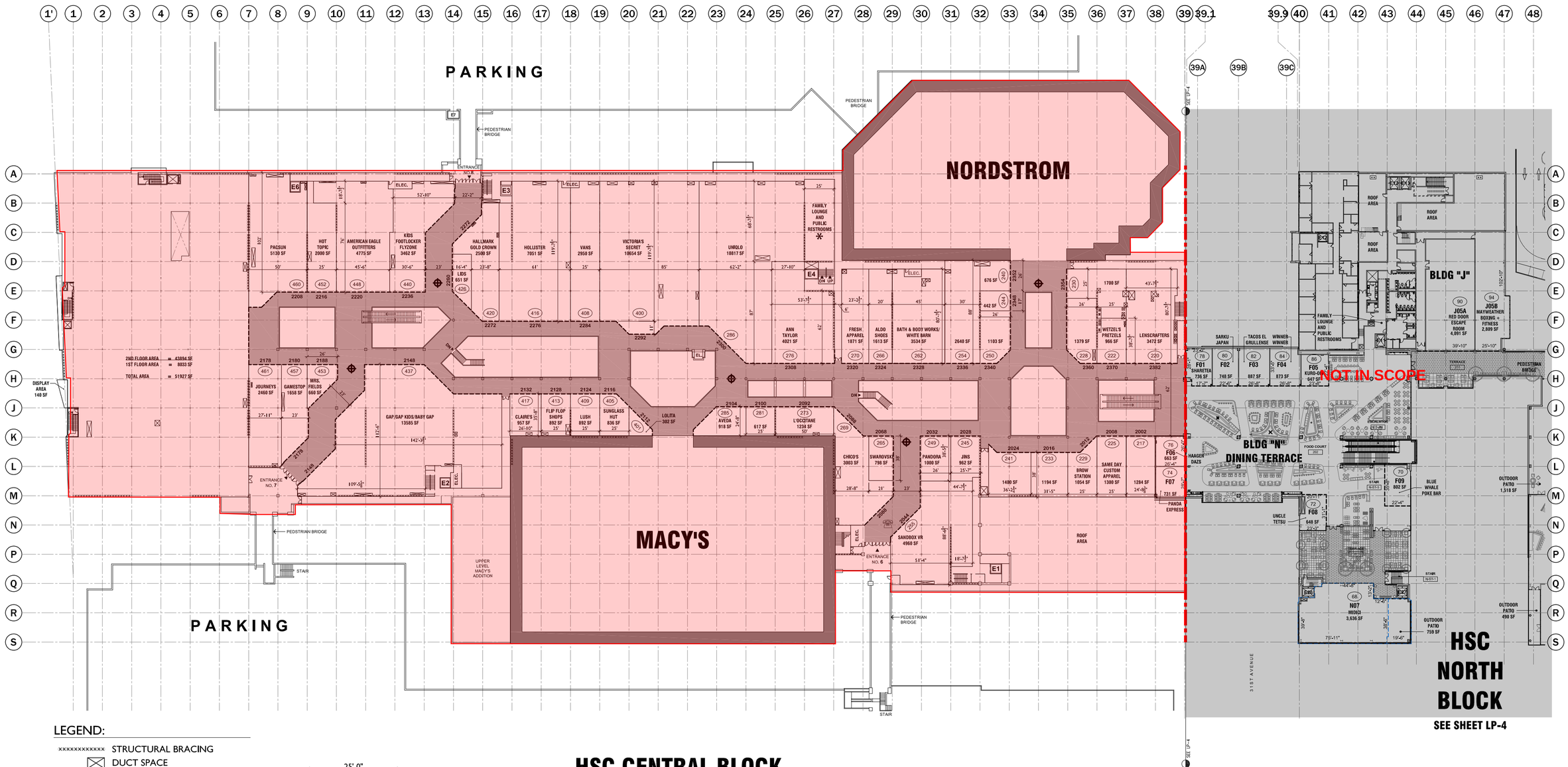
HILLSDALE SHOPPING CENTER
BOHANNON DEVELOPMENT COMPANY
SIXTY 31st AVENUE, SAN MATEO, CA 94403 T: (650) 345.8222
WWW.HILLSDALE.COM

NORTHWOOD RETAIL

NO.	DATE
9	12/01
11	07/14
12	11/05

SCALE:

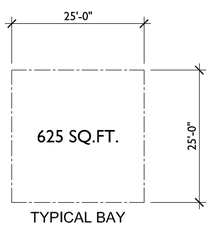
6



HSC CENTRAL BLOCK

LEGEND:

- xxxxxxxxxxxx STRUCTURAL BRACING
- DUCT SPACE
- (000) MAILING ADDRESS
- 0000 FOUR DIGIT TENANT SPACE NUMBER
- EL. ELEVATOR
- E0 ELEVATOR NUMBER
- PUBLIC TELEPHONE
- MALL DIRECTORY
- DRINKING FOUNTAIN
- $ ATM
- HILLSDALE SIGN POST
- GIFT CARD READER



TYPICAL BAY

LEGEND

SHADED AREAS REPRESENT EXISTING FLOOR PLANS AND EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED

LINE INDICATES LIMIT OF SCOPE

REFERENCE NORTH

NOTE:

THIS IS A SCHEMATIC PLAN, O... THEREOF. OWNER RESERVES ... THE STRUCTURE AND/OR CO... PLAN IS SUBJECT TO CHANGE ... AUTHORITY HAVING JURISDIC... OWNER OR OWNER'S AGENT ... INDICATED AS A SHOP TENAN... CENTER. FURTHERMORE, OWN... WARRANTY AS TO THE NAME ... TENANTS, PENDING OR POTE... TENANTS AND NOTHING PU...

CENTRAL BLOCK
FLOOR PLAN - LEVEL 2
EXISTING &
DEMOLITION

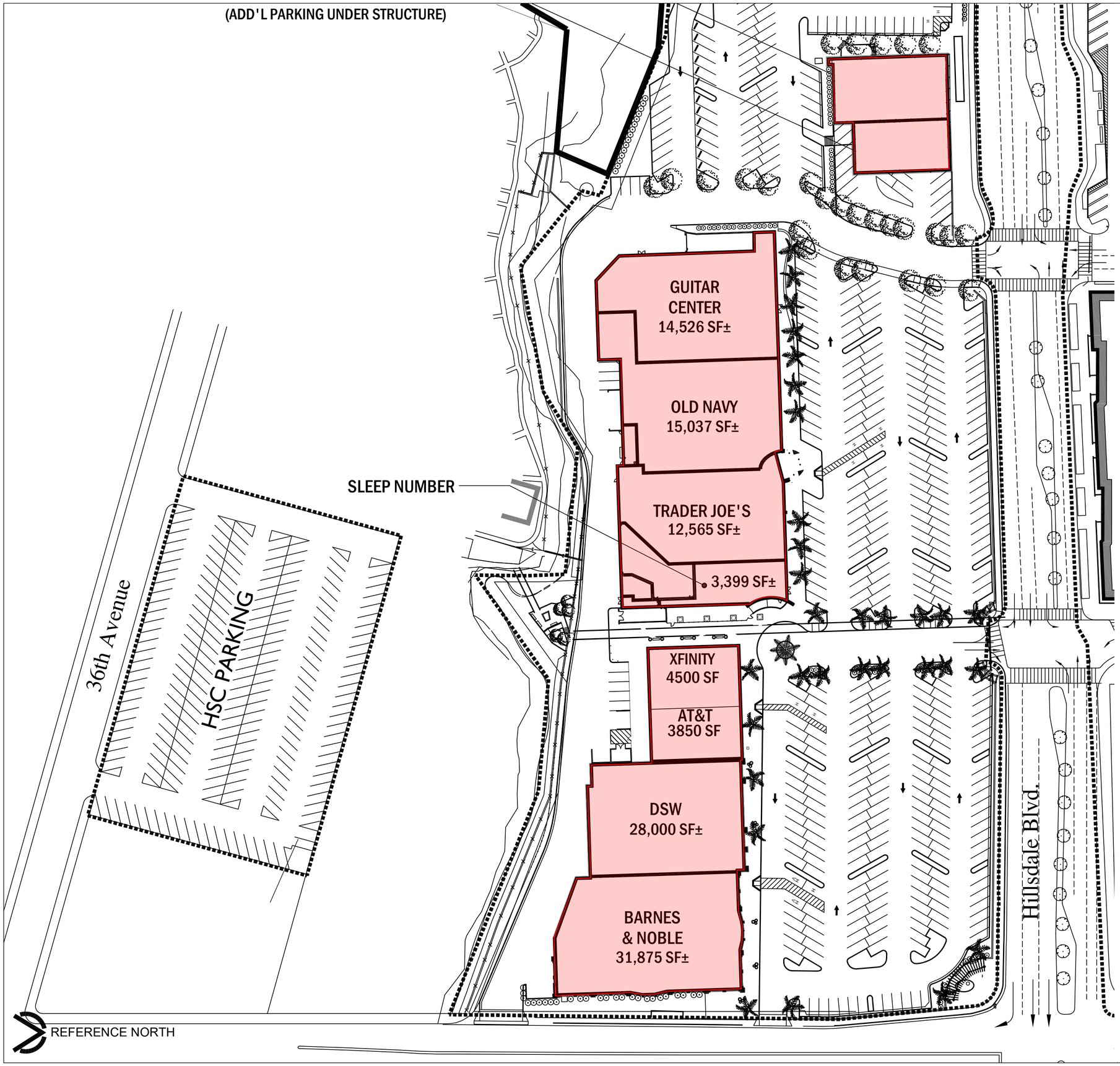
7

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NORTHWOOD RETAIL

NO.	DATE
10	09/24
11	07/14
12	11/05

SCALE:

(ADD'L PARKING UNDER STRUCTURE)



LEGEND

SHADED AREAS REPRESENT EXISTING FLOOR PLANS AND EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED

LINE INDICATES LIMIT OF SCOPE

SOUTH BLOCK FLOOR PLAN - LEVEL 1 EXISTING & DEMOLITION

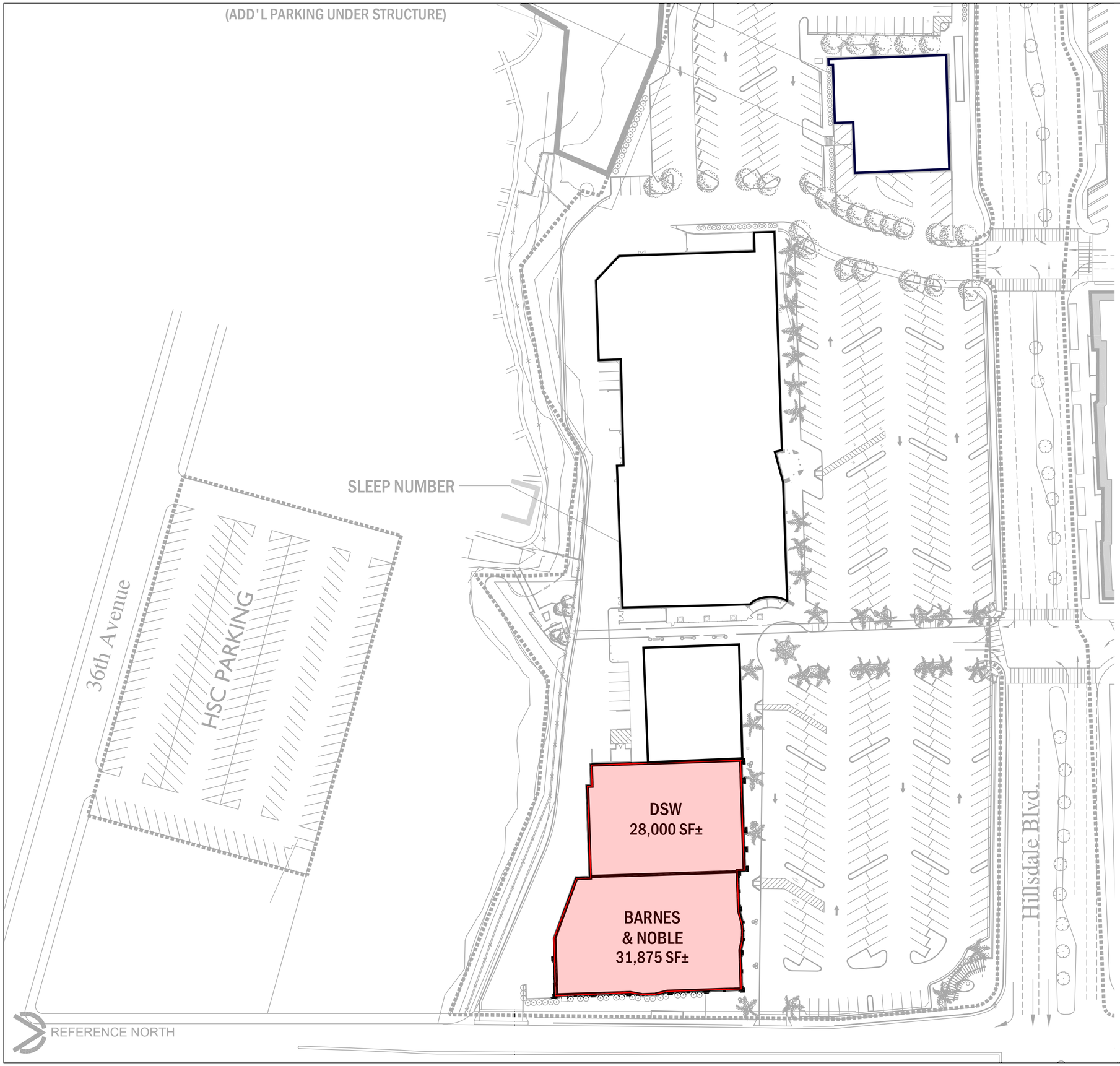
8

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NO. DATE

SCALE:



LEGEND

SHADED AREAS REPRESENT EXISTING FLOOR PLANS AND EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED

LINE INDICATES LIMIT OF SCOPE

SOUTH BLOCK FLOOR PLAN - LEVEL 2 EXISTING & DEMOLITION

9

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NORTHWOOD RETAIL

NO.	DATE

SCALE: