HILLSDALE REIMAGINED



DEVELOPMENT PROJECT DATA

APN: 039-490-170 039-490-050 042-1210060

ZONING CLASSIFICATION: 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

FLOOR AREA (SQ.FT):

	EXISTING	PROPOSED
MAIN STRUCTURES	1,490,331 (INCL ABOVE GROUND COVERED PARKING) / 1,848,331 (INCL ABOVE GROUND COVERED PARKING AND BELOW GRADE LEVELS)	4,135,374 (INCL ABOVE GROUND COVERED PARKING) / 4,981,022 (INCL ABOVE GROUND COVERED PARKING AND BELOW GRADE LEVELS)
DETACHED ACCESSORY STRUCTURES	N/A	N/A
EXCEPTIONS	N/A	N/A
TOTAL FLOOR AREA	1,490,331	4,135,374

RESIDENTIAL PROJECT DATA (SB330)

FLOOR AREA (SQ. FT.) (NOT INCLUDING BELOW GRADE LEVELS)

PROJECT EXISTING TOTAL	1,490,331
NEW PROJECT TOTAL	4,135,374
NEW RESIDENTIAL	2,029,508
NET NEW (INCLUDING BELOW GRADE LEVELS)	2,645,043
RESIDENTIAL % OF NET NEW	77%

FLOOR AREA (SQ. FT.) (INCLUDING BELOW GRADE LEVELS)

PROJECT EXISTING TOTAL	1,848,331
NEW PROJECT TOTAL	4,981,022
NEW RESIDENTIAL	2,294,680
NET NEW (INCLUDING BELOW GRADE LEVELS)	3,132,691
RESIDENTIAL % OF NET NEW	73%

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

LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: SEE L001 SHEET

TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ.FT): 140,600 SF

CUBIC YARD OF SOIL DISTURBANCE: 83,600 CY
(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)

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

TOTAL RESIDENTIAL UNIT COUNT: 1,389 UNITS

PLANNER

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

MIKAELA STRECH
MIKAELA.STRECH@GEHLPEOPLE.COM
415 535 1255

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

RESIDENTIAL ARCHITECT

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

IAN MURPHY
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415 967 6813

CIVIL ENGINEER

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

MIKE MOWERY
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650 533 4697

PARKING CIVIL ENGINEER

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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588

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

LANDSCAPE ARCHITECT

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

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Project Address:

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Issued Information:

APPLICATION CHECKLIST PLAN SET
OCT 17, 2025

Applicant / Owner:

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60 E 31ST AVENUE,
SAN MATEO, CA 94403

DAVID D. BOHANNON II
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650-358-3220

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

SHEET NUMBER	SHEET TITLE	10-17-2025 SET

1 GENERAL

G000	COVER SHEET	X
G001	INDEX	X
G003	PROJECT INFORMATION	X
G010	EXISTING SITE PHOTOS	X
G011	EXISTING SITE PHOTOS	X
G013	EXTERIOR MATERIAL SCHEDULE	X
G014	EXTERIOR MATERIAL SCHEDULE	X
G015	PROPOSED SITE RENDERINGS	X
G016	PROPOSED SITE RENDERINGS	X
G017	PROPOSED SITE RENDERINGS	X
G018	PROPOSED SITE RENDERINGS	X
G019	PROPOSED SITE RENDERINGS	X
G020	PROPOSED SITE RENDERINGS	X
G030	OVERALL FLOOR AREA PLAN	X
G031	FLOOR AREA DIAGRAMS - W1	X
G032	FLOOR AREA DIAGRAMS - W2	X
G033	FLOOR AREA DIAGRAMS - W3	X
G034	FLOOR AREA DIAGRAMS - C1 & C2	X
G035	FLOOR AREA DIAGRAMS - C3	X
G036	FLOOR AREA DIAGRAMS - C4	X
G037	FLOOR AREA DIAGRAMS - C5	X
G038	FLOOR AREA DIAGRAMS - E1	X
G039	FLOOR AREA DIAGRAMS - E2	X
G040	FLOOR AREA DIAGRAMS - E3	X
G041	FLOOR AREA DIAGRAMS - S1	X
G042	FLOOR AREA DIAGRAMS - S2	X
G043	FLOOR AREA DIAGRAMS - S3	X
G044	FLOOR AREA DIAGRAMS - S4	X
G101	SITE SHADOW STUDY	X
G102	SITE SHADOW STUDY	X
G103	SITE SHADOW STUDY	X
G104	SITE SHADOW STUDY	X
G105	SITE SHADOW STUDY	X
G106	SITE SHADOW STUDY	X
G107	SITE SHADOW STUDY	X
G108	SITE SHADOW STUDY	X
G109	SITE SHADOW STUDY	X
G110	SITE SHADOW STUDY	X
G111	SITE SHADOW STUDY	X
G112	SITE SHADOW STUDY	X
G113	SITE SHADOW STUDY	X
G114	SITE SHADOW STUDY	X
G115	SITE SHADOW STUDY	X
G116	SITE SHADOW STUDY	X
G117	SITE SHADOW STUDY	X
G118	SITE SHADOW STUDY	X
G119	SITE SHADOW STUDY	X
G120	SITE SHADOW STUDY	X
G121	SITE SHADOW STUDY	X
G122	SITE SHADOW STUDY	X
G123	SITE SHADOW STUDY	X
G124	SITE SHADOW STUDY	X
G125	SITE SHADOW STUDY	X
G126	SITE SHADOW STUDY	X
G127	SITE SHADOW STUDY	X
G128	SITE SHADOW STUDY	X
G129	SITE SHADOW STUDY	X
G130	SITE SHADOW STUDY	X
G131	SITE SHADOW STUDY	X
G132	SITE SHADOW STUDY	X
G133	SITE SHADOW STUDY	X
G134	SITE SHADOW STUDY	X
G135	SITE SHADOW STUDY	X
G136	SITE SHADOW STUDY	X

1 GENERAL: 64

SHEET NUMBER	SHEET TITLE	10-17-2025 SET

02 CIVIL

C100	OVERALL EXISTING CONDITIONS	X
C101	EXISTING CONDITIONS	X
C102	EXISTING CONDITIONS	X
C103	EXISTING CONDITIONS	X
C104	EXISTING CONDITIONS	X
C105	EXISTING CONDITIONS	X
C110	EXISTING CONDITIONS BASEMENT	X
C150	OVERALL DEMOLITION PLAN	X
C151	DEMOLITION PLAN	X
C152	DEMOLITION PLAN	X
C153	DEMOLITION PLAN	X
C154	DEMOLITION PLAN	X
C155	DEMOLITION PLAN	X
C160	DEMOLITION PLAN_BASEMENT	X
C200	OVERALL SITE PLAN	X
C201	SITE PLAN	X
C202	SITE PLAN	X
C203	SITE PLAN	X
C204	SITE PLAN	X
C205	SITE PLAN	X
C250	FIRE ACCESS PLAN	X
C300	OVERALL GRADING PLAN	X
C301	GRADING PLAN	X
C302	GRADING PLAN	X
C303	GRADING PLAN	X
C304	GRADING PLAN	X
C305	GRADING PLAN	X
C400	OVERALL UTILITY PLAN	X
C401	UTILITY PLAN	X
C402	UTILITY PLAN	X
C403	UTILITY PLAN	X
C404	UTILITY PLAN	X
C405	UTILITY PLAN	X
C600	STORMWATER CONTROL PLAN	X
C601	STORMWATER CONTROL DETAILS	X

02 CIVIL: 35

03 LANDSCAPE

L000	COVER SHEET	X
L001	TREE DISPOSITION NOTES AND SCHEDULE	X
L002	TREE DISPOSITION PLAN - OVERALL	X
L003	TREE DISPOSITION	X
L004	TREE DISPOSITION	X
L005	TREE DISPOSITION	X
L006	TREE DISPOSITION	X
L007	TREE DISPOSITION	X
L100	LANDSCAPE KEY PLAN	X
L101	LANDSCAPE MATERIALS PLAN	X
L102	LANDSCAPE MATERIALS PLAN	X
L103	LANDSCAPE MATERIALS PLAN	X
L104	LANDSCAPE MATERIALS PLAN	X
L105	LANDSCAPE MATERIALS PLAN	X
L300A	LANDCAPE NOTES	X
L301	LANDSCAPE PLANTING PLAN	X
L302	LANDSCAPE PLANTING PLAN	X
L303	LANDSCAPE PLANTING PLAN	X
L304	LANDSCAPE PLANTING PLAN	X
L305	LANDSCAPE PLANTING PLAN	X
L400	HYDROZONE NOTES	X
L401	LANDSCAPE HYDROZONE PLAN	X
L402	LANDSCAPE HYDROZONE PLAN	X
L403	LANDSCAPE HYDROZONE PLAN	X
L404	LANDSCAPE HYDROZONE PLAN	X
L405	LANDSCAPE HYDROZONE PLAN	X
L501	LANDSCAPE LIGHTING PLAN	X
L502	LANDSCAPE LIGHTING PLAN	X
L503	LANDSCAPE LIGHTING PLAN	X
L504	LANDSCAPE LIGHTING PLAN	X
L505	LANDSCAPE LIGHTING PLAN	X
L801	LANDCAPE REFERENCE IMAGES - HARDSCAPE	X
L802	LANDCAPE REFERENCE IMAGES - FURNITURE	X
L803	LANDCAPE REFERENCE IMAGES - LIGHTING	X
L804	LANDCAPE REFERENCE IMAGES - PLANTING	X
L805	LANDCAPE REFERENCE IMAGES - PLANTING	X

03 LANDSCAPE: 36

04 SITE PLAN

A001	BASEMENT LEVEL 2 SITE PLAN	X
A002	BASEMENT LEVEL 1 SITE PLAN	X
A003	GROUND LEVEL SITE PLAN	X

04 SITE PLAN: 3

SHEET NUMBER	SHEET TITLE	10-17-2025 SET

05 W1 BLDG

W1-A101A	W1 - GROUND LEVEL PLAN - ZONE A	X
W1-A101B	W1 - GROUND LEVEL PLAN - ZONE B	X
W1-A102A	W1 - LEVEL 2 PLAN - ZONE A	X
W1-A102B	W1 - LEVEL 2 PLAN - ZONE B	X
W1-A103A	W1 - LEVEL 3 PLAN - ZONE A	X
W1-A103B	W1 - LEVEL 3 PLAN - ZONE B	X
W1-A104A	W1 - ROOF LEVEL PLAN - ZONE A	X
W1-A104B	W1 - ROOF LEVEL PLAN - ZONE B	X
W1-A300	W1 - PERSPECTIVE VIEWS	X
W1-A301	W1 - ELEVATIONS	X
W1-A302	W1 - ELEVATIONS	X
W1-A303	W1 - ELEVATIONS	X
W1-A304	W1 - ELEVATIONS	X
W1-A351	W1 - BUILDING SECTION	X

05 W1 BLDG: 14

06 W2 BLDG

W2-A100	W2 - BASEMENT LEVEL 1 PLAN	X
W2-A101	W2 - GROUND LEVEL PLAN	X
W2-A102	W2 - LEVEL 2 PLAN	X
W2-A103	W2 - LEVEL 3 PLAN	X
W2-A104	W2 - LEVEL 4-6 PLAN	X
W2-A105	W2 - LEVEL 7 PLAN	X
W2-A106	W2 - ROOF LEVEL PLAN	X
W2-A300	W2 - PERSPECTIVE VIEWS	X
W2-A301	W2 - ELEVATIONS	X
W2-A302	W2 - ELEVATIONS	X
W2-A303	W2 - COURTYARD ELEVATIONS	X
W2-A351	W2 - BUILDING SECTION	X
W2-A451	W2 - ENLARGED PLANS	X

06 W2 BLDG: 13

07 W3 BLDG

W3-A100	W3 - BASEMENT LEVEL 1 PLAN	X
W3-A101	W3 - GROUND LEVEL PLAN	X
W3-A102	W3 - LEVEL 2 PLAN	X
W3-A103	W3 - LEVEL 3 PLAN	X
W3-A104	W3 - LEVEL 4-6 PLAN	X
W3-A105	W3 - LEVEL 7 PLAN	X
W3-A106	W3 - ROOF LEVEL PLAN	X
W3-A300	W3 - PERSPECTIVE VIEWS	X
W3-A301	W3 - ELEVATIONS	X
W3-A302	W3 - ELEVATIONS	X
W3-A303	W3 - COURTYARD ELEVATIONS	X
W3-A351	W3 - BUILDING SECTION	X
W3-A451	W3 - ENLARGED PLANS	X

07 W3 BLDG: 13

SHEET NUMBER	SHEET TITLE	10-17-2025 SET

08 C1 BLDG

C1-A100	C1-BASEMENT LEVEL 1 PLAN	X
C1-A101	C1 - GROUND LEVEL PLAN	X
C1-A102	C1 - ROOF LEVEL PLAN	X
C1-A300	C1 - PERSPECTIVE VIEWS	X
C1-A301	C1 - ELEVATIONS	X
C1-A351	C1 - BUILDING SECTION	X

08 C1 BLDG: 6

09 C2 BLDG

C2-A101	C2 - GROUND LEVEL PLAN	X
C2-A102	C2 - ROOF LEVEL PLAN	X
C2-A300	C2 - PERSPECTIVE VIEWS	X
C2-A301	C2 - ELEVATIONS	X
C2-A351	C2 - BUILDING SECTION	X

09 C2 BLDG: 5

10 C3 BLDG

C3-A100	C3 - BASEMENT LEVEL 1 PLAN	X
C3-A101	C3 - GROUND LEVEL PLAN	X
C3-A102	C3 - LEVEL 2 PLAN	X
C3-A103	C3 - LEVEL 3 PLAN	X
C3-A104	C3 - LEVEL 4 PLAN	X
C3-A105	C3 - LEVEL 5 PLAN	X
C3-A106	C3 - LEVEL 6-7 PLAN	X
C3-A107	C3 - LEVEL 8 PLAN	X
C3-A108	C3 - ROOF LEVEL PLAN	X
C3-A300	C3 - PERSPECTIVE VIEWS	X
C3-A301	C3 - ELEVATIONS	X
C3-A302	C3 - ELEVATIONS	X
C3-A303	C3 - COURTYARD ELEVATIONS	X
C3-A351	C3 - BUILDING SECTION	X
C3-A451	C3 - ENLARGED PLANS	X

10 C3 BLDG: 15

11 C4 BLDG

C4-A100	C4 - BASEMENT LEVEL 2 PLAN	X
C4-A101	C4 - BASEMENT LEVEL 1 PLAN	X
C4-A102	C4 - GROUND LEVEL PLAN	X
C4-A103	C4 - LEVEL 2 PLAN	X
C4-A104	C4 - LEVEL 3 PLAN	X
C4-A105	C4 - LEVEL 4-6 PLAN	X
C4-A106	C4 - LEVEL 7 PLAN	X
C4-A107	C4 - ROOF LEVEL PLAN	X
C4-A300	C4 - PERSPECTIVE VIEWS	X
C4-A301	C4 - ELEVATIONS	X
C4-A302	C4 - ELEVATIONS	X
C4-A303	C4 - COURTYARD ELEVATIONS	X
C4-A351	C4 - BUILDING SECTION	X
C4-A451	C4 - ENLARGED PLANS	X

11 C4 BLDG: 14

12 C5 BLDG

C5-A100	C5 - BASEMENT LEVEL PLAN	X
C5-A101	C5 - GROUND LEVEL PLAN	X
C5-A102	C5 - LEVEL 2 PLAN	X
C5-A103	C5 - LEVEL 3 PLAN	X
C5-A104	C5 - LEVEL 4 PLAN	X
C5-A105	C5 - LEVEL 5 PLAN	X
C5-A106	C5 - LEVEL 6 PLAN	X
C5-A107	C5 - LEVEL 7 PLAN	X
C5-A300	C5 - PERSPECTIVE VIEWS	X
C5-A301	C5 - ELEVATIONS	X
C5-A302	C5 - ELEVATIONS	X
C5-A351	C5 - BUILDING SECTIONS	X

12 C5 BLDG: 12

SHEET NUMBER	SHEET TITLE	10-17-2025 SET

13 E1 BLDG

E1-A100	E1-BASEMENT LEVEL 1 PLAN	X
E1-A101	E1 - GROUND LEVEL PLAN	X
E1-A102	E1 - LEVEL 2 PLAN	X
E1-A103	E1 - LEVEL 3-5 PLAN	X
E1-A104	E1 - LEVEL 6 PLAN	X
E1-A105	E1 - LEVEL 7 TYP. PLAN	X
E1-A106	E1 - ROOF LEVEL PLAN	
E1-A300	E1 - PERSPECTIVE VIEWS	X
E1-A301	E1 - ELEVATIONS	X
E1-A302	E1 - ELEVATIONS	X
E1-A303	E1 - ELEVATIONS	X
E1-A351	E1 - BUILDING SECTION	X
E1-A401	E1 - ENLARGED PLANS	X

13 E1 BLDG: 13

14 E2 BLDG

E2-A100	E2-BASEMENT LEVEL 1 PLAN	X
E2-A101	E2 - GROUND LEVEL PLAN	X
E2-A102	E2 - LEVEL 2 PLAN	X
E2-A103	E2 - LEVEL 3-5 PLAN	X
E2-A104	E2 - LEVEL 6 PLAN	X
E2-A105	E2 - LEVEL 7 TYP. PLAN	X
E2-A106	E2 - ROOF LEVEL PLAN	X
E2-A300	E2 - PERSPECTIVE VIEWS	X
E2-A301	E2 - ELEVATIONS	X
E2-A302	E2 - ELEVATIONS	X
E2-A303	E2 - ELEVATIONS	X
E2-A351	E2 - BUILDING SECTION	X
E2-A401	E2 - ENLARGED PLANS	X

14 E2 BLDG: 13

15 E3 BLDG

E3-A100	E3-BASEMENT LEVEL 1 PLAN	X
E3-A101	E3 - GROUND LEVEL PLAN	X
E3-A102	E3 - LEVEL 2 PLAN	X
E3-A103	E3 - LEVEL 3-5 PLAN	X
E3-A104	E3 - LEVEL 6 PLAN	X
E3-A105	E3 - LEVEL 7-8 PLAN	X
E3-A106	E3 - ROOF LEVEL PLAN	X
E3-A300	E3 - PERSPECTIVE VIEWS	X
E3-A301	E3 - ELEVATIONS	X
E3-A302	E3 - ELEVATIONS	X
E3-A303	E3 - ELEVATIONS	X
E3-A351	E3 - BUILDING SECTION	X
E3-A401	E3 - ENLARGED PLANS	X

15 E3 BLDG: 13

SHEET NUMBER	SHEET TITLE	10-17-2025 SET

16 S1 BLDG

S1-A100A	S1-BASEMENT LEVEL 2 PLAN	X
S1-A100B	S1-BASEMENT LEVEL 1 PLAN	X
S1-A101	S1 - GROUND LEVEL PLAN	X
S1-A102	S1 - LEVEL 2 PLAN	X
S1-A103	S1 - LEVEL 2.5 PLAN	X
S1-A104	S1 - LEVEL 3 PLAN	X
S1-A105	S1 - LEVEL 4-10 PLAN	X
S1-A106	S1 - ROOF LEVEL PLAN	X
S1-A300	S1 - PERSPECTIVE VIEWS	X
S1-A301	S1 - ELEVATIONS	X
S1-A302	S1 - ELEVATIONS	X
S1-A303	S1 - ELEVATIONS	X
S1-A304	S1 - ELEVATIONS	X
S1-A351	S1 - BUILDING SECTION	X
S1-A401	S1 - ENLARGED PLANS	X

16 S1 BLDG: 15

17 S2 BLDG

S2-A100A	S2-BASEMENT LEVEL 2 PLAN	X
S2-A100B	S2-BASEMENT LEVEL 1 PLAN	X
S2-A101	S2 - GROUND LEVEL PLAN	X
S2-A102	S2 - LEVEL 2 PLAN	X
S2-A103	S2 - LEVEL 2.5 PLAN	X
S2-A104	S2 - LEVEL 3 PLAN	X
S2-A105	S2 - LEVEL 4-8 PLAN	X
S2-A106	S2 - ROOF LEVEL PLAN	X
S2-A300	S2 - PERSPECTIVE VIEWS	X
S2-A301	S2 - ELEVATIONS	X
S2-A302	S2 - ELEVATIONS	X
S2-A303	S2 - ELEVATIONS	X
S2-A304	S2 - ELEVATIONS	X
S2-A351	S2 - BUILDING SECTION	X
S2-A401	S2 - ENLARGED PLANS	X

17 S2 BLDG: 15

18 S3 BLDG

S3-A101A	S3 - GROUND LEVEL PLAN - ZONE A	X
S3-A101B	S3 - GROUND LEVEL PLAN - ZONE B	X
S3-A102A	S3 - LEVEL 2 PLAN - ZONE A	X
S3-A102B	S3 - LEVEL 2 PLAN - ZONE B	X
S3-A103A	S3 - LEVEL 3 PLAN - ZONE A	X
S3-A103B	S3 - LEVEL 3 PLAN - ZONE B	X
S3-A104A	S3 - LEVEL 4 PLAN - ZONE A	X
S3-A104B	S3 - LEVEL 4 PLAN - ZONE B	X
S3-A105A	S3 - ROOF LEVEL PLAN - ZONE A	X
S3-A105B	S3 - ROOF LEVEL PLAN - ZONE B	X
S3-A300	W3 - PERSPECTIVE VIEWS	X
S3-A301	S3 - ELEVATIONS	X
S3-A302	S3 - ELEVATIONS	X
S3-A303	S3 - COURTYARD ELEVATIONS	X
S3-A351	S3 - BUILDING SECTION	X
S3-A451	S3 - ENLARGED PLANS	X

18 S3 BLDG: 16

19 S4 BLDG

S4-A100	S4 - BASEMENT LEVEL 1 PLAN	X
S4-A101	S4 - GROUND LEVEL PLAN	X
S4-A102	S4 - LEVEL 2 PLAN	X
S4-A103	S4 - LEVEL 3 PLAN	X
S4-A104	S4 - LEVEL PLAN	X
S4-A105	S4 - LEVEL 5-6 PLAN	X
S4-A106	S4 - LEVEL 7 PLAN	X
S4-A107	S4 - ROOF LEVEL PLAN	X
S4-A300	S4 - PERSPECTIVE VIEWS	X
S4-A301	S4 - ELEVATIONS	X
S4-A302	S4 - ELEVATIONS	X
S4-A303	S4 - COURTYARD ELEVATIONS	X
S4-A351	S4 - BUILDING SECTION	X
S4-A451	S4 - ENLARGED PLANS	X

19 S4 BLDG: 14

20 UNIT PLANS

U-A451	UNIT PLANS	X
U-A452	UNIT PLANS	X

20 UNIT PLANS: 2

TOTAL: 331

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:

INDEX

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

Sheet Number

G001

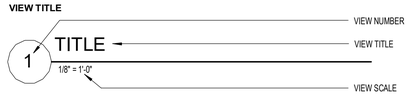
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LIST OF ABBREVIATIONS

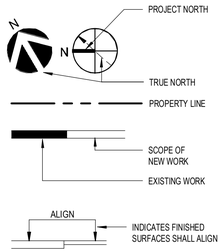
A	
A/C	AIR CONDITIONING
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADAAG	ADA ACCESSIBILITY GUIDELINES
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AL / ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AV	AUDIO VISUAL
B	
B/	BOTTOM OF (SEE OTHER WORD)
BLDG	BUILDING
BSMT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

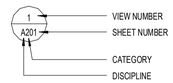
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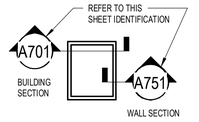
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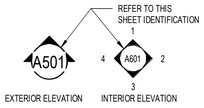
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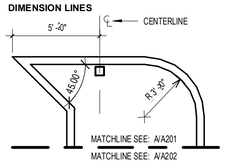
BUILDING / WALL SECTION REFERENCES



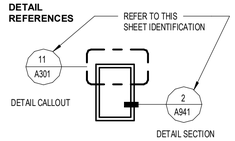
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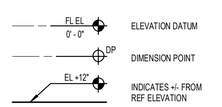
DIMENSION LINES



DETAIL REFERENCES



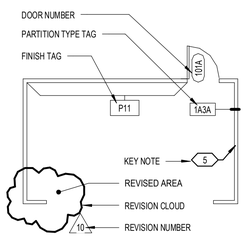
ELEVATION SYMBOLS



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 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 APPROXIMATELY **200 BELOW-MARKET-RATE (BMR)** HOMES.
- UP TO **570,000 SQUARE FEET OF NET NEW COMMERCIAL SPACE**, INCLUDING RETAIL, OFFICE, AND RESEARCH USES.
- AN INTERCONNECTED **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.

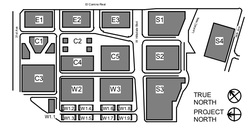
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Key Plan



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PROJECT INFORMATION

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Sheet Number

G003

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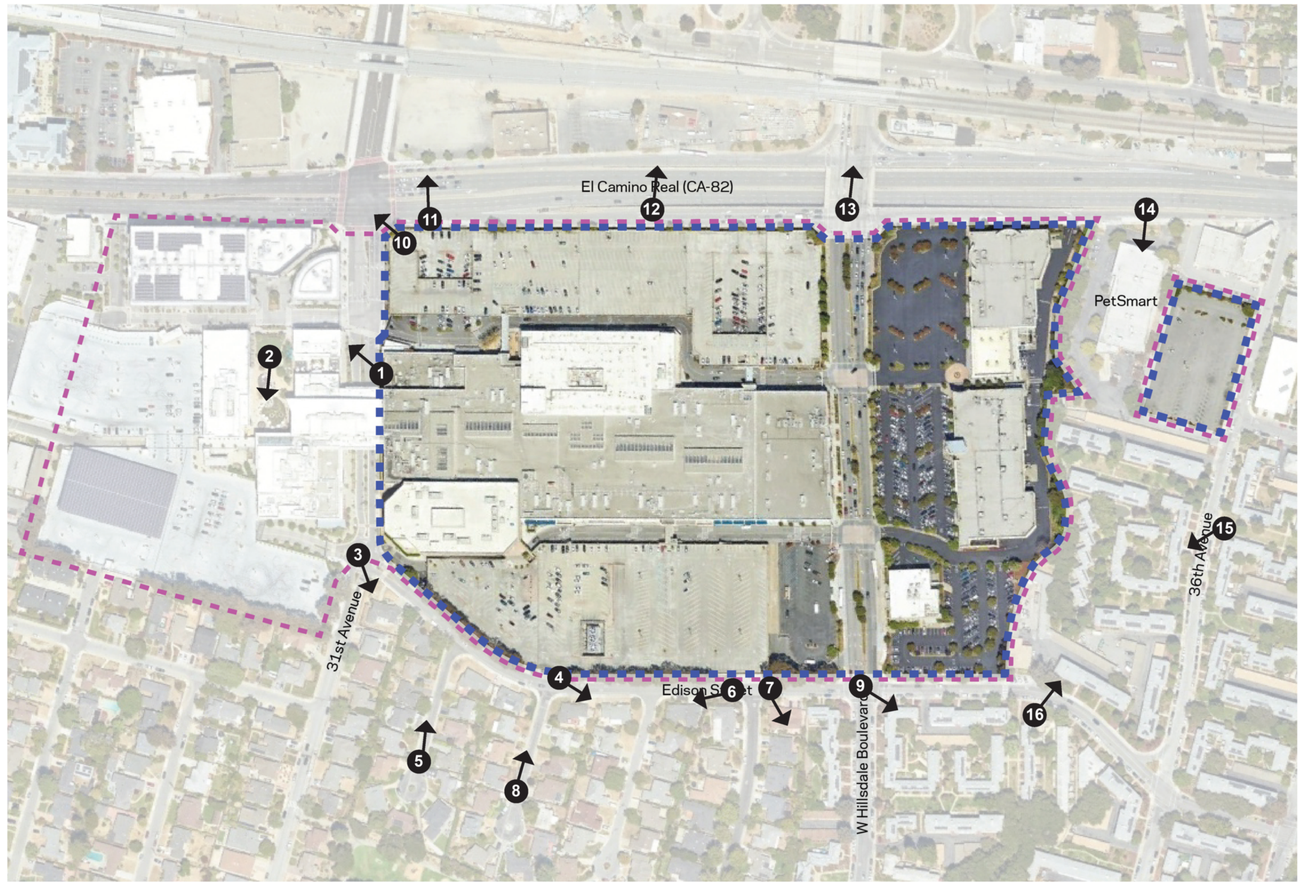
































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EXISTING SITE PHOTOS

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G010

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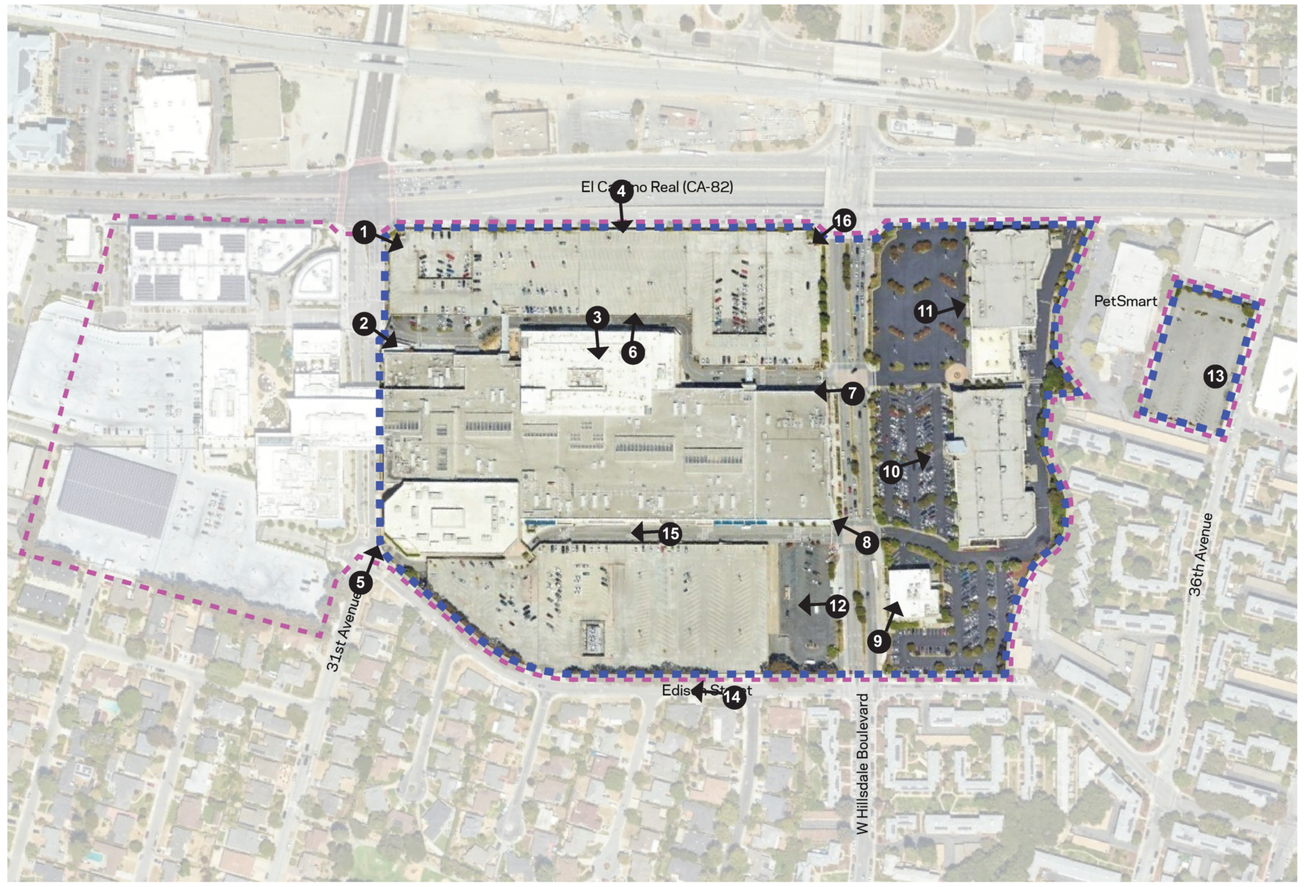




























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EXISTING SITE PHOTOS

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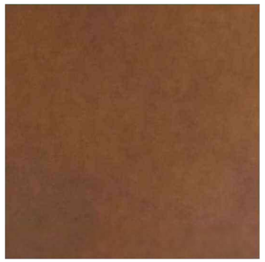
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01 **METAL:** DARK COLOR (WINDOW AND DOOR FRAMES, CLADDING, ETC.)



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

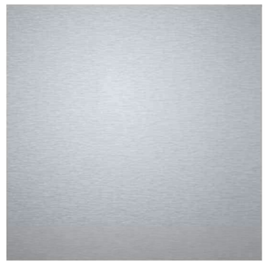


03 **METAL:** PATINA COLOR (WINDOW AND DOOR FRAMES, CLADDING, ETC.)

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.)



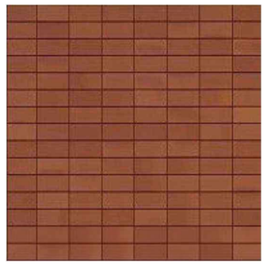
07 **BRICK:** DARK TONE (CLADDING)



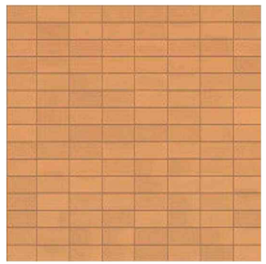
08 **BRICK:** MEDIUM TONE (CLADDING)



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



10 **TERRACOTTA:** DARK COLOR (CLADDING)



11 **TERRACOTTA:** WARM COLOR (CLADDING)



12 **TERRACOTTA:** LIGHT COLOR (CLADDING)



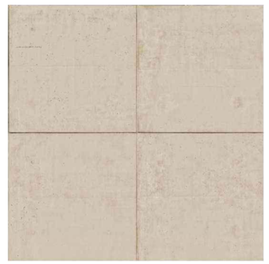
13 **TERRACOTTA:** TEXTURED LIGHT COLOR (CLADDING)



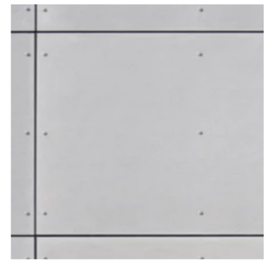
14 **TERRACOTTA:** COOL COLOR (CLADDING)



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



16 **PRECAST CONCRETE:** COLOR VARIES (CLADDING)



17 **FIBER CEMENT PANEL:** COOL COLOR (CLADDING)



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



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



20 **PHENOLIC MATERIAL:** DARK COLOR (CLADDING)

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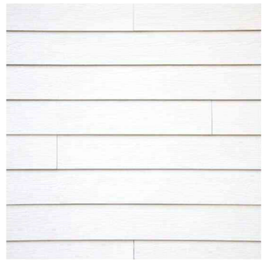
EXTERIOR MATERIAL SCHEDULE

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Sheet Number

G013

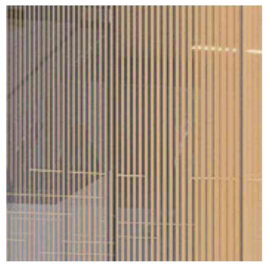
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21 **FIBER CEMENT SIDING:** LIGHTER TONE (CLADDING)



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



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



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

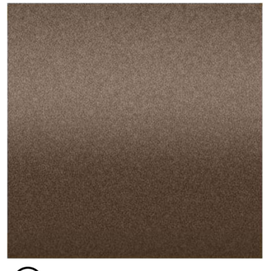


25 **PLASTER:** MEDIUM TONE (EXTERIOR FINISH)

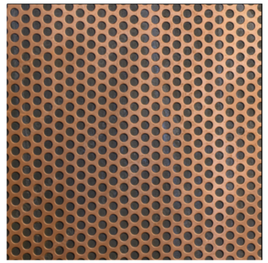


26 **PLASTER:** LIGHT TONE (EXTERIOR FINISH)

27 **VINYL:** LIGHT COLOR (WINDOW AND DOOR FRAMES)



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



29 **METAL:** PERFORATED METAL PANEL TO MATCH EXTERIOR MATERIAL 02 METAL: WARM COLOR



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

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EXTERIOR MATERIAL SCHEDULE

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G014



1 GATEWAY VIEW
NTS

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PROPOSED SITE RENDERINGS

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Sheet Number

G015

Autodesk Docs://23.04025.00 - Hillsdale MP/Plan Review/HILLSDALE-MX-R25.rvt
2025-10-17 10:20:56 AM



1 HILLSDALE CENTER VIEW WEST
NTS

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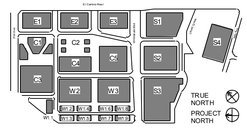
HSC Property Owner LLC

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Key Plan



NOT FOR CONSTRUCTION

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

Project No: 23.04025.00

Sheet Title:

PROPOSED SITE RENDERINGS

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

Sheet Number

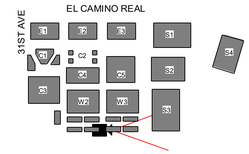
G016

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HDK-ARch1
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1 TOWNHOMES VIEW
NTS

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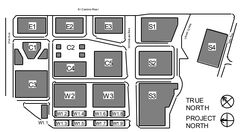
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	APPLICATION CHECKLIST PLANS	10-17-2025

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Sheet Number

G017

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2025-10-17 10:20:58 AM



1 EAST SAILER DRIVE VIEW
NTS

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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

PROPOSED SITE RENDERINGS

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Sheet Number

G018

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2025-10-17 10:20:56 AM



1 HILLSDALE CENTER VIEW SOUTHEAST
NTS

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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

PROPOSED SITE RENDERINGS

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Sheet Number

G019

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2025-10-17 10:29:57 AM



1 HILLSDALE SQUARE
NTS

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	APPLICATION CHECKLIST PLANS	10-17-2025

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Sheet Title:

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Sheet Number

G020

Autodesk Docs://23.04025.00 - Hillsdale MP Plan Review/HILLSDALE-MIX-A.RVT
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E1 - GROSS BLDG AREA	
LEVEL	ENCLOSED SPACE AREA
E1 GROUND LEVEL	38498.7 SF
E1 LEVEL 2	39685.2 SF
E1 LEVEL 3	29556.0 SF
E1 LEVEL 4	31174.5 SF
E1 LEVEL 5	31174.4 SF
E1 LEVEL 6	27625.6 SF
E1 LEVEL 7	27913.5 SF
E1 LEVEL 8	27913.1 SF
E1 LEVEL 9	27913.1 SF
E1 LEVEL 10	27902.5 SF
E1 ROOF	1507.5 SF
TOTAL	311134.0 SF

E1 - BASEMENT AREA	
LEVEL	AREA
BASEMENT LEVEL B1	59845.8 SF
TOTAL	59845.8 SF

E2 - GROSS BLDG AREA	
LEVEL	ENCLOSED SPACE AREA
E2 GROUND LEVEL	40682.4 SF
E2 LEVEL 2	35605.7 SF
E2 LEVEL 3	36944.7 SF
E2 LEVEL 4	36301.4 SF
E2 LEVEL 5	36301.4 SF
E2 LEVEL 6	29339.5 SF
E2 LEVEL 7	29266.6 SF
E2 LEVEL 8	28861.9 SF
E2 LEVEL 9	28861.9 SF
E2 ROOF	1521.7 SF
TOTAL	303657.1 SF

E2 - BASEMENT AREA	
LEVEL	AREA
BASEMENT LEVEL B1	56225.7 SF
TOTAL	56225.7 SF

E3 - GROSS BLDG AREA	
LEVEL	ENCLOSED SPACE AREA
E3 GROUND LEVEL	40972.2 SF
E3 LEVEL 2	37337.9 SF
E3 LEVEL 3	34054.7 SF
E3 LEVEL 4	34480.8 SF
E3 LEVEL 5	34480.8 SF
E3 LEVEL 6	29915.8 SF
E3 LEVEL 7	28780.7 SF
E3 LEVEL 8	28780.7 SF
E3 ROOF	902.1 SF
TOTAL	266705.5 SF

E3 - BASEMENT AREA	
LEVEL	AREA
BASEMENT LEVEL B1	58309.4 SF
TOTAL	58309.4 SF

S1 - GROSS BLDG AREA	
LEVEL	ENCLOSED SPACE AREA
S1 GROUND LEVEL	52470.8 SF
S1 LEVEL 2	40386.8 SF
S1 LEVEL 2.5	1276.9 SF
S1 LEVEL 3	35692.7 SF
S1 LEVEL 4	35975.5 SF
S1 LEVEL 5	35975.5 SF
S1 LEVEL 6	35975.5 SF
S1 LEVEL 7	35975.5 SF
S1 LEVEL 8	35975.5 SF
S1 LEVEL 9	35975.5 SF
S1 LEVEL 10	35975.5 SF
S1 ROOF	1440.0 SF
TOTAL	383096.1 SF

S1 - BASEMENT AREA	
LEVEL	AREA
S1 BASEMENT LEVEL B2	71333.1 SF
BASEMENT LEVEL B1	73985.1 SF
TOTAL	145318.2 SF

S2 - GROSS BLDG AREA	
LEVEL	ENCLOSED SPACE AREA
S2 GROUND LEVEL	57707.2 SF
S2 LEVEL 2	45409.1 SF
S2 LEVEL 2.5	5343.7 SF
S2 LEVEL 3	42644.3 SF
S2 LEVEL 4	44832.4 SF
S2 LEVEL 5	44839.5 SF
S2 LEVEL 6	44838.5 SF
S2 LEVEL 7	44840.4 SF
S2 LEVEL 8	44881.1 SF
S2 ROOF	1440.0 SF
TOTAL	376776.1 SF

S2 - BASEMENT AREA	
LEVEL	AREA
S2 BASEMENT LEVEL B2	80096.3 SF
BASEMENT LEVEL B1	83403.7 SF
TOTAL	163502.0 SF



W1 - GROSS BLDG AREA	
TOTAL	130606.0 SF

W2 - GROSS BLDG AREA	
TOTAL	341895.0 SF

W2 - BASEMENT AREA	
TOTAL	58500.0 SF

W3 - GROSS BLDG AREA	
TOTAL	341895.0 SF

W3 - BASEMENT AREA	
TOTAL	58500.0 SF

C1 - GROSS BLDG AREA	
LEVEL	ENCLOSED SPACE AREA
C1 GROUND LEVEL	223302.7 SF
TOTAL	223302.7 SF

C1 - BASEMENT AREA	
LEVEL	AREA
BASEMENT LEVEL B1	77032.2 SF
TOTAL	77032.2 SF

C2 - GROSS BLDG AREA	
LEVEL	ENCLOSED SPACE AREA
C2 GROUND LEVEL	6273.9 SF
TOTAL	6273.9 SF

C3 - GROSS BLDG AREA	
TOTAL	423402.0 SF

C3 - BASEMENT AREA	
TOTAL	60807.0 SF

C4 - GROSS BLDG AREA	
TOTAL	175955.0 SF

C4 - BASEMENT AREA	
TOTAL	77280.0 SF

C5 - GROSS BLDG AREA	
LEVEL	ENCLOSED SPACE AREA
C5 GROUND LEVEL	67390.8 SF
C5 LEVEL 2 PARKING	46382.9 SF
C5 LEVEL 3	61923.2 SF
C5 LEVEL 4	62795.2 SF
C5 LEVEL 5	62795.2 SF
C5 LEVEL 6	62795.2 SF
C5 LEVEL 7	1069.7 SF
TOTAL	365172.1 SF

C5 - BASEMENT AREA	
LEVEL	AREA
BASEMENT LEVEL B1	57089.9 SF
TOTAL	57089.9 SF

S3 - GROSS BLDG AREA	
TOTAL	411789.0 SF

S4 - GROSS BLDG AREA	
TOTAL	236743.0 SF

S4 - BASEMENT AREA	
TOTAL	10445.0 SF

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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

LEGEND

PROPOSED PROPERTY LINE

BLDG OVERHANG

VEHICULAR ENTRY/EXIT

VEHICULAR CIRCULATION

LEGEND

ENCLOSED SPACE

TERRACE / ROOF

BASEMENT

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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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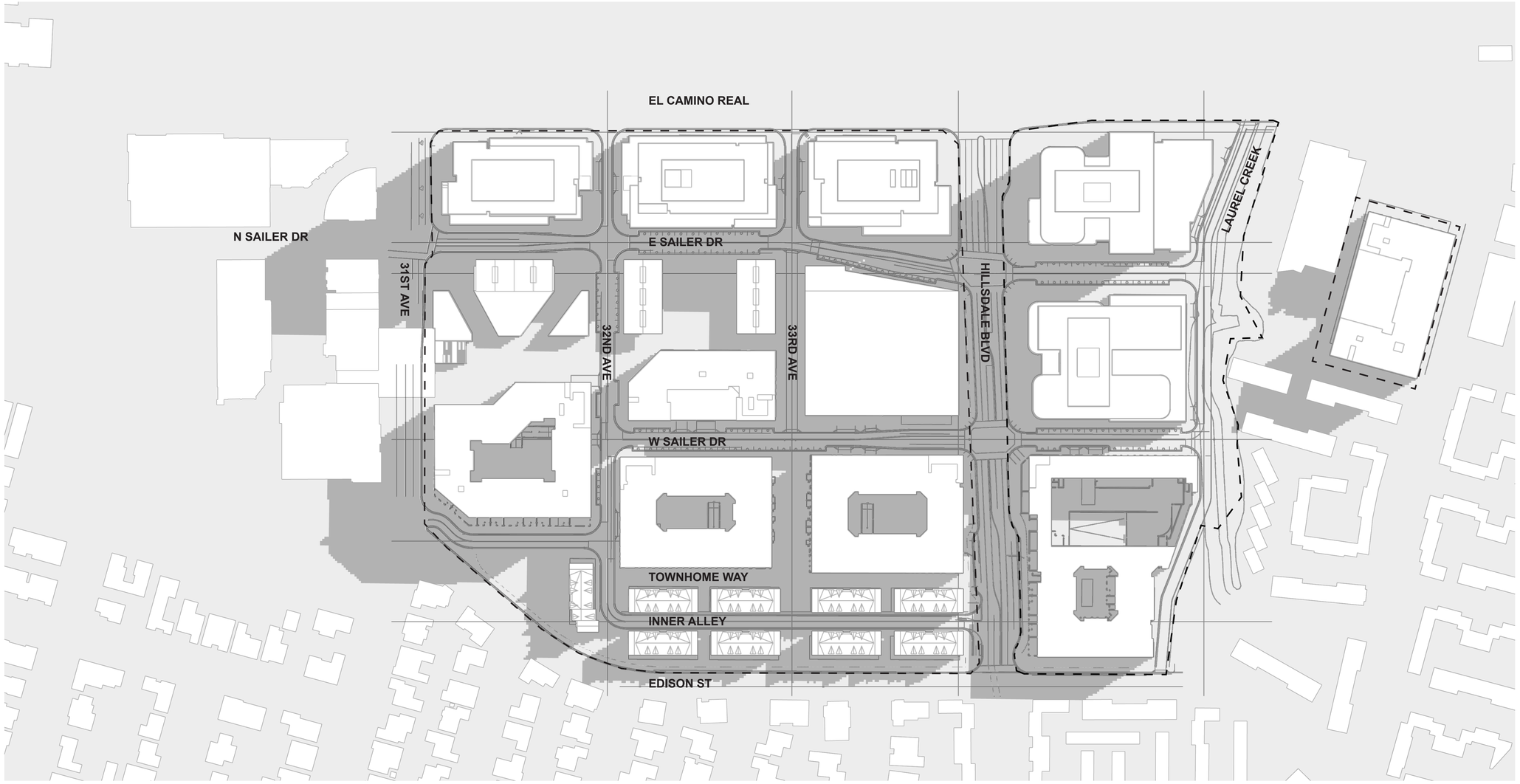
OVERALL FLOOR AREA PLAN

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Sheet Number

G030

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SHADOW ANALYSIS

SPRING EQUINOX
MARCH 21ST
9:00 AM

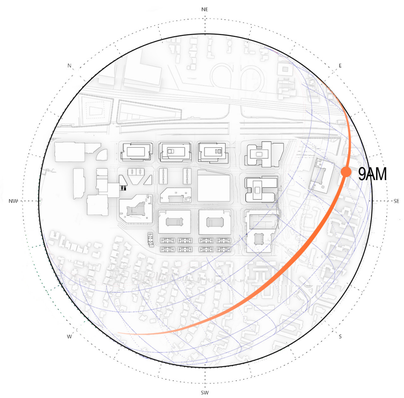
LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

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.



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

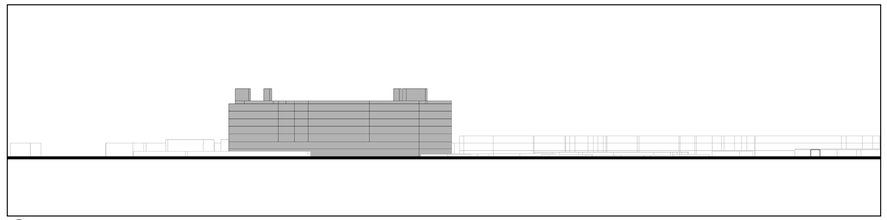
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SITE SHADOW STUDY
SPRING EQUINOX
MARCH 21ST
9:00 AM

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Sheet Number

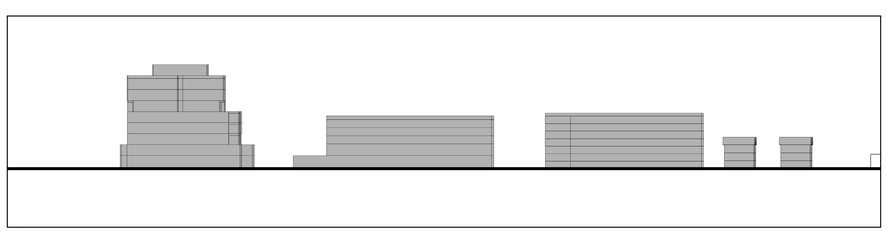
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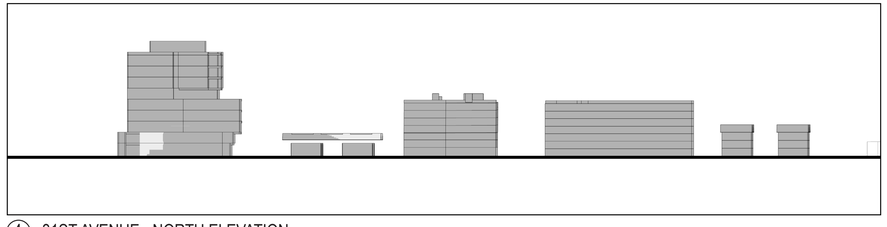
1 HILLSDALE BOULEVARD - NORTH ELEVATION



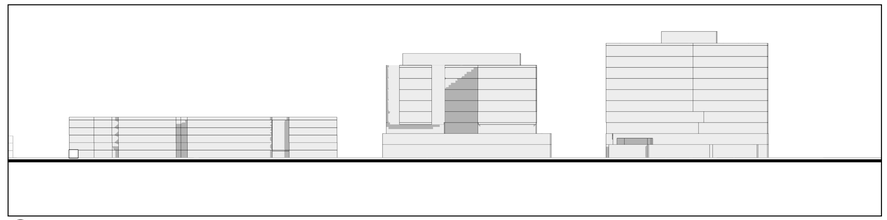
2 33RD AVENUE - NORTH ELEVATION



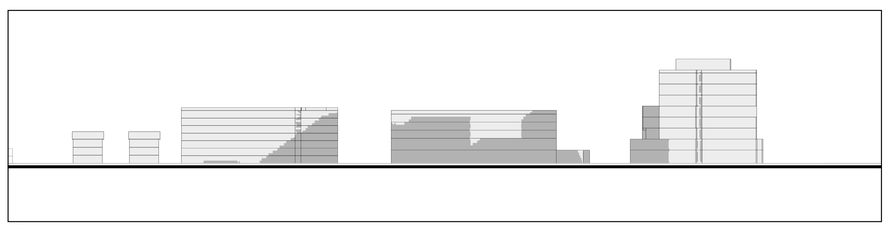
3 32ND AVENUE - NORTH ELEVATION



4 31ST AVENUE - NORTH ELEVATION



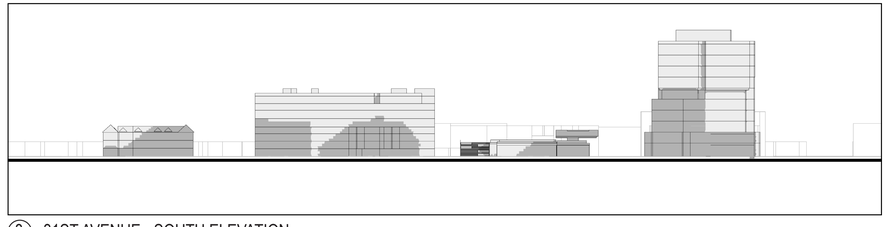
5 LAUREL CREEK - SOUTH ELEVATION



6 HILLSDALE BLVD - SOUTH ELEVATION



7 32ND AVENUE - NORTH ELEVATION



8 31ST AVENUE - SOUTH ELEVATION

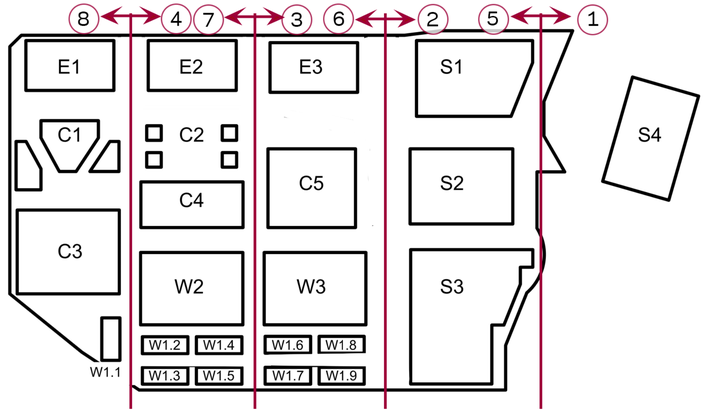
SHADOW ANALYSIS

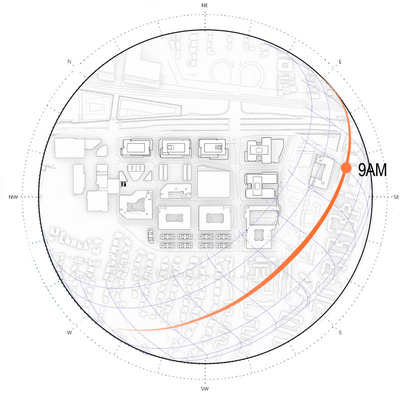
SPRING EQUINOX
MARCH 21ST
9:00 AM

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

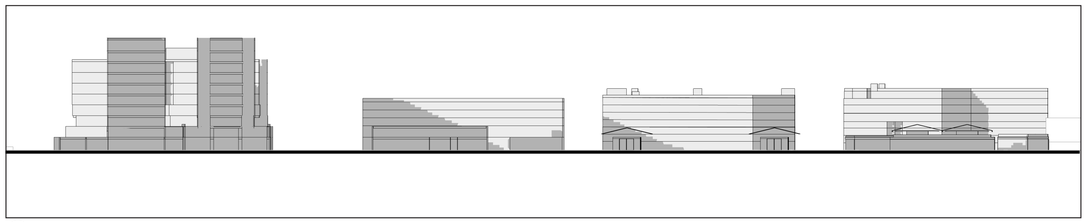
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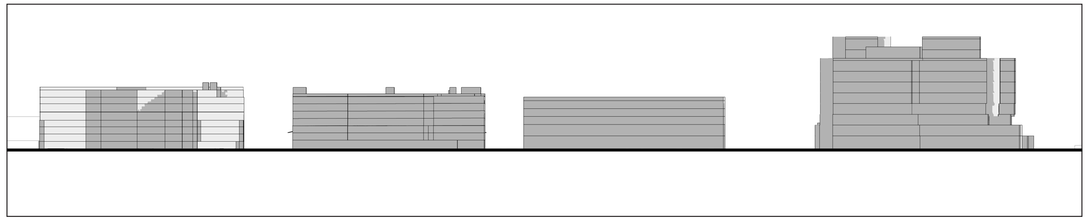
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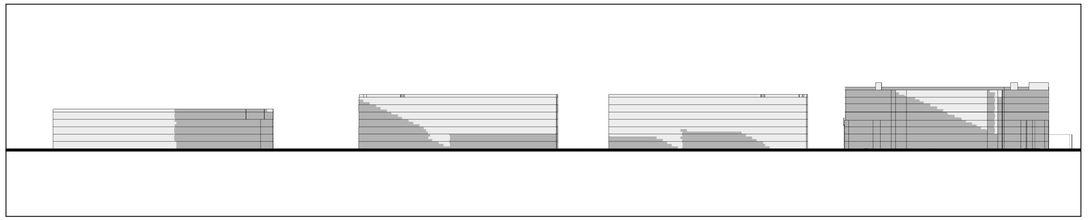
9 E SAILER DR - WEST ELEVATION



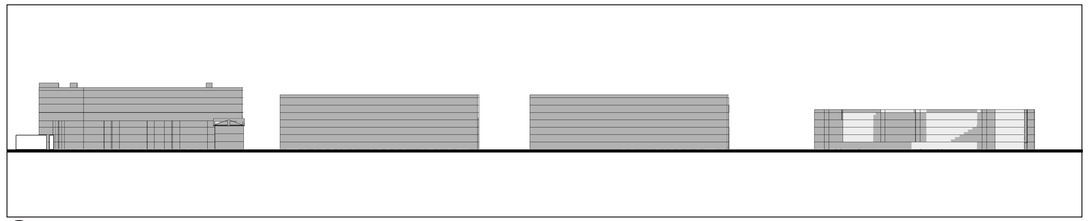
12 E SAILER DR - EAST ELEVATION



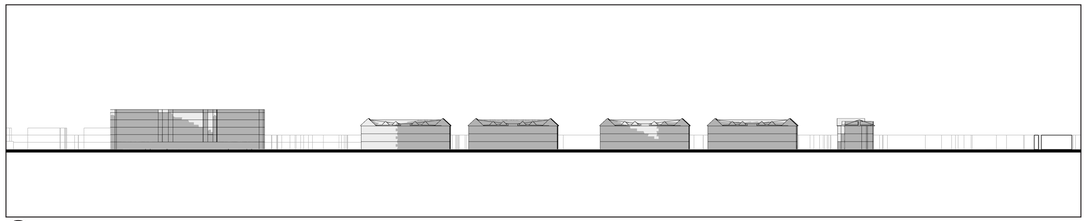
10 W SAILER DR - WEST ELEVATION



13 W SAILER DR - EAST ELEVATION



11 TOWNHOME WAY - WEST ELEVATION



14 TOWNHOME WAY - EAST ELEVATION

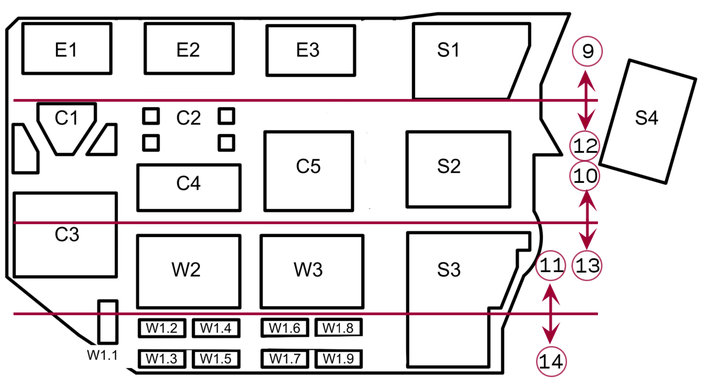
SHADOW ANALYSIS

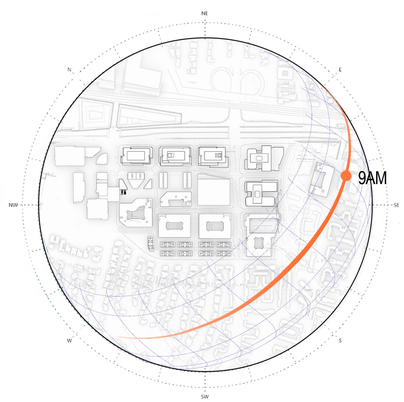
SPRING EQUINOX
MARCH 21ST
9:00 AM

LEGEND

- SITE BOUNDARY
- BUILDING
- UNSHADED SITE
- SHADED SITE

ELEVATION KEY





NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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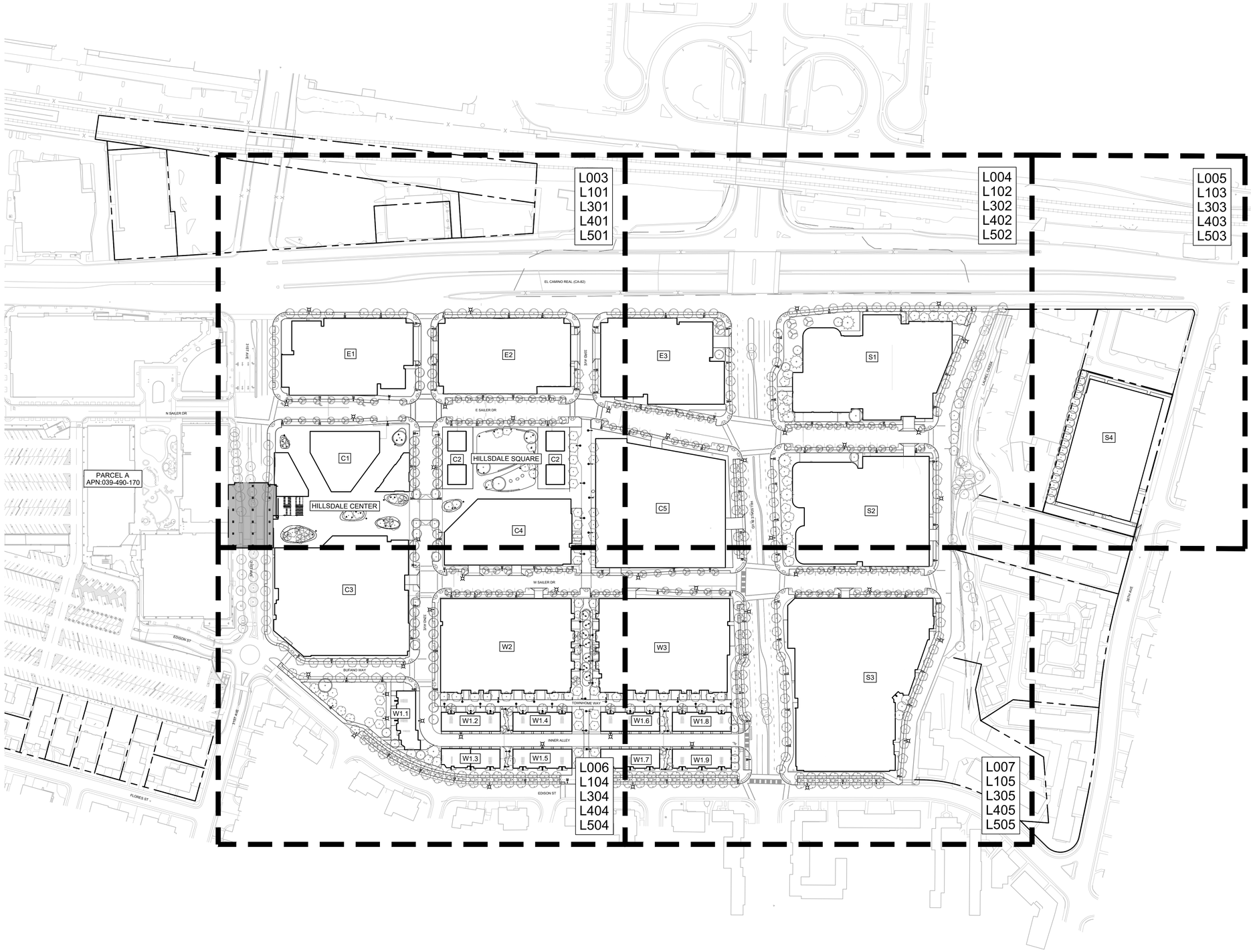
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9:00 AM

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Sheet Number

G103



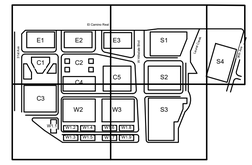
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Key Plan



TRUE NORTH
PROJECT NORTH

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

Project No: 197543001

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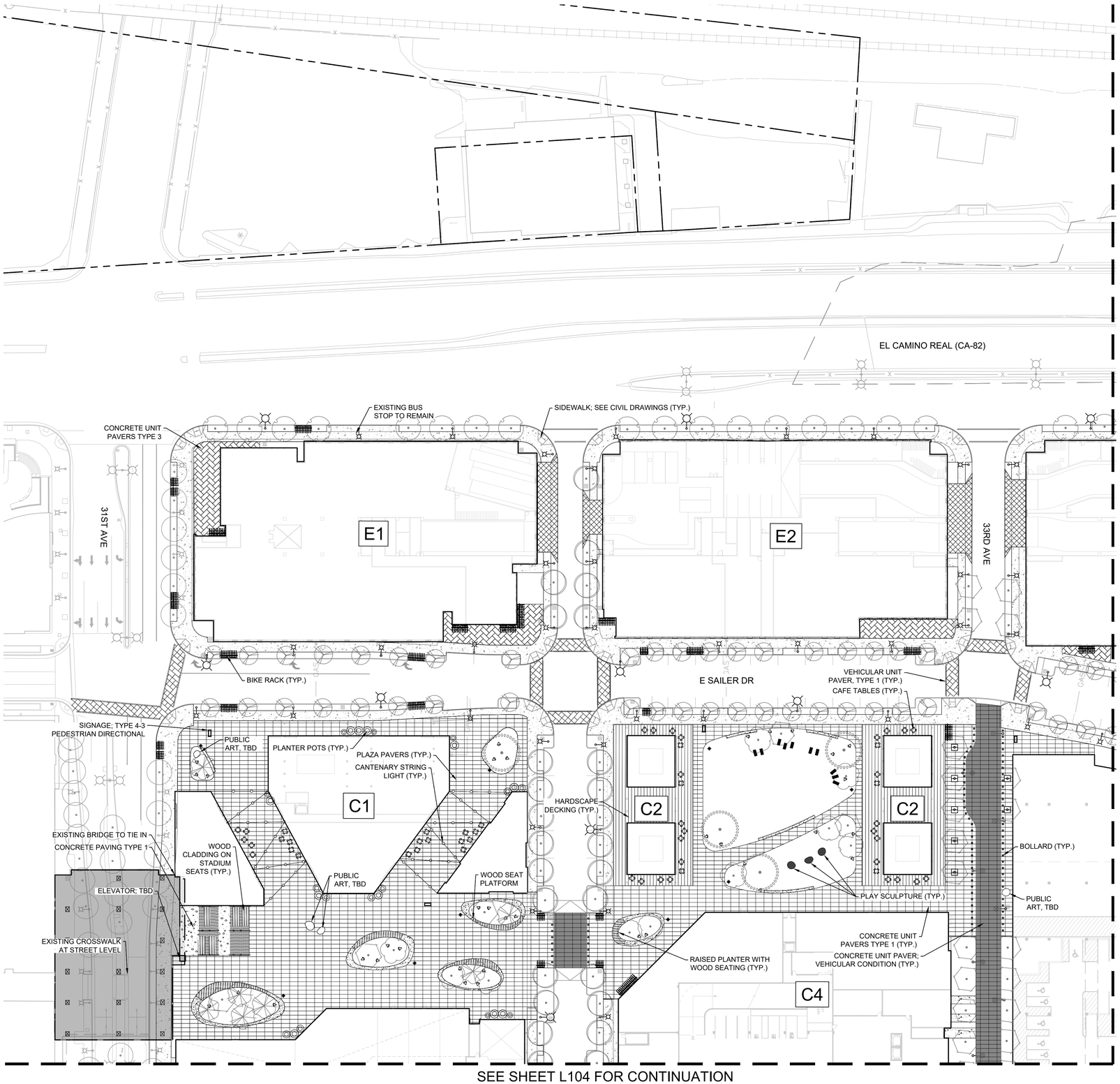
LANDSCAPE KEY PLAN

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

Sheet Number

L100

K:\BAY_LDEV\197543001 - Hillsdale Redevelopment - MCM\03 CADD\PlanSheets\Master Development Plans\L_LandscapeMaterials.dwg
2025-10-16



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
01 GENERAL	
	BRIDGE COLUMN
	FIRE HYDRANT. SEE CIVIL DRAWINGS
	STAINLESS STEEL HANDRAIL
	CATCH BASIN, SEE CIVIL DRAWINGS
LIGHTING	
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2
	STREET LIGHTS
	EXISTING PEDESTRIAN SCALE POLE LIGHTS
	EXISTING STREET LIGHTS
	MULTI-DIRECTIONAL PLAZA LIGHT
	CANTENARY STRING LIGHT
	STEP LIGHT
	EMBEDDED LINEAR LED LIGHTING
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
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
	PLAY SCULPTURE
	PUBLIC ART, TBD

	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
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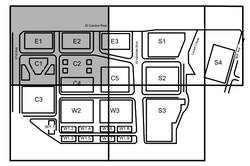
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Key Plan



TRUE NORTH
PROJECT NORTH

NOT FOR CONSTRUCTION

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

Project No: 197543001

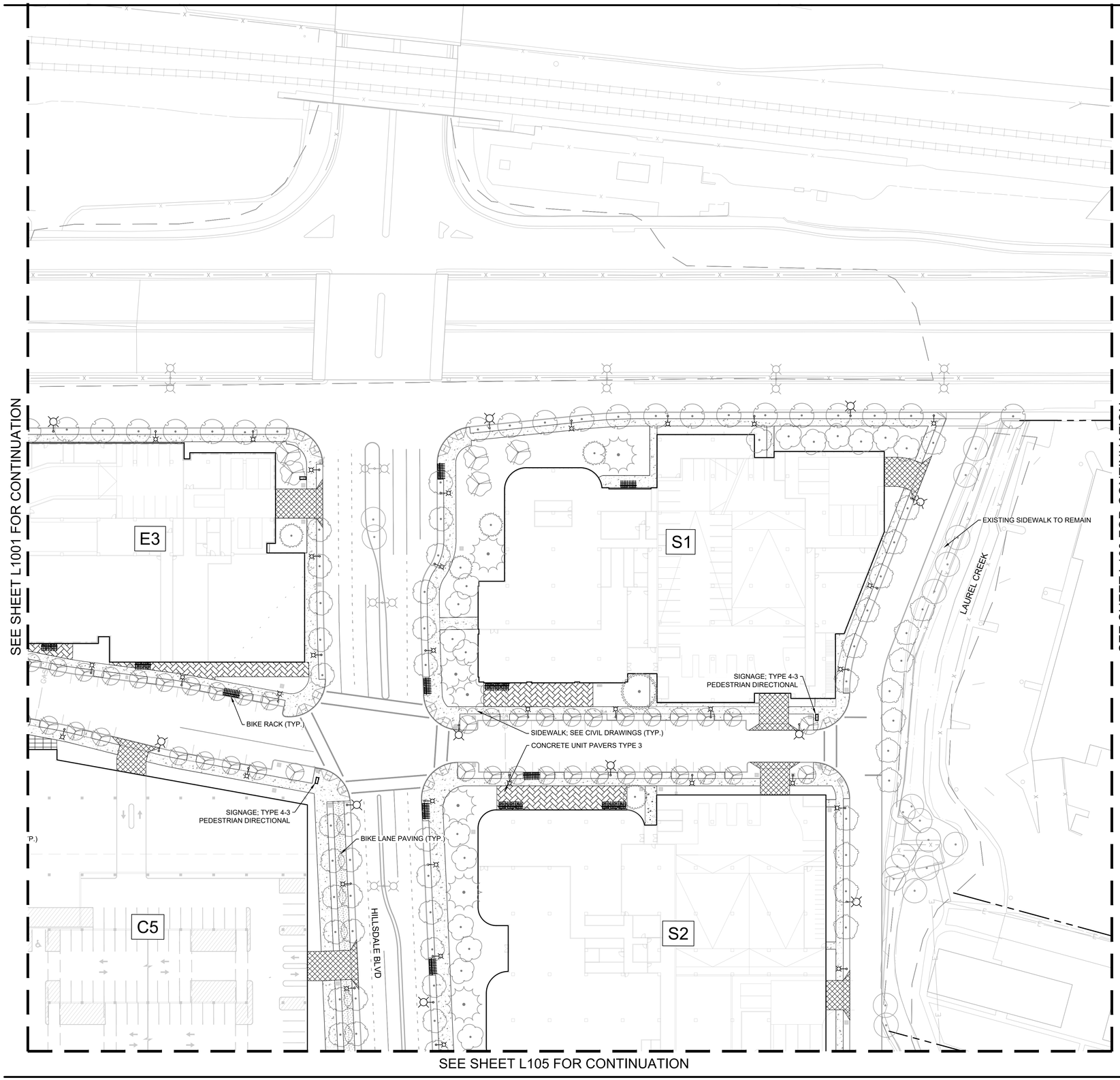
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SITE MATERIALS PLAN

Sheet Number

L101

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2025-10-17



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
01 GENERAL	
	BRIDGE COLUMN
	FIRE HYDRANT. SEE CIVIL DRAWINGS
	STAINLESS STEEL HANDRAIL
	CATCH BASIN, SEE CIVIL DRAWINGS
LIGHTING	
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2
	STREET LIGHTS
	EXISTING PEDESTRIAN SCALE POLE LIGHTS
	EXISTING STREET LIGHTS
	MULTI-DIRECTIONAL PLAZA LIGHT
	CANTENARY STRING LIGHT
	STEP LIGHT
	EMBEDDED LINEAR LED LIGHTING
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
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
	PLAY SCULPTURE
	PUBLIC ART, TBD

	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
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SITE FURNISHINGS				
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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
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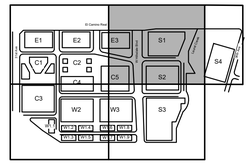
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Key Plan



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

Project No: 197543001

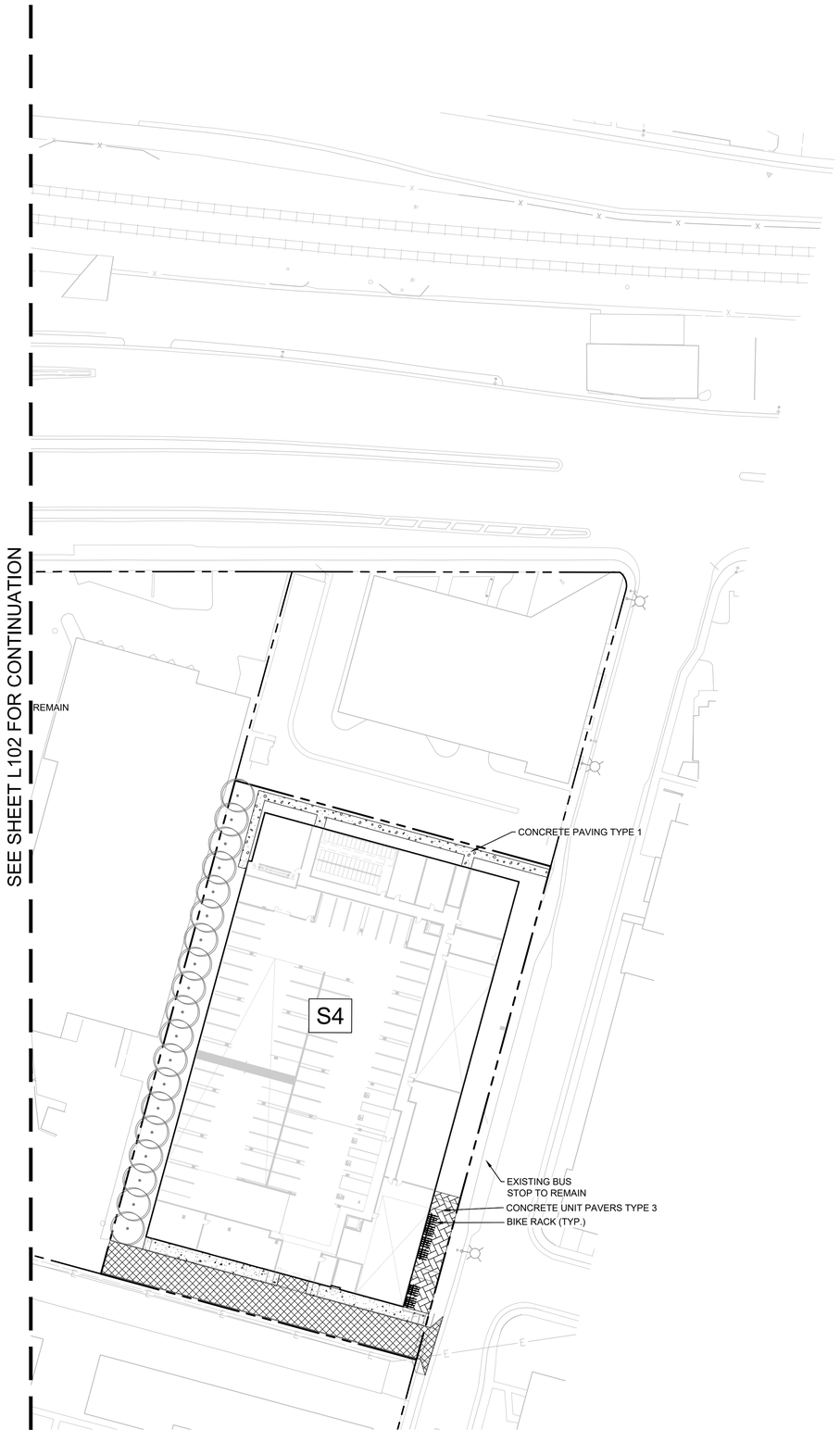
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SITE MATERIALS PLAN

Sheet Number

L102

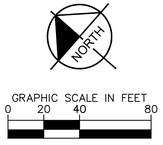
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2025-10-17



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
01 GENERAL	
	BRIDGE COLUMN
	FIRE HYDRANT. SEE CIVIL DRAWINGS
	STAINLESS STEEL HANDRAIL
	CATCH BASIN, SEE CIVIL DRAWINGS
LIGHTING	
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2
	STREET LIGHTS
	EXISTING PEDESTRIAN SCALE POLE LIGHTS
	EXISTING STREET LIGHTS
	MULTI-DIRECTIONAL PLAZA LIGHT
	CANTENARY STRING LIGHT
	STEP LIGHT
	EMBEDDED LINEAR LED LIGHTING
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
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
	PLAY SCULPTURE
	PUBLIC ART, TBD

	MANUFACTURER	PRODUCT	SIZE	COLOR
LIGHT FIXTURES				
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SITE FURNISHINGS				
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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
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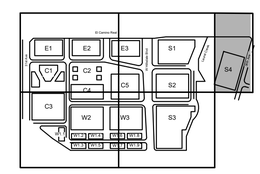
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TRUE NORTH
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 197543001

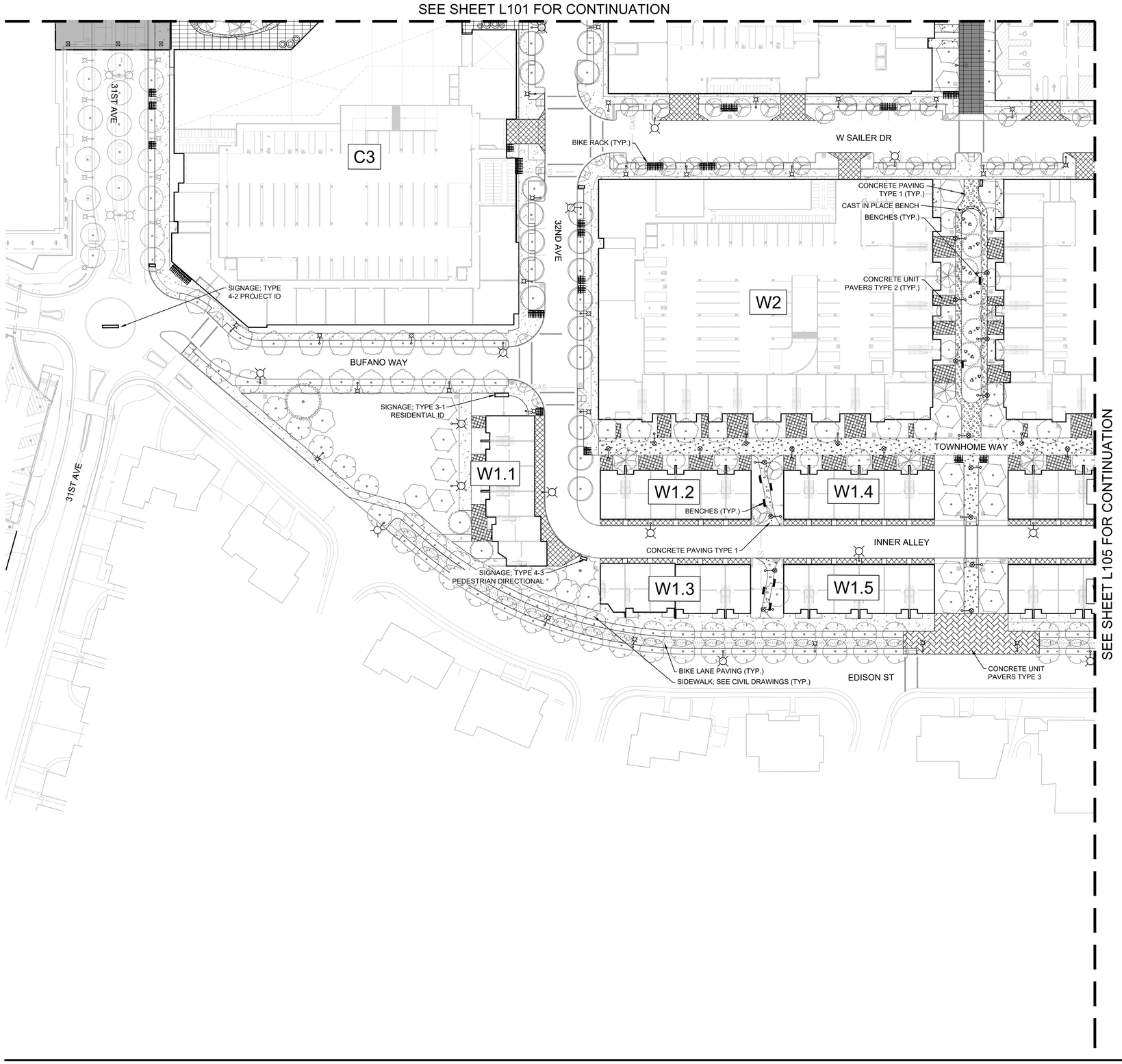
Sheet Title:

SITE MATERIALS PLAN

Sheet Number

L103

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2025-10-17



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
01 GENERAL	
	BRIDGE COLUMN
	FIRE HYDRANT. SEE CIVIL DRAWINGS
	STAINLESS STEEL HANDRAIL
	CATCH BASIN, SEE CIVIL DRAWINGS
LIGHTING	
	LOUVERED TREE UPLIGHT
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 1
	PEDESTRIAN SCALE POLE LIGHTS, TYPE 2
	STREET LIGHTS
	EXISTING PEDESTRIAN SCALE POLE LIGHTS
	EXISTING STREET LIGHTS
	MULTI-DIRECTIONAL PLAZA LIGHT
	CANTENARY STRING LIGHT
	STEP LIGHT
	EMBEDDED LINEAR LED LIGHTING
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
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
	PLAY SCULPTURE
	PUBLIC ART, TBD

	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	FLEXMINI 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
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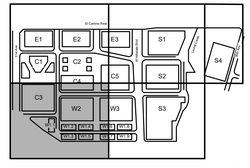
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Key Plan



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

Project No: 197543001

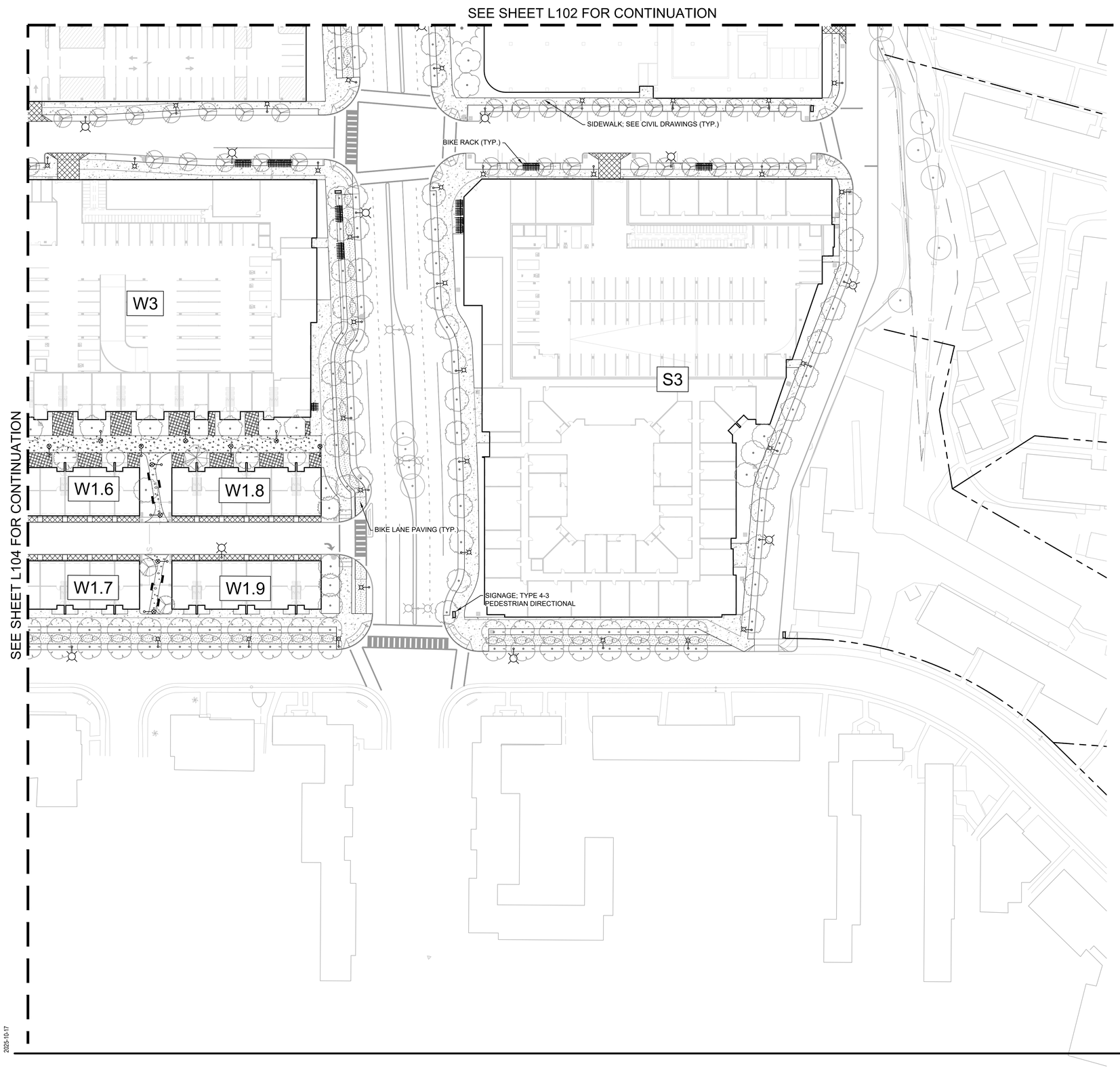
Sheet Title:

SITE MATERIALS PLAN

Sheet Number

L104

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2025-10-17



REFERENCE NOTES SCHEDULE

SYMBOL **DESCRIPTION**

01 GENERAL

- BRIDGE COLUMN
- FIRE HYDRANT. SEE CIVIL DRAWINGS
- STAINLESS STEEL HANDRAIL
- CATCH BASIN, SEE CIVIL DRAWINGS

LIGHTING

- LOUVERED TREE UPLIGHT
- PEDESTRIAN SCALE POLE LIGHTS, TYPE 1
- PEDESTRIAN SCALE POLE LIGHTS, TYPE 2
- STREET LIGHTS
- EXISTING PEDESTRIAN SCALE POLE LIGHTS
- EXISTING STREET LIGHTS
- MULTI-DIRECTIONAL PLAZA LIGHT
- CANTENARY STRING LIGHT
- STEP LIGHT
- EMBEDDED LINEAR LED LIGHTING

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

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
- PLAY SCULPTURE
- PUBLIC ART, TBD

	MANUFACTURER	PRODUCT	SIZE	COLOR
LIGHT FIXTURES				
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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

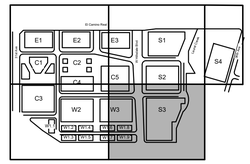
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Key Plan



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No.	Description	Date
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Project No: 197543001

Sheet Title:

SITE MATERIALS PLAN

Sheet Number

L105

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2025-10-17

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	64	- - - / EXISTING TREE TO REMAIN	-				
	8	ACER BUERGERIANUM / TRIDENT MAPLE	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	MODERATE	25'-35' HT. X 25'-35' SPR.
	7	ACER CIRCINATUM / VINE MAPLE	24" BOX	14-16' HT. X 6-7' SPR.	3" CAL.	MODERATE	15-20' HT. X 15-20' SPR.
	4	CALLISTEMON X 'CANE'S HYBRID' / CANE'S HYBRID BOTTLEBRUSH	24" BOX	4`-5` HT. X 4`-5` SP.		LOW	10-15` HT. X 10-15` SPR.
	8	CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR	36" BOX	14`-16` HT. X 6`-7` SPR.	-	LOW	40-90' HT X 30-60' SPR.
	6	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.
	24	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	MODERATE	20-30' HT - 25-35' SPR.
	7	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.
	63	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.
	143	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.
	10	MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA	36" 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,
	64	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.
	59	QUERCUS 'STREETSPIRE' / STREETSPIRE® OAK	24" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	30-50' HT. X 10-15' SPR.
	6	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.
	5	TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	36" BOX	14`-16` HT. X 6`-7` SPR.	3" CAL.	LOW	25'-35' HT. X 25'-35' SPR.
	42	TILIA TOMENTOSA / SILVER LINDEN	24" BOX	12`-14` HT. X 5`-7` SPR.	3" CAL.	LOW	50-80' HT X 30-40' SPR.
	82	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,

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	MATURE SIZE	DETAIL
TOWNHOME SHADE							
	10	ACANTHUS MOLLIS / BEAR'S BREECH	5 GAL.		LOW		
	5	MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE	5 GAL.		LOW		
	5	RIBES SANGUINEUM 'CLAREMONT' / CLAREMONT FLOWERING CURRANT	5 GAL.		LOW		
TOWNHOME SUN							
	10	CHONDROPETALUM TECTORUM 'EL CAMPO' / 'EL CAMPO' SMALL CAPE RUSH	5 GAL.		LOW		
	10	LEUCADENDRON GALPINII / GALPIN'S CONEBUSH	5 GAL.		LOW		

PLANTING AREA SCHEDULE

BIOSWALE MIX (LOW) — 17,075 SF
CAREX TUMULICOLA / FOOTHILL SEDGE
CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH
FESTUCA MAIREI / ATLAS FESCUE
IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' / PCH IRIS
SISYRINCHIUM BELLUM / BLUE-EYED GRASS

SEASONAL SPECIMEN PLANTS (MOD) — 5,772 SF
CERCIS CANADENSIS 'HEARTS OF GOLD' / HEARTS OF GOLD EASTERN REDBUD
FATSIA JAPONICA / JAPANESE FATSIA
GUARA LINDHEIMERI WHIRLING BUTTERFLIES / WHIRLING BUTTERFLIES GUARA
HEUCHERA X 'OLD LA ROCHETTE' / OLD LA ROCHETTE CORAL BELLS
HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA
NEPHROLEPIS CORDIFOLIA / SWORD FERN
SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT MEADOW SAGE
ZANTEDESCHIA AETHIOPICA 'GREEN GODDESS' / GREEN GODDESS CALLA LILY

HILLSDALE SQUARE MIX (LOW) — 509 SF
ACACIA COGNATA / RIVER WATTLE
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY' / SALMON BEAUTY COMMON YARROW
AGAVE ATTENUATA 'AGAVWS' / RAY OF LIGHT FOXTAIL AGAVE
BOUGAINVILLEA 'ROSENKA' / DOREEN WYNJAIMAGE: DOREEN WYNJA
CAREX TUMULICOLA / FOOTHILL SEDGE
CERCIS CANADENSIS 'HEARTS OF GOLD' / HEARTS OF GOLD EASTERN REDBUD
CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH
FATSIA JAPONICA / JAPANESE FATSIA
GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA
GREVILLEA X 'MOONLIGHT' / MOONLIGHT GREVILLEA
HEUCHERA X 'OLD LA ROCHETTE' / OLD LA ROCHETTE CORAL BELLS
LOMANDRA CONFERTIFOLIA / SMALL MAT RUSH
SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT MEADOW SAGE

TOWNHOME GARDENS MIX (LOW) — 14,771 SF
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY' / SALMON BEAUTY COMMON YARROW
ACHILLEA MILLEFOLIUM 'SONOMA COAST' / SONOMA COAST COMMON YARROW
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
CAREX TUMULICOLA / FOOTHILL SEDGE
CEANOTHUS MARITIMUS 'POINT SIERRA' / POINT SIERRA MARITIME CEANOTHUS
CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC
COTINUS COGGYGRIA / SMOKE TREE
ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY
GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA
LEUCADENDRON GALPINII / GALPIN'S CONEBUSH
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
SALVIA X 'WAVERLY' / WAVERLY SAGE

POLLINATOR GARDENS (LOW) — 13,506 SF
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY' / SALMON BEAUTY COMMON YARROW
ACHILLEA MILLEFOLIUM 'SONOMA COAST' / SONOMA COAST COMMON YARROW
ASCLEPIAS SPECIOSA / SHOWY MILKWEED
CALLISTEMON X 'CANE'S HYBRID' / CANE'S HYBRID BOTTLEBRUSH
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK
ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT
FREMONTODENDRON CALIFORNICUM / CALIFORNIA FLANNEL BUSH
MUHLENBERGIA RIGENS / DEER GRASS
RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY

FOUNDATION PLANTING - SHADE (LOW) — 10,569 SF
AGAVE ATTENUATA 'NOVA' / NOVA FOXTAIL AGAVE
CAREX TUMULICOLA / FOOTHILL SEDGE
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE
RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN

FOUNDATION PLANTING - SUN (LOW) — 18,474 SF
CALLISTEMON X 'CANE'S HYBRID' / CANE'S HYBRID BOTTLEBRUSH
FESTUCA MAIREI / ATLAS FESCUE
FREMONTODENDRON CALIFORNICUM / CALIFORNIA FLANNEL BUSH
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH
MUHLENBERGIA RIGENS / DEER GRASS
RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY
WESTRINGIA FRUTICOSA MUNDI / LOW COAST ROSEMARY

GREENWAY PLANTING MIX (LOW) — 61,688 SF
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY' / SALMON BEAUTY COMMON YARROW
ACHILLEA MILLEFOLIUM 'SONOMA COAST' / SONOMA COAST COMMON YARROW
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
CAREX TUMULICOLA / FOOTHILL SEDGE
CEANOTHUS MARITIMUS 'POINT SIERRA' / POINT SIERRA MARITIME CEANOTHUS
CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH
ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY
FESTUCA MAIREI / ATLAS FESCUE
LEUCADENDRON GALPINII / GALPIN'S CONEBUSH
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
SALVIA X 'WAVERLY' / WAVERLY SAGE

TURF — 19,665 SF

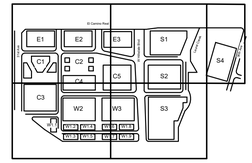
HSC Property Owner LLC

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

Project No: 197543001

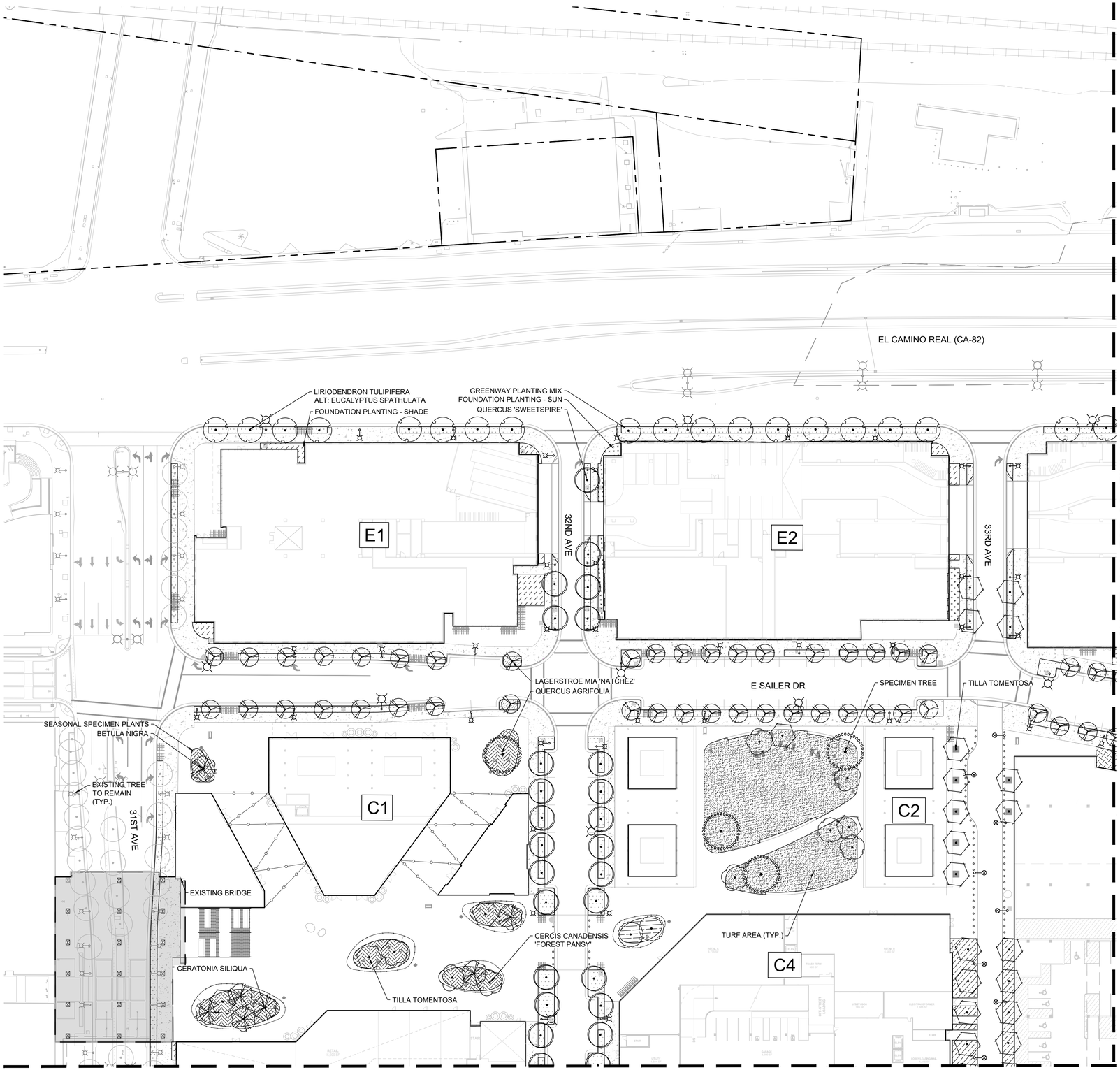
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PLANTING SCHEDULE

Sheet Number

L300A

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2025-10-16



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME
TREES	

	ACER BUERGERIANUM
	ACER CIRCINATUM
	CALLISTEMON X 'CANE'S HYBRID'
	CEDRUS ATLANTICA 'GLAUCA'
	CEDRUS DEODARA
	CERATONIA SILIQUA
	CERCIS CANADENSIS 'FOREST PANSY'
	CORNUS KOUSA 'SATOMI'
	GINKGO BILOBA 'FAIRMOUNT' ALT: CORYMBIA CALOPHYLLA
	LAGERSTROE MIA "NATCHEZ'
	LIRIODENDRON TULIPIFERA ALT: EUCALYPTUS SPATHULATA
	MAGNOLIA X SOULANGEANA
	PISTACIA X 'RED PUSH'
	PLATANUS RACEMOSA 'ROBERTS'
	QUERCUS 'STREETSPIRE'
	QUERCUS AGRIFOLIA
	TABEBUIA IMPETIGINOSA
	TILIA TOMENTOSA
	ULMUS X 'FRONTIER' ALT: CORYMBIA MACULATA
TOWNHOME SHADE	
	ACANTHUS MOLLIS
	MYRTUS COMMUNIS 'COMPACTA'
	RIBES SANGUINEUM 'CLAREMONT'
TOWNHOME SUN	
	CHONDROPETALUM TECTORUM 'EL CAMPO'
	LEUCADENDRON GALPINII

BIOSWALE MIX
CAREX TUMULICOLA
CHONDROPETALUM TECTORUM 'EL CAMPO'
FESTUCA MAIREI
IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS'
SISYRINCHIUM BELLUM

SEASONAL SPECIMEN PLANTS
CERCIS CANADENSIS 'HEARTS OF GOLD'
FATSIA JAPONICA
GUARA LINDHEIMERI WHIRLING BUTTERFLIES
HEUCHERA X 'OLD LA ROCHETTE'
HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'
NEPHROLEPIS CORDIFOLIA
SALVIA NEMOROSA 'MAY NIGHT'
ZANTEDESCHIA AETHIOPICA 'GREEN GODDESS'

HILLSDALE SQUARE MIX
ACACIA COGNATA
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'
AGAVE ATTENUATA 'AGAVWS'
BOUGAINVILLEA 'ROSENKA'
CAREX TUMULICOLA
CERCIS CANADENSIS 'HEARTS OF GOLD'
CHONDROPETALUM TECTORUM 'EL CAMPO'
FATSIA JAPONICA
GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'
GREVILLEA X 'MOONLIGHT'
HEUCHERA X 'OLD LA ROCHETTE'
LOMANDRA CONFERTIFOLIA
SALVIA NEMOROSA 'MAY NIGHT'

TOWNHOME GARDENS MIX
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'
ACHILLEA MILLEFOLIUM 'SONOMA COAST'
BOUTELOUA GRACILIS 'BLONDE AMBITION'
CAREX TUMULICOLA
CEANOTHUS MARITIMUS 'POINT SIERRA'
CEANOTHUS X 'CONCHA'
COTINUS COGGYGRIA
ERIGERON KARVINSKIANUS
GREVILLEA LANIGERA 'MT. TAMBORITHA'
LEUCADENDRON GALPINII
MYRTUS COMMUNIS 'COMPACTA'
OLEA EUROPAEA 'MONTRA'
SALVIA X 'WAVERLY'

POLLINATOR GARDENS
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'
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ASCLEPIAS SPECIOSA
CALLISTEMON X 'CANE'S HYBRID'
CERCIS OCCIDENTALIS
ERIOGONUM FASCICULATUM
FREMONTODENDRON CALIFORNICUM
MUHLENBERGIA RIGENS
RHAMNUS CALIFORNICA 'EVE CASE'

FOUNDATION PLANTING - SHADE
AGAVE ATTENUATA 'NOVA'
CAREX TUMULICOLA
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
MYRTUS COMMUNIS 'COMPACTA'
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RHAPHIOLEPIS UMBELLATA 'MINOR'

FOUNDATION PLANTING - SUN
CALLISTEMON X 'CANE'S HYBRID'
FESTUCA MAIREI
FREMONTODENDRON CALIFORNICUM
LOMANDRA LONGIFOLIA 'BREEZE'
MUHLENBERGIA RIGENS
RHAMNUS CALIFORNICA 'EVE CASE'
WESTRINGIA FRUTICOSA MUNDI

GREENWAY PLANTING MIX
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'
ACHILLEA MILLEFOLIUM 'SONOMA COAST'
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CAREX TUMULICOLA
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CHONDROPETALUM TECTORUM 'EL CAMPO'
ERIGERON KARVINSKIANUS
FESTUCA MAIREI
LEUCADENDRON GALPINII
OLEA EUROPAEA 'MONTRA'
SALVIA X 'WAVERLY'

TURF

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

HSC Property Owner LLC

BOHANNON

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Key Plan

TRUE NORTH
PROJECT NORTH

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

Project No: 197543001

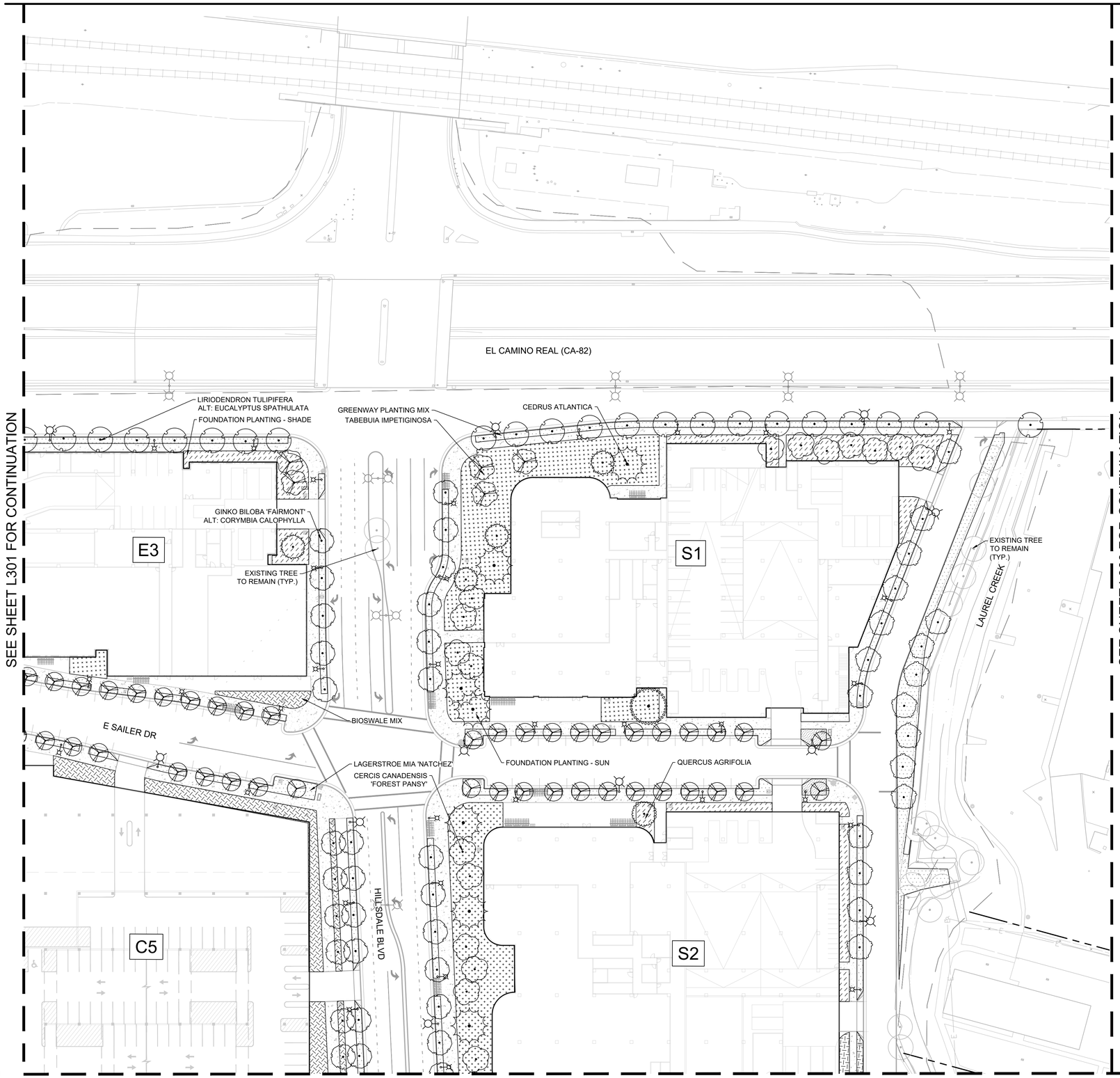
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PLANTING PLAN

Sheet Number

L301

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2025-10-16



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME
TREES	

	ACER BUERGERIANUM
	ACER CIRCINATUM
	CALLISTEMON X 'CANE'S HYBRID'
	CEDRUS ATLANTICA 'GLAUCA'
	CEDRUS DEODARA
	CERATONIA SILIQUA
	CERCIS CANADENSIS 'FOREST PANSY'
	CORNUS KOUSA 'SATOMI'
	GINKGO BILOBA 'FAIRMOUNT' ALT: CORYMBIA CALOPHYLLA
	LAGERSTROE MIA "NATCHEZ'
	LIRIODENDRON TULIPIFERA ALT: EUCALYPTUS SPATHULATA
	MAGNOLIA X SOULANGEANA
	PISTACIA X 'RED PUSH'
	PLATANUS RACEMOSA 'ROBERTS'
	QUERCUS 'STREETSPIRE'
	QUERCUS AGRIFOLIA
	TABEBUIA IMPETIGINOSA
	TILIA TOMENTOSA
	ULMUS X 'FRONTIER' ALT: CORYMBIA MACULATA
TOWNHOME SHADE	
	ACANTHUS MOLLIS
	MYRTUS COMMUNIS 'COMPACTA'
	RIBES SANGUINEUM 'CLAREMONT'
TOWNHOME SUN	
	CHONDROPETALUM TECTORUM 'EL CAMPO'
	LEUCADENDRON GALPINII

BIOSWALE MIX
CAREX TUMULICOLA
CHONDROPETALUM TECTORUM 'EL CAMPO'
FESTUCA MAIREI
IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS'
SISYRINCHIUM BELLUM

SEASONAL SPECIMEN PLANTS
CERCIS CANADENSIS 'HEARTS OF GOLD'
FATSIA JAPONICA
GUARA LINDHEIMERI WHIRLING BUTTERFLIES
HEUCHERA X 'OLD LA ROCHETTE'
HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'
NEPHROLEPIS CORDIFOLIA
SALVIA NEMOROSA 'MAY NIGHT'
ZANTEDESCHIA AETHIOPICA 'GREEN GODDESS'

HILLSDALE SQUARE MIX
ACACIA COGNATA
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'
AGAVE ATTENUATA 'AGAVWS'
BOUGAINVILLEA 'ROSENKA'
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CHONDROPETALUM TECTORUM 'EL CAMPO'
FATSIA JAPONICA
GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'
GREVILLEA X 'MOONLIGHT'
HEUCHERA X 'OLD LA ROCHETTE'
LOMANDRA CONFERTIFOLIA
SALVIA NEMOROSA 'MAY NIGHT'

TOWNHOME GARDENS MIX
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'
ACHILLEA MILLEFOLIUM 'SONOMA COAST'
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CAREX TUMULICOLA
CEANOTHUS MARITIMUS 'POINT SIERRA'
CEANOTHUS X 'CONCHA'
COTINUS COGGYGRIA
ERIGERON KARVINSKIANUS
GREVILLEA LANIGERA 'MT. TAMBORITHA'
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CALLISTEMON X 'CANE'S HYBRID'
CERCIS OCCIDENTALIS
ERIOGONUM FASCICULATUM
FREMONTODENDRON CALIFORNICUM
MUHLENBERGIA RIGENS
RHAMNUS CALIFORNICA 'EVE CASE'

FOUNDATION PLANTING - SHADE
AGAVE ATTENUATA 'NOVA'
CAREX TUMULICOLA
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
MYRTUS COMMUNIS 'COMPACTA'
RHAMNUS CALIFORNICA 'EVE CASE'
RHAPHIOLEPIS UMBELLATA 'MINOR'

FOUNDATION PLANTING - SUN
CALLISTEMON X 'CANE'S HYBRID'
FESTUCA MAIREI
FREMONTODENDRON CALIFORNICUM
LOMANDRA LONGIFOLIA 'BREEZE'
MUHLENBERGIA RIGENS
RHAMNUS CALIFORNICA 'EVE CASE'
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GREENWAY PLANTING MIX
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FESTUCA MAIREI
LEUCADENDRON GALPINII
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SALVIA X 'WAVERLY'

TURF

NORTH

GRAPHIC SCALE IN FEET
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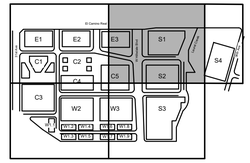
HSC Property Owner LLC

BOHANNON

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Key Plan



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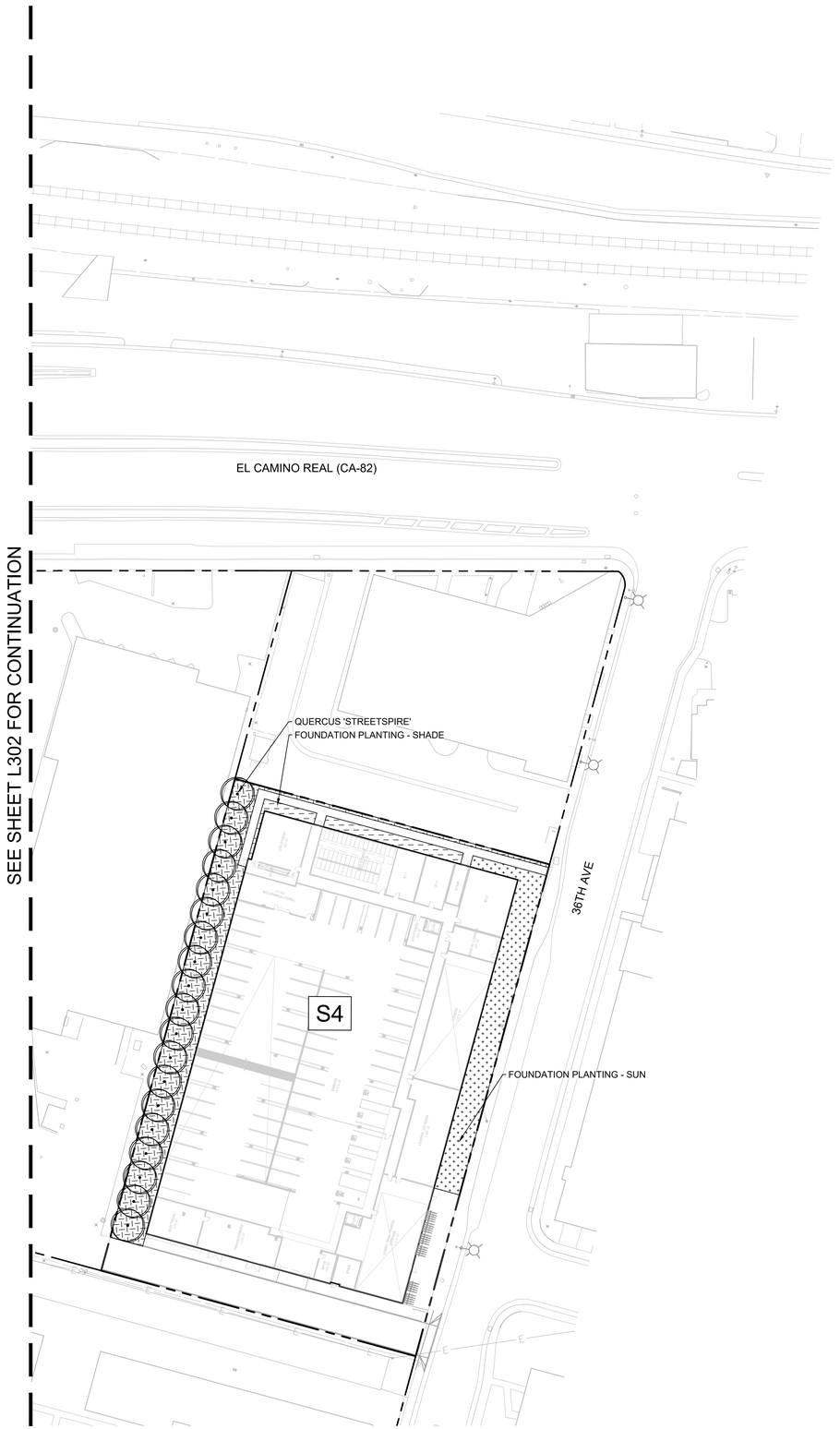
Sheet Title:

PLANTING PLAN

Sheet Number

L302

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2025-10-16



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME
TREES	

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	ACER CIRCINATUM
	CALLISTEMON X 'CANE'S HYBRID'
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	CEDRUS DEODARA
	CERATONIA SILIQUA
	CERCIS CANADENSIS 'FOREST PANSY'
	CORNUS KOUSA 'SATOMI'
	GINKGO BILOBA 'FAIRMOUNT' ALT: CORYMBIA CALOPHYLLA
	LAGERSTROE MIA "NATCHEZ'
	LIRIODENDRON TULIPIFERA ALT: EUCALYPTUS SPATHULATA
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	PISTACIA X 'RED PUSH'
	PLATANUS RACEMOSA 'ROBERTS'
	QUERCUS 'STREETSPIRE'
	QUERCUS AGRIFOLIA
	TABEBUIA IMPETIGINOSA
	TILIA TOMENTOSA
	ULMUS X 'FRONTIER' ALT: CORYMBIA MACULATA
TOWNHOME SHADE	
	ACANTHUS MOLLIS
	MYRTUS COMMUNIS 'COMPACTA'
	RIBES SANGUINEUM 'CLAREMONT'
TOWNHOME SUN	
	CHONDROPETALUM TECTORUM 'EL CAMPO'
	LEUCADENDRON GALPINII

BIOSWALE MIX
CAREX TUMULICOLA
CHONDROPETALUM TECTORUM 'EL CAMPO'
FESTUCA MAIREI
IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS'
SISYRINCHIUM BELLUM

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FATSIA JAPONICA
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HILLSDALE SQUARE MIX
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CERCIS CANADENSIS 'HEARTS OF GOLD'
CHONDROPETALUM TECTORUM 'EL CAMPO'
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GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'
GREVILLEA X 'MOONLIGHT'
HEUCHERA X 'OLD LA ROCHETTE'
LOMANDRA CONFERTIFOLIA
SALVIA NEMOROSA 'MAY NIGHT'

TOWNHOME GARDENS MIX
ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'
ACHILLEA MILLEFOLIUM 'SONOMA COAST'
BOUTELOUA GRACILIS 'BLONDE AMBITION'
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MYRTUS COMMUNIS 'COMPACTA'
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SALVIA X 'WAVERLY'

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FOUNDATION PLANTING - SHADE
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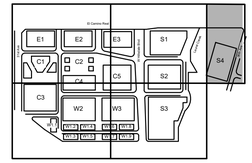
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Key Plan



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Project No: 197543001
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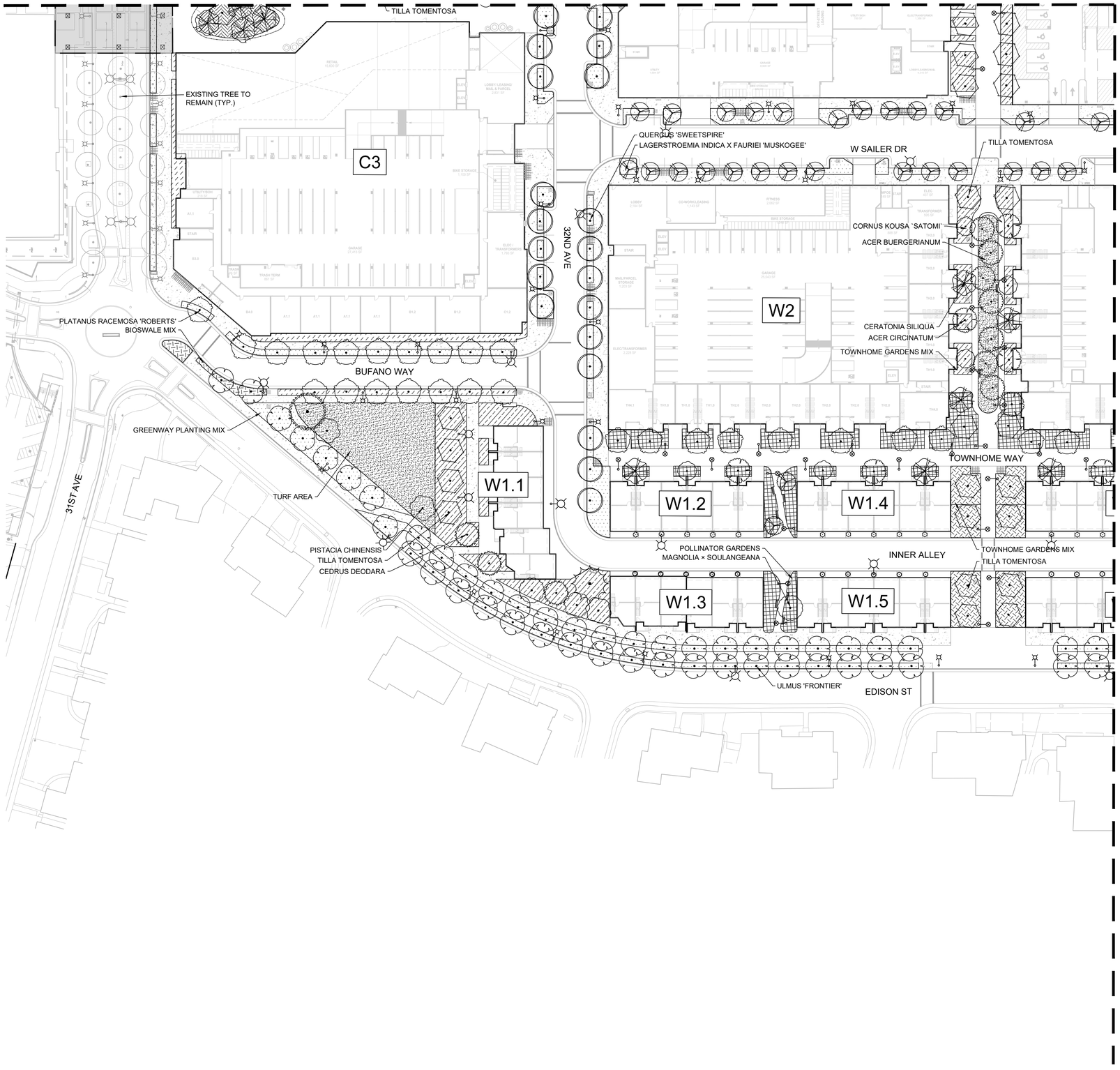
PLANTING PLAN

Sheet Number

L303

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2025-10-16

SEE SHEET L301 FOR CONTINUATION



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME
TREES	

	ACER BUERGERIANUM
	ACER CIRCINATUM
	CALLISTEMON X 'CANE'S HYBRID'
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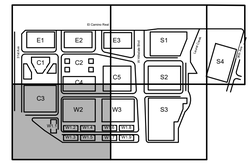
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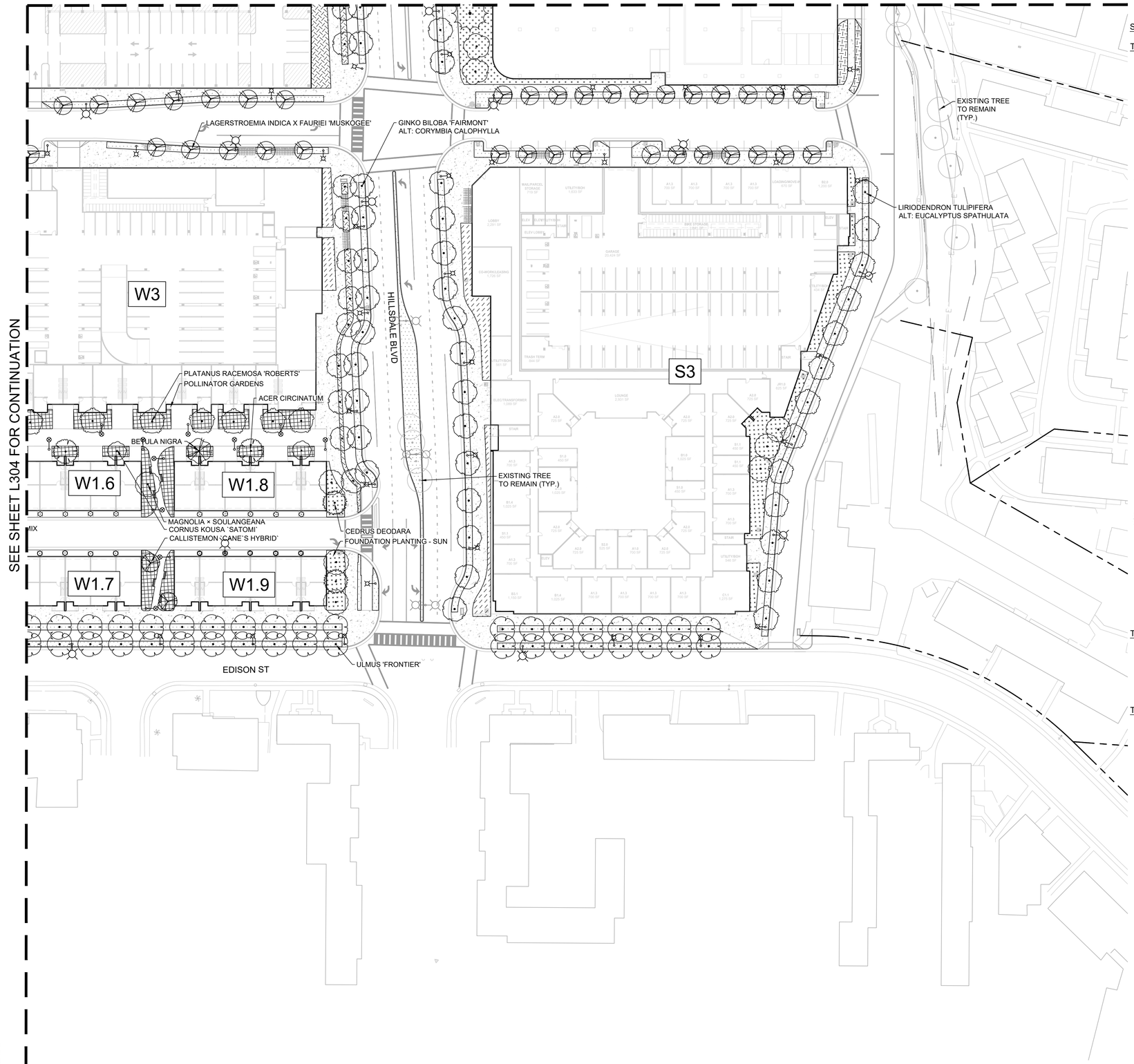
Sheet Title:

PLANTING PLAN

Sheet Number

L304

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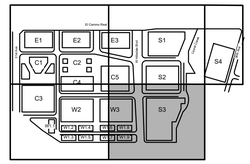
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No.	Description	Date
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Project No: 197543001

Sheet Title:

PLANTING PLAN

Sheet Number

L305

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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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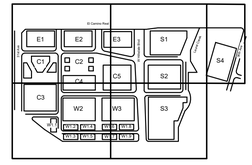
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HYDROZONE NOTES AND SCHEDULE

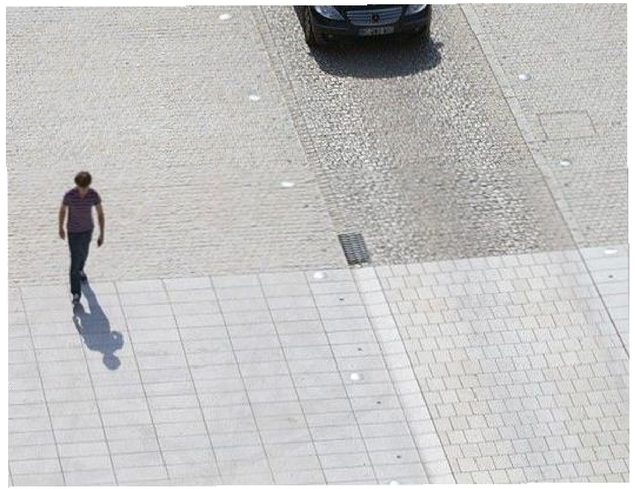
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L400

HARDSCAPE



CONCRETE WALK AND SEATWALL



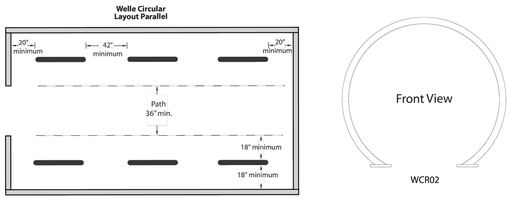
CONCRETE UNIT PAVERS, VEHICULAR CONDITION



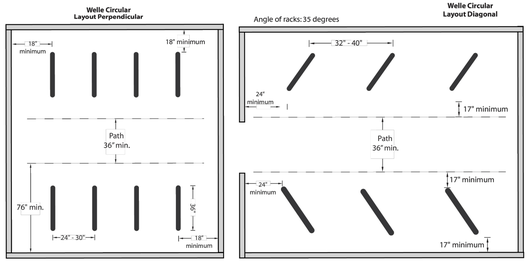
CONCRETE UNIT PAVERS AT CROSSWALK

BIKEPARKING.COM™
Tel:415.333.6428 Tel:888.764.2453 Fax:415.333.2032 E:info@bikeparking.com
Palmer Group, LLC . 1728 Ocean Avenue #132 San Francisco CA 94112 USA

Welle™ Circular Bike Rack Layouts



All dimensions are recommended minimums.



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2013.03.14

CITY STANDARD BIKE RACK LAYOUTS



BIKE RACK



BIKE LANE PAVING



CONCRETE UNIT PAVERS



CONCRETE UNIT PAVERS

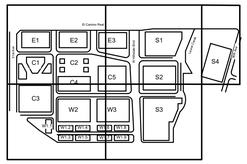
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LANDSCAPE REFERENCE IMAGES - HARDSCAPE

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FURNITURE



SEATWALL WITH PLANTING



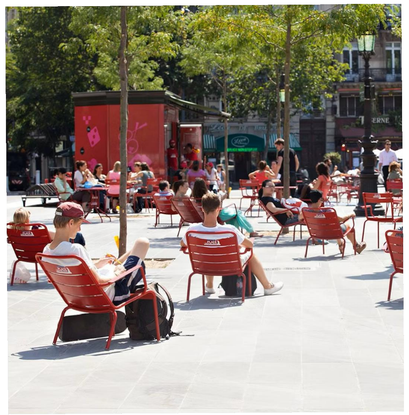
SEATWALL WITH PLANTING



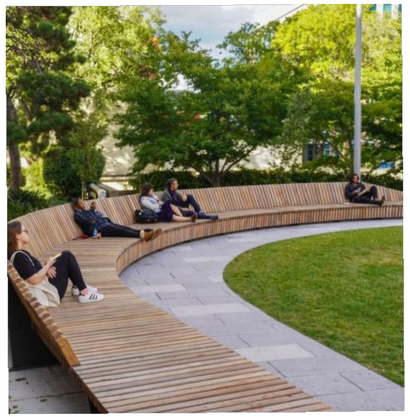
'FENNE' WOOD PLANTER BY YANYOU



'GENERATION 50' BENCH BY LANDSCAPE FORMS



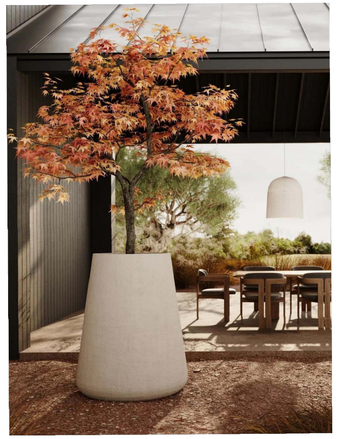
MOVABLE FURNITURE



PERMANENT WOOD SEATING



PERMANENT WOOD SEATING





'CONCLAY' PLANTERS BY YANYOU



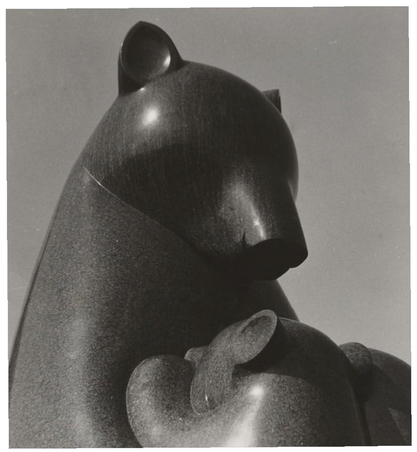
LOLL 'LOLLYGAGGER' LOUNGE CHAIR



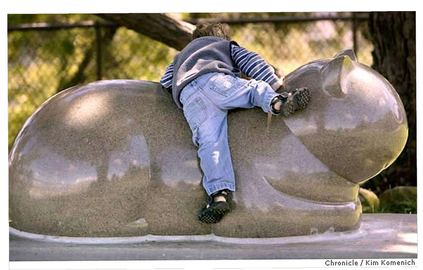
CUSTOM LOUNGE FURNITURE



PAOLA LENTI 'LINEA' CHAISE LOUNGE



BUFANO SCULPTURE EXAMPLE



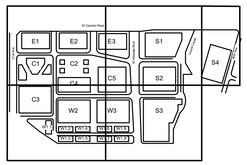
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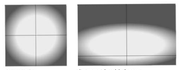
LANDSCAPE REFERENCE IMAGES - FURNITURE

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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

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

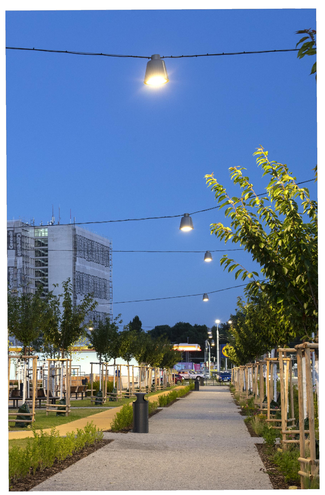

Double Mount


Wall


Catenary



PEDESTRIAN LIGHT POLE 2/ CENTENARY LIGHT: LANDSCAPE FORMS TUMBLER LIGHT



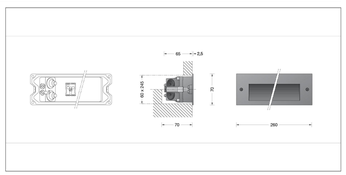
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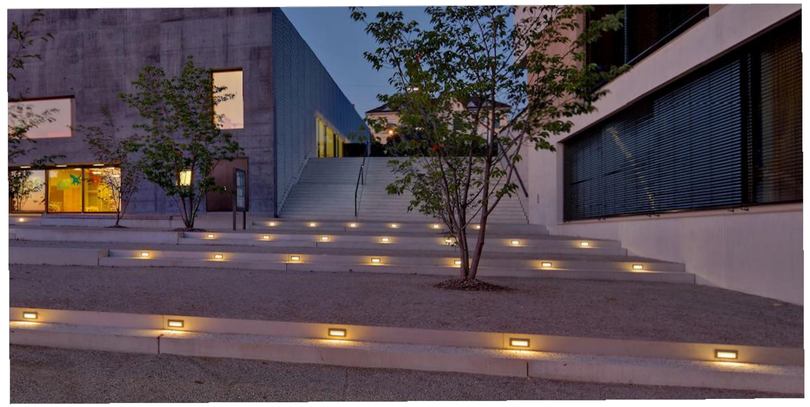
BEGA **24 880**

Recessed luminaire IK10 IP 65

Project · Reference number | Date







STEP LIGHT: BEGA 24880

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: _____



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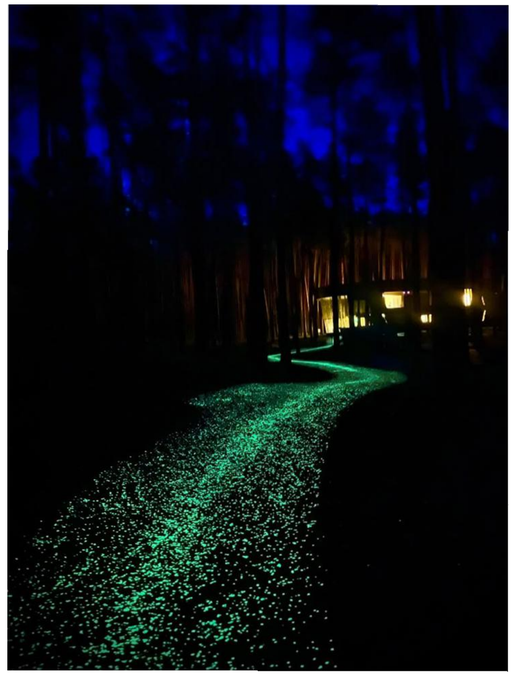
MULTI-DIRECTIONAL LIGHT: ARINI BY HESS



EXISTING LIGHTS TO REMAIN



EMBEDDED LINEAR LED LIGHTING



GLOW AGGREGATE

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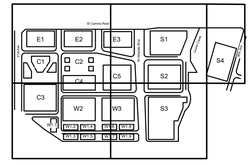
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STREET TREES



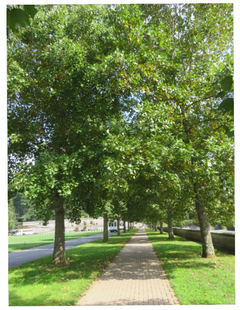
TILIA TOMENTOSA 'STERLING'
STERLING SILVER LINDEN



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



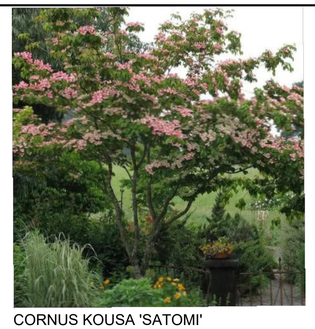
ACER CIRCINATUM
VINE MAPLE



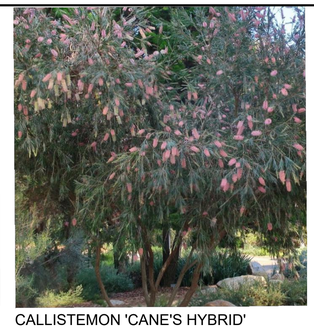
MAGNOLIA X SOULANGEANA
SAUCER MAGNOLIA



BETULA NIGRA
RIVER BIRCH



CORNUS KOUSA 'SATOMI'
KOUSA DOGWOOD



CALLISTEMON 'CANE'S HYBRID'
CANE'S BOTTLEBRUSH

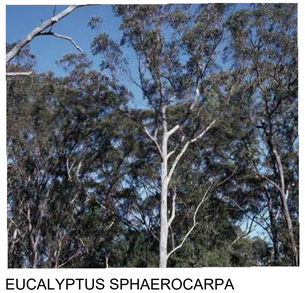
ALTERNATES



CORYMBIA CALOPHYLLA
MARRI



CORYMBIA MACULATA
SPOTTED GUM



EUCALYPTUS SPHAEROCARPA
BLACKDOWN STRINGYBARK

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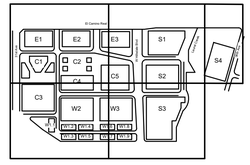
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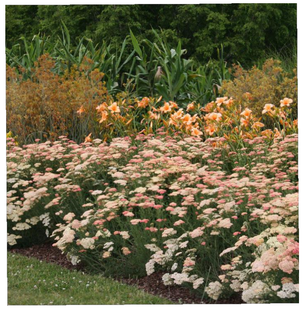
Sheet Number

L804

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



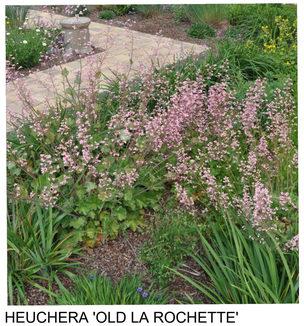
GREVILLEA LANIGERA
'MT TAMBORITHA'
WOOLLY GREVILLEA



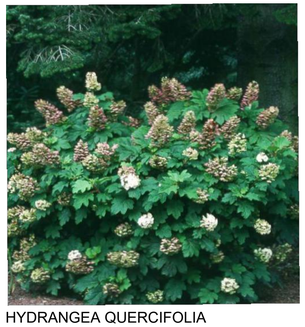
HELLEBORUS ARGUTIFOLIUS
HOLLY-LEAVED HELLEBORE



SALVIA ULIGINOSA
BOG SAGE



HEUCHERA 'OLD LA ROCHETTE'
CORAL BELLS



HYDRANGEA QUERCIFOLIA
'SNOW QUEEN'
SNOW QUEEN OAKLEAF HYDRANGEA



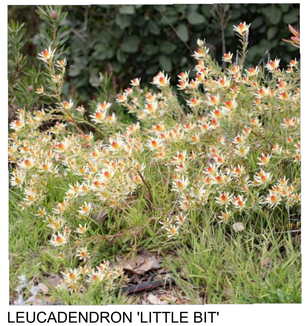
IRIS PCH
PACIFIC COAST HYBRID IRIS



SALVIA NEMOROSA 'MAY NIGHT'
MAY NIGHT MEADOW SAGE



RIBES SANGUINEUM 'CLAREMONT'
FLOWERING CURRANT



LEUCADENDRON 'LITTLE BIT'
LITTLE BIT CONE BUSH

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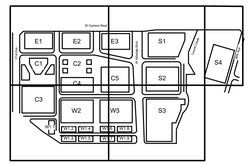
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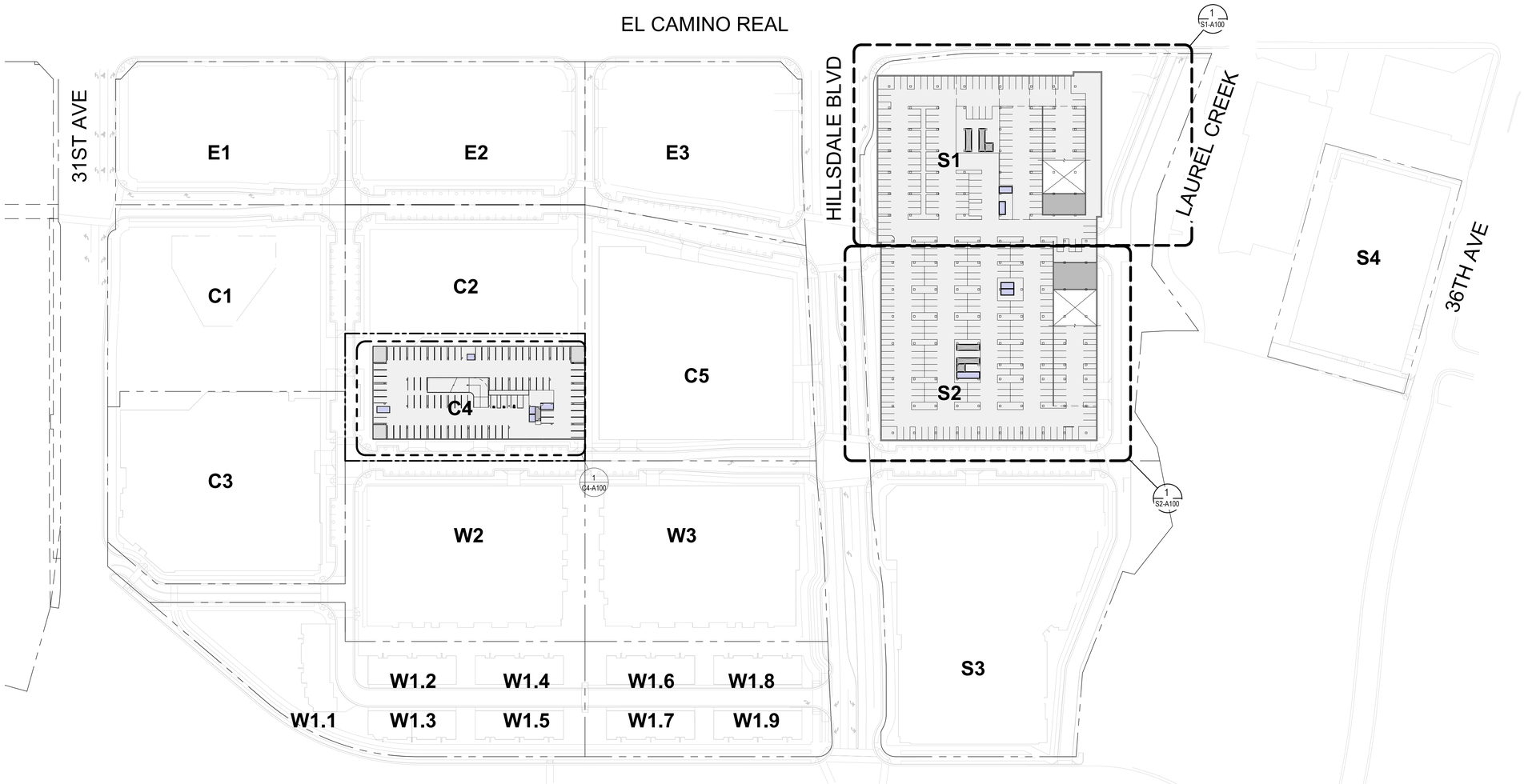
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1 BASEMENT LEVEL 2 SITE PLAN
1" = 80'-0"

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

HSC Property Owner LLC

BOHANNON

NORTHWOOD INVESTORS

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Key Plan



TRUE NORTH

PROJECT NORTH

NOT FOR CONSTRUCTION

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

Project No: 197543001

Sheet Title:

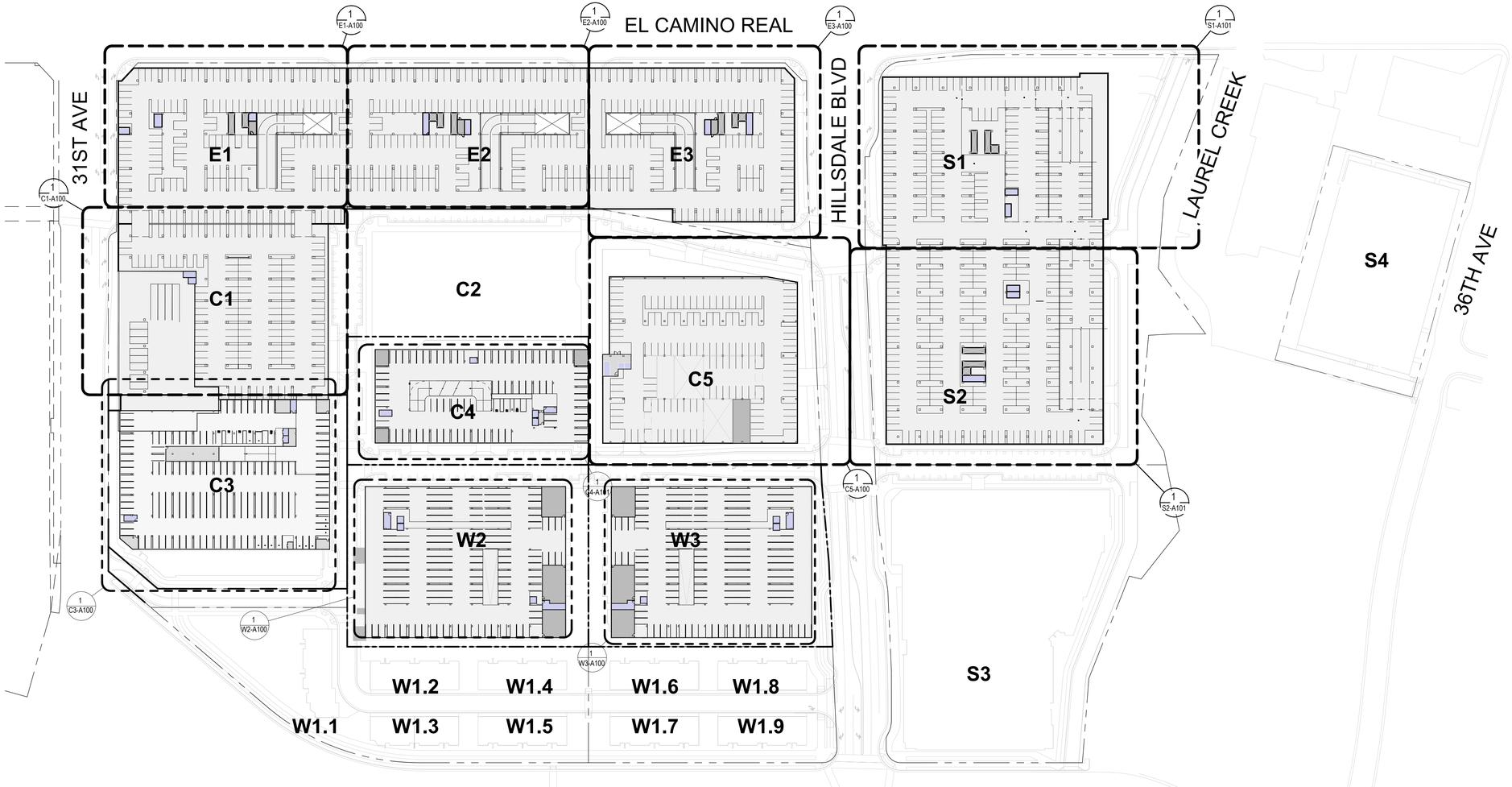
BASEMENT LEVEL 2 SITE PLAN

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

Sheet Number

A001

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2025-10-16



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
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- PARKING, RAMPS LOADING/ SERVICE DOCK
- BIKE PARKING, TRASH/RECYCLE ROOM, BACK OF HOUSE (B.O.H)
- RESIDENTIAL
- EXTERIOR TERRACE

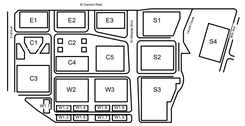
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Key Plan



TRUE NORTH

PROJECT NORTH

NOT FOR CONSTRUCTION

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

Project No: 197543001

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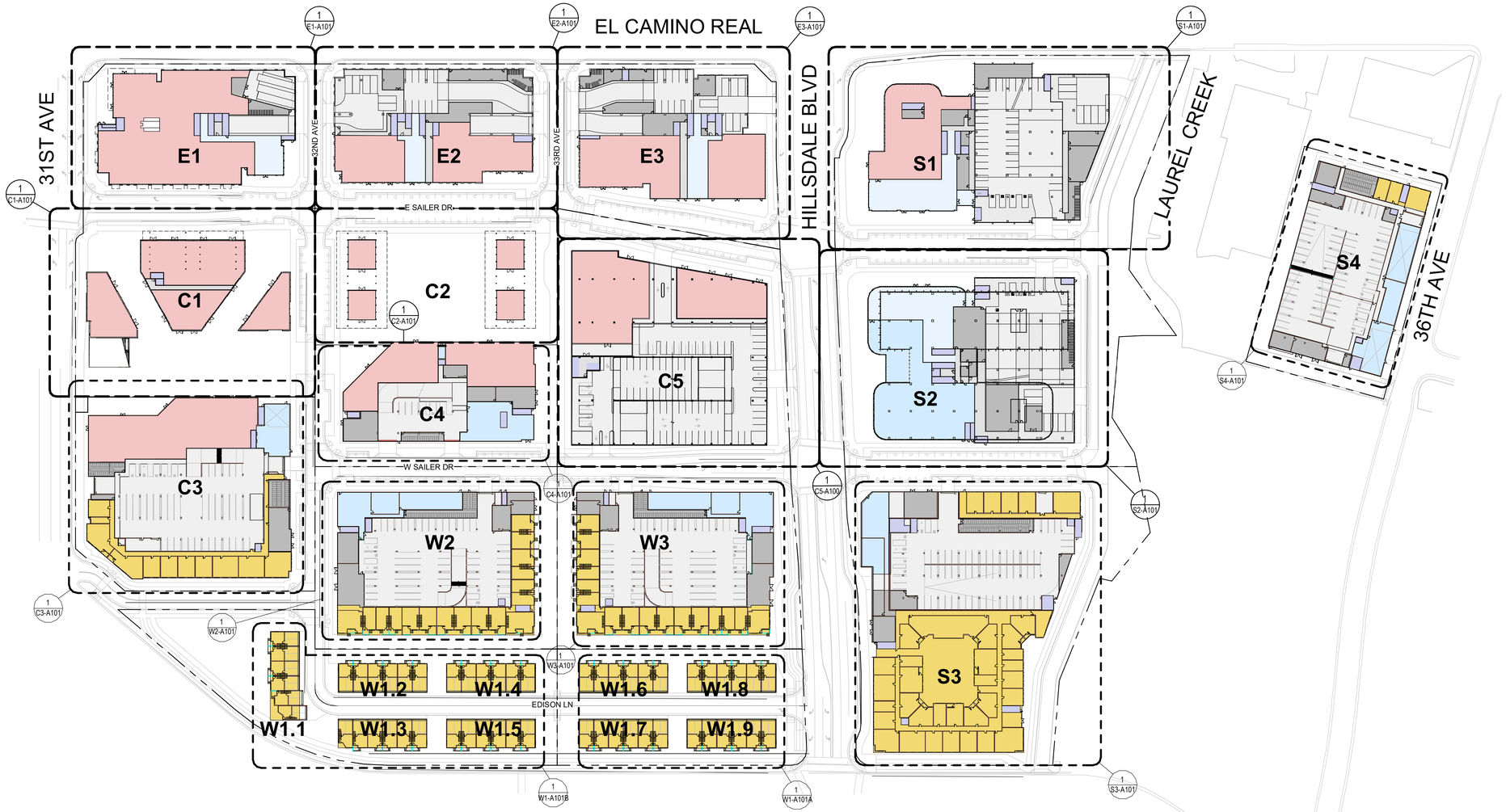
BASEMENT LEVEL 1 SITE PLAN

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

Sheet Number

A002

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2025-10-16



1 GROUND LEVEL 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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF
- FOR WASTE/ TRASH MANAGEMENT STAGING AREA, SEE BLDG PLANS

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: 23.04025.00

Sheet Title:

GROUND LEVEL SITE PLAN

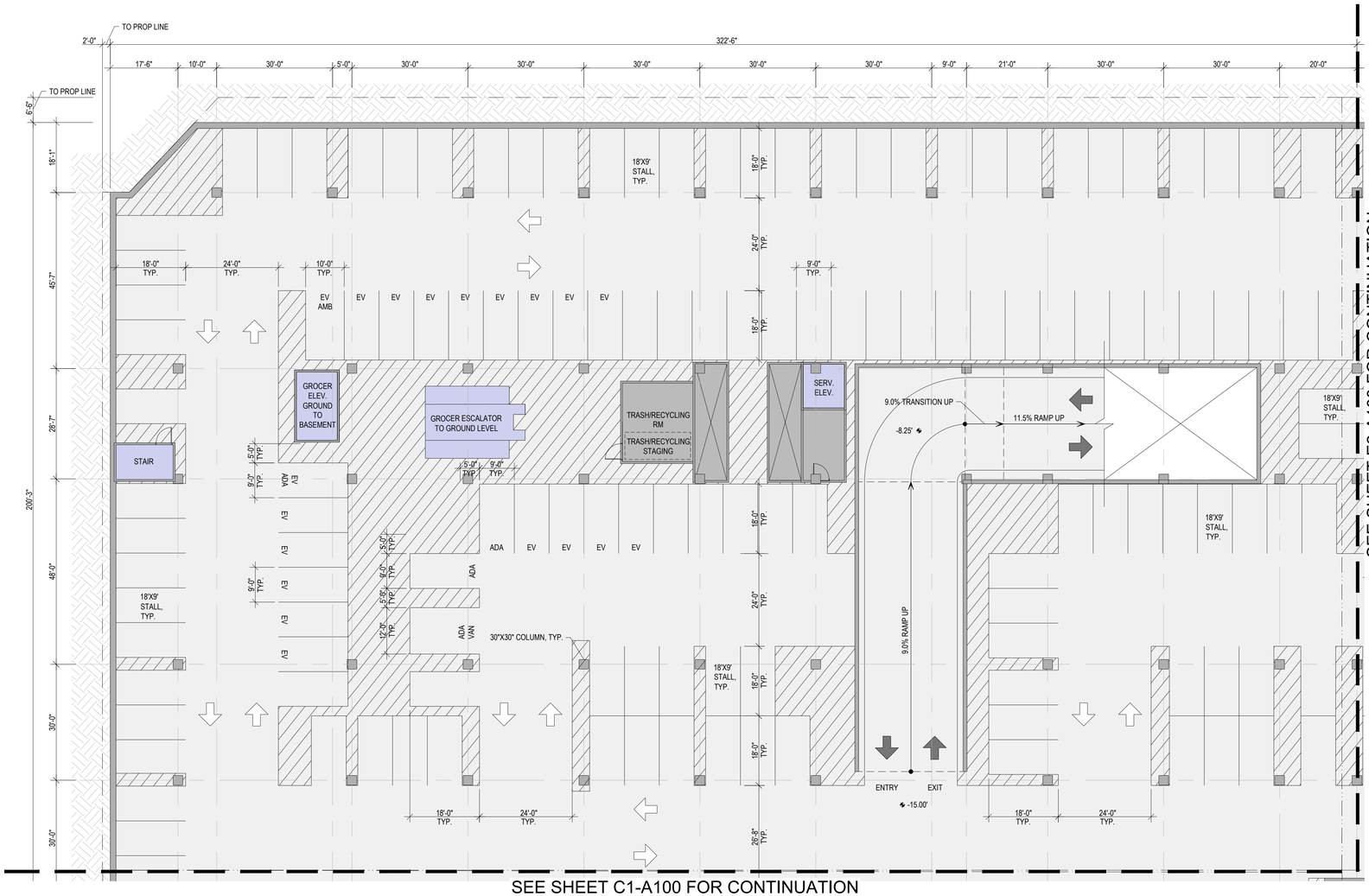
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Sheet Number

A003

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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	
BASEMENT B1	111	2	1	17	1	0	1	0	0	133
TOTAL	111	2	1	17	1	0	1	0	0	**133**



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.

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)

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

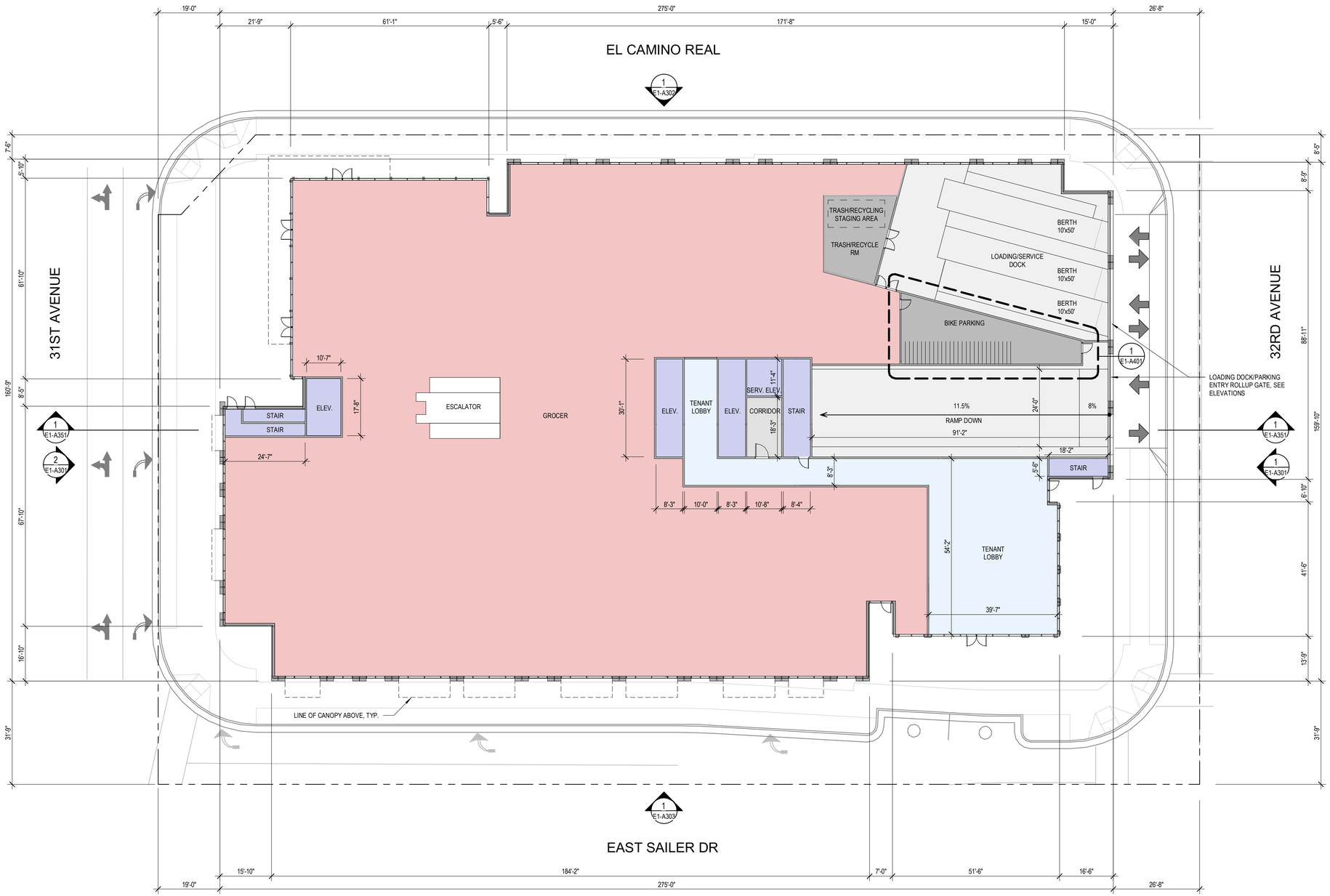
E1-A100

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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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



1 E1 - GROUND LEVEL PLAN
1/16" = 1'-0"

N

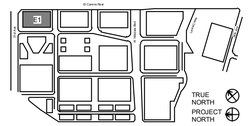
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	APPLICATION CHECKLIST PLANS	10-17-2025

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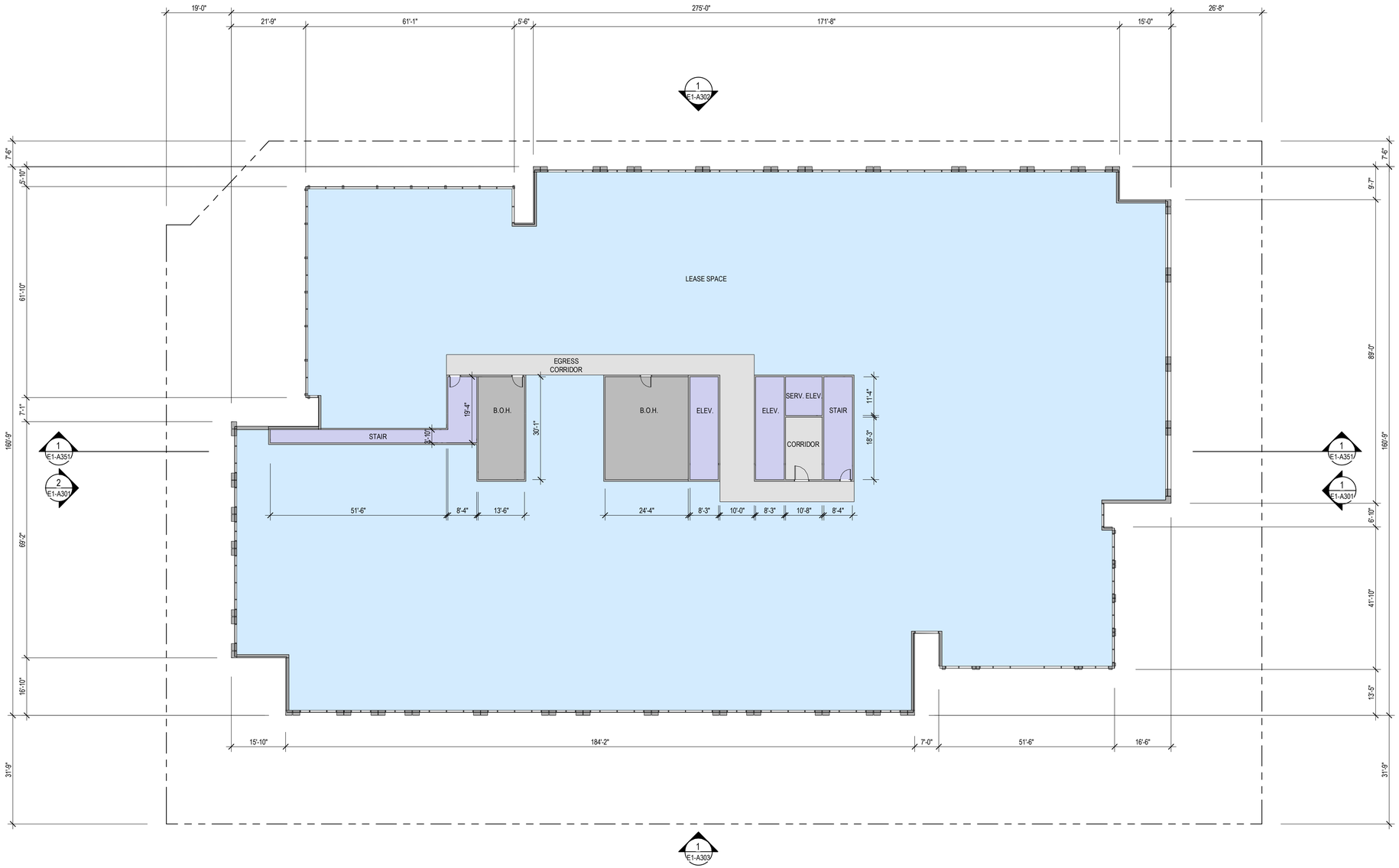
E1 - GROUND LEVEL PLAN

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Sheet Number

E1-A101

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1 E1 - LEVEL 2 PLAN
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

LEGEND

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

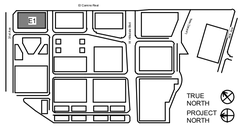
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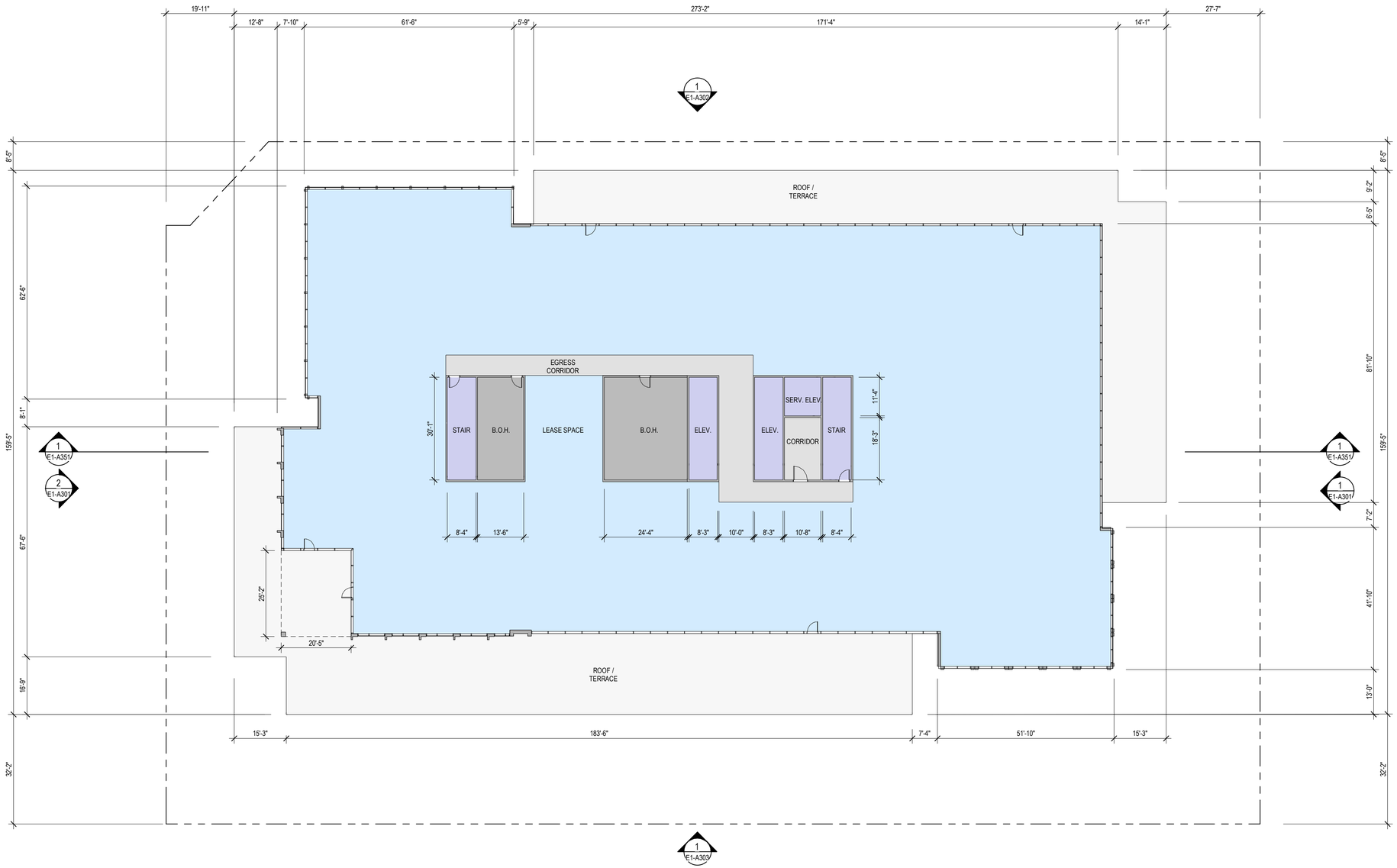
E1 - LEVEL 2 PLAN

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Sheet Number

E1-A102

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2025-10-16 4:55:01 PM



1 E1 - LEVEL 3 PLAN (L4, L5 SIMILAR)
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

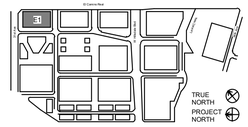
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Key Plan



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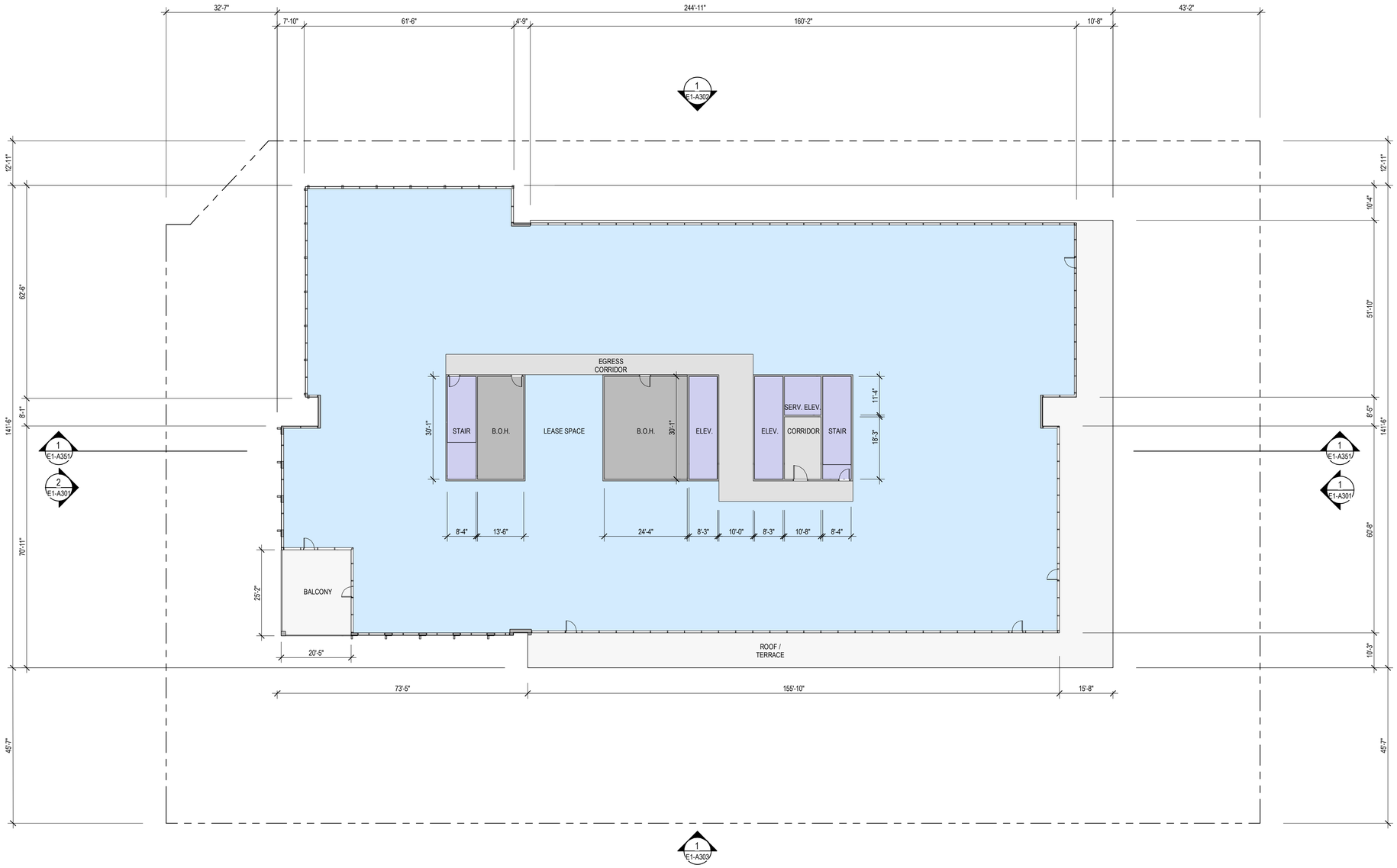
E1 - LEVEL 3-5 PLAN

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Sheet Number

E1-A103

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2025-10-16 4:55:01 PM



1 E1 - LEVEL 6 PLAN
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

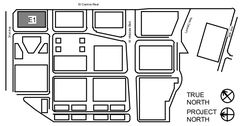
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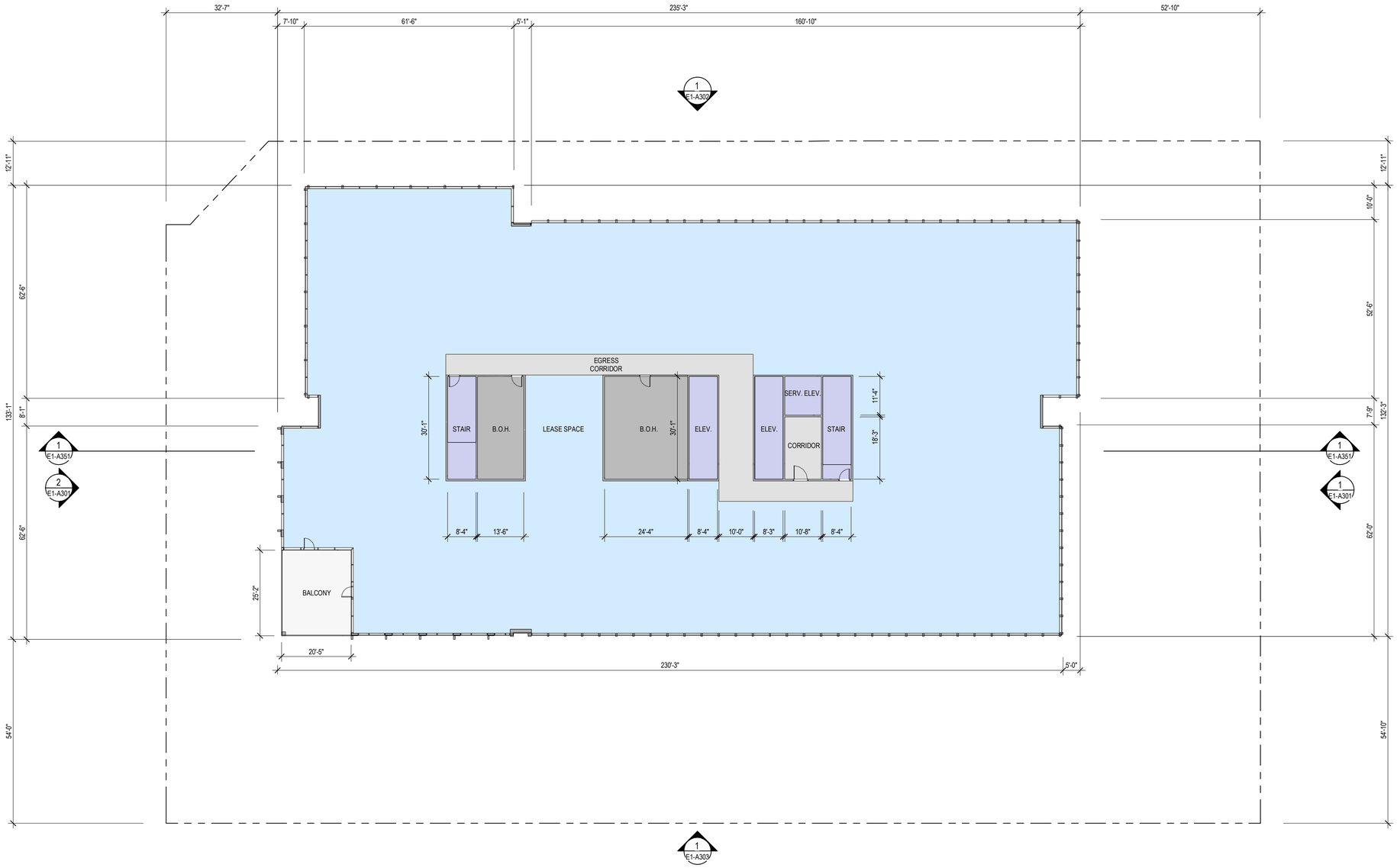
E1 - LEVEL 6 PLAN

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Sheet Number

E1-A104

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1 E1 - LEVEL 7 PLAN (L8 - L10 SIMILAR)
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

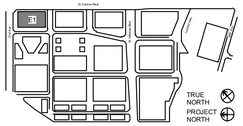
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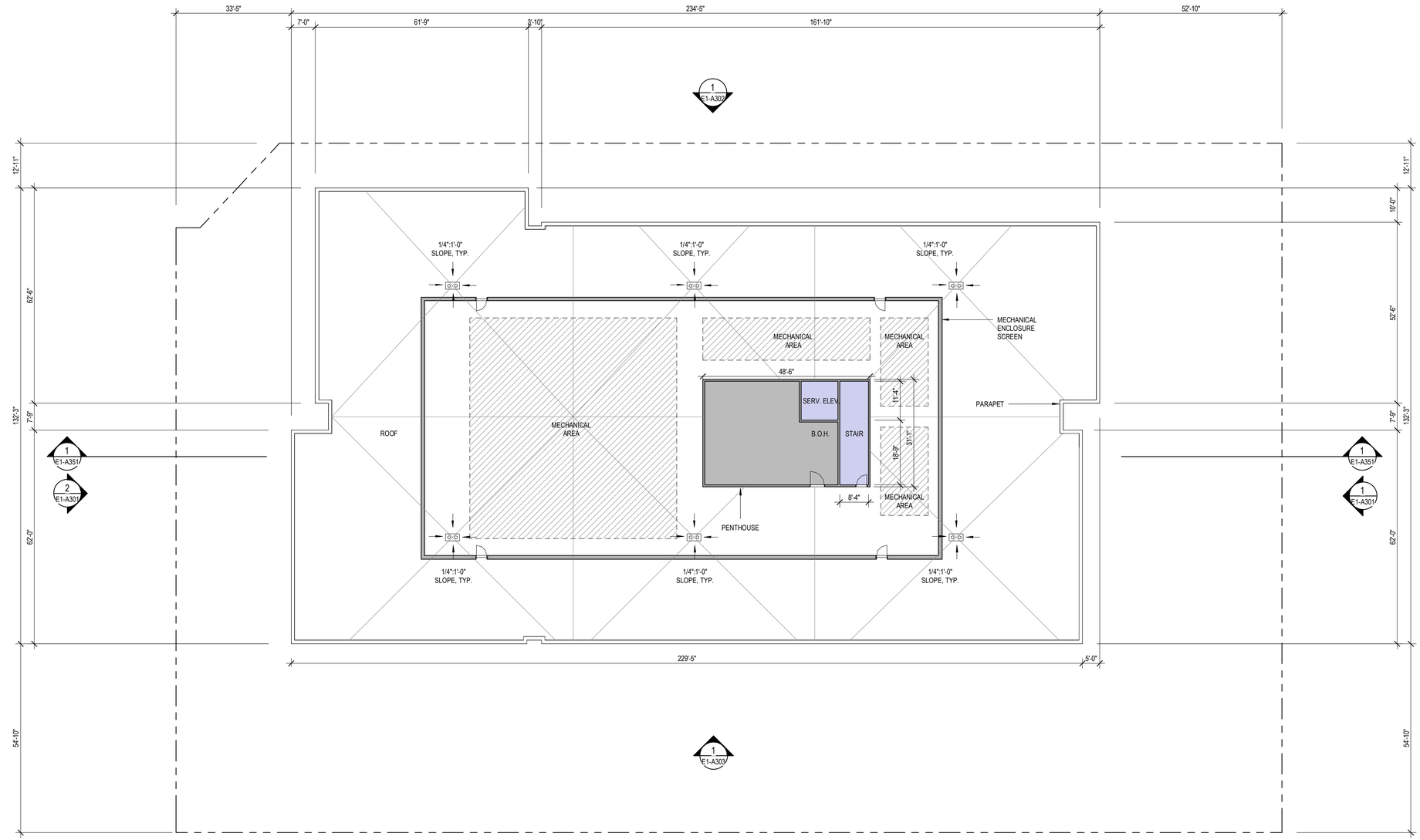
E1 - LEVEL 7 TYP. PLAN

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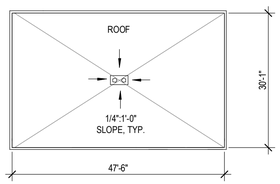
Sheet Number

E1-A105

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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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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
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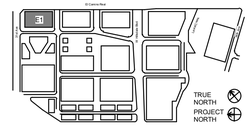
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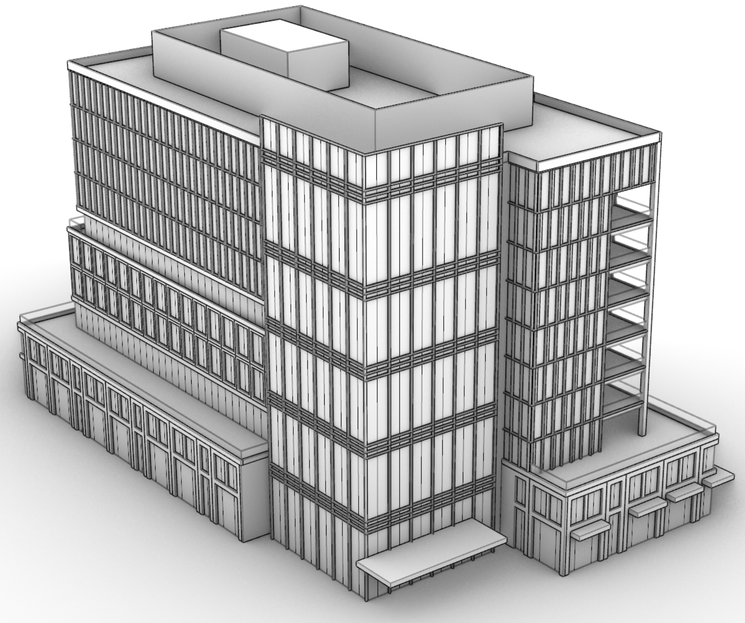
E1 - ROOF LEVEL PLAN

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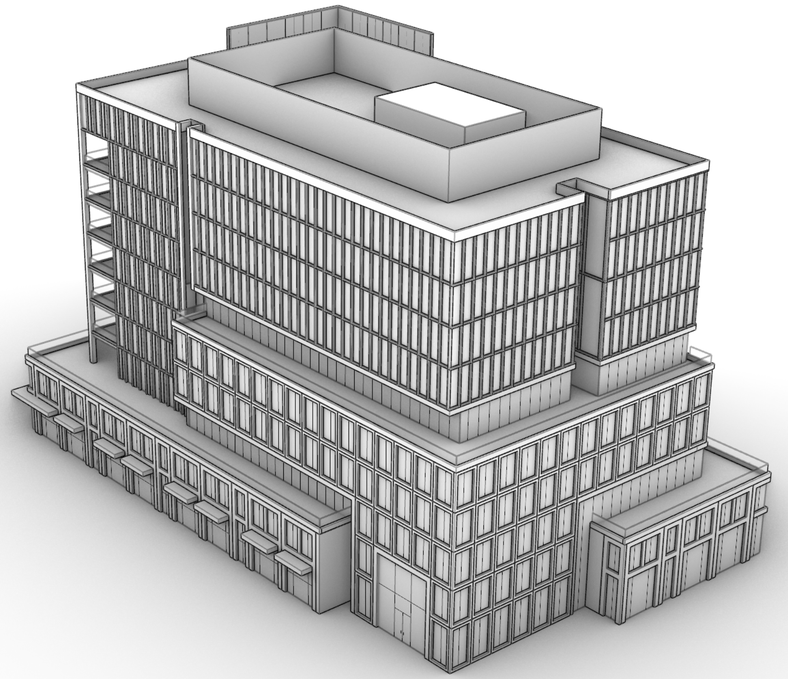
Sheet Number

E1-A106

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2 E1 NORTHEAST PERSPECTIVE
NTS



1 E1 SOUTHWEST PERSPECTIVE
NTS

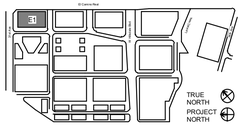
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No.	Description	Date
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Sheet Title:

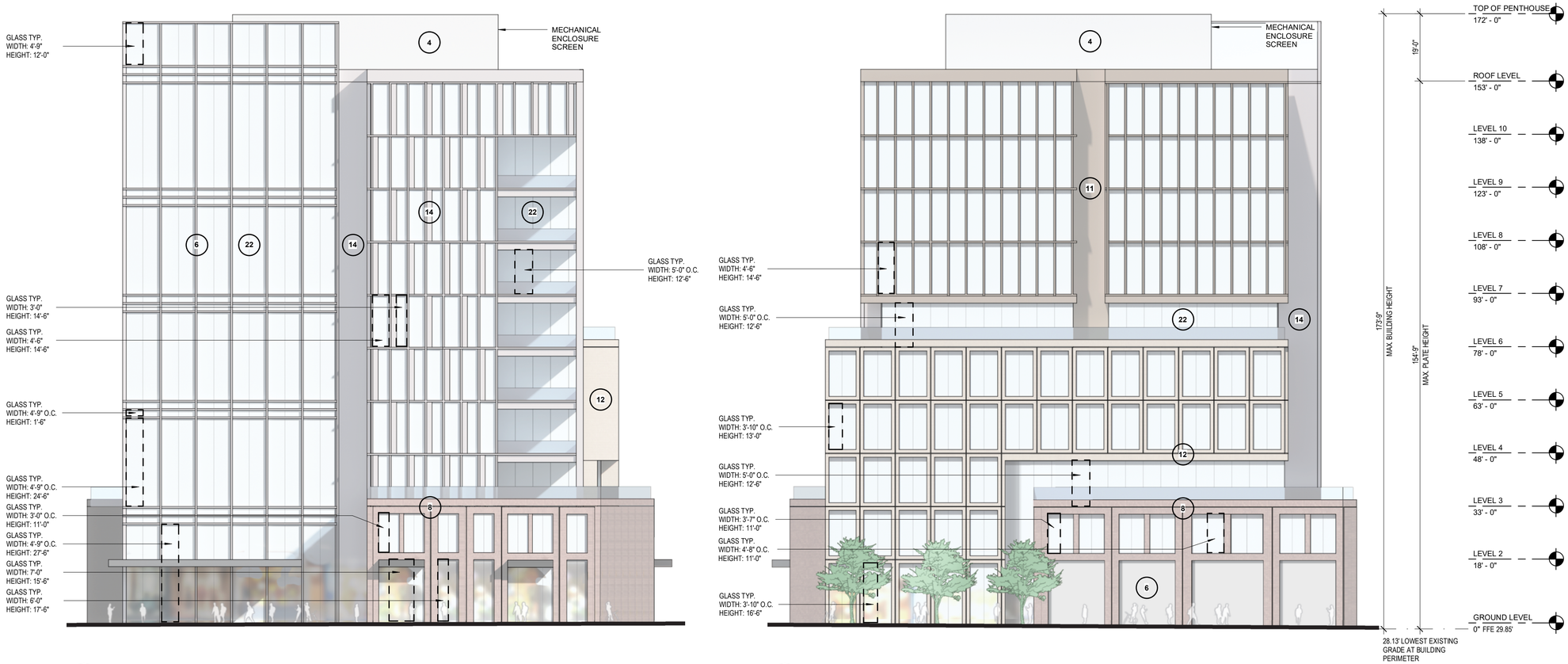
E1 - PERSPECTIVE VIEWS

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Sheet Number

E1-A300

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2 E1 - NORTH (31ST AVE.) ELEVATION

1/16" = 1'-0"

1 E1 - SOUTH (32ND AVE.) ELEVATION

1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR	5 **METAL**: LIGHT COLOR	9 **BRICK**: LIGHT COLOR	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHT COLOR	25 **PLASTER**: WARM COLOR	29 **PERFORATED METAL**: WARM COLOR
2 **METAL**: WARM COLOR	6 **METAL**: COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL**: NATURAL COLOR	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER**: COOL COLOR	30 **FIBER CEMENT SIDING**: DARK COLOR
3 **METAL**: PATINA COLOR	7 **BRICK**: DARK COLOR	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE**: COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHT COLOR	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
4 **METAL**: LIGHT COLOR	8 **BRICK**: WARM COLOR	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER**: COOL COLOR	28 **VINYL:** DARK COLOR	

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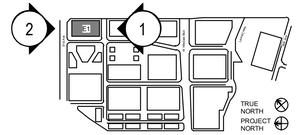
HSC Property Owner LLC

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Key Plan



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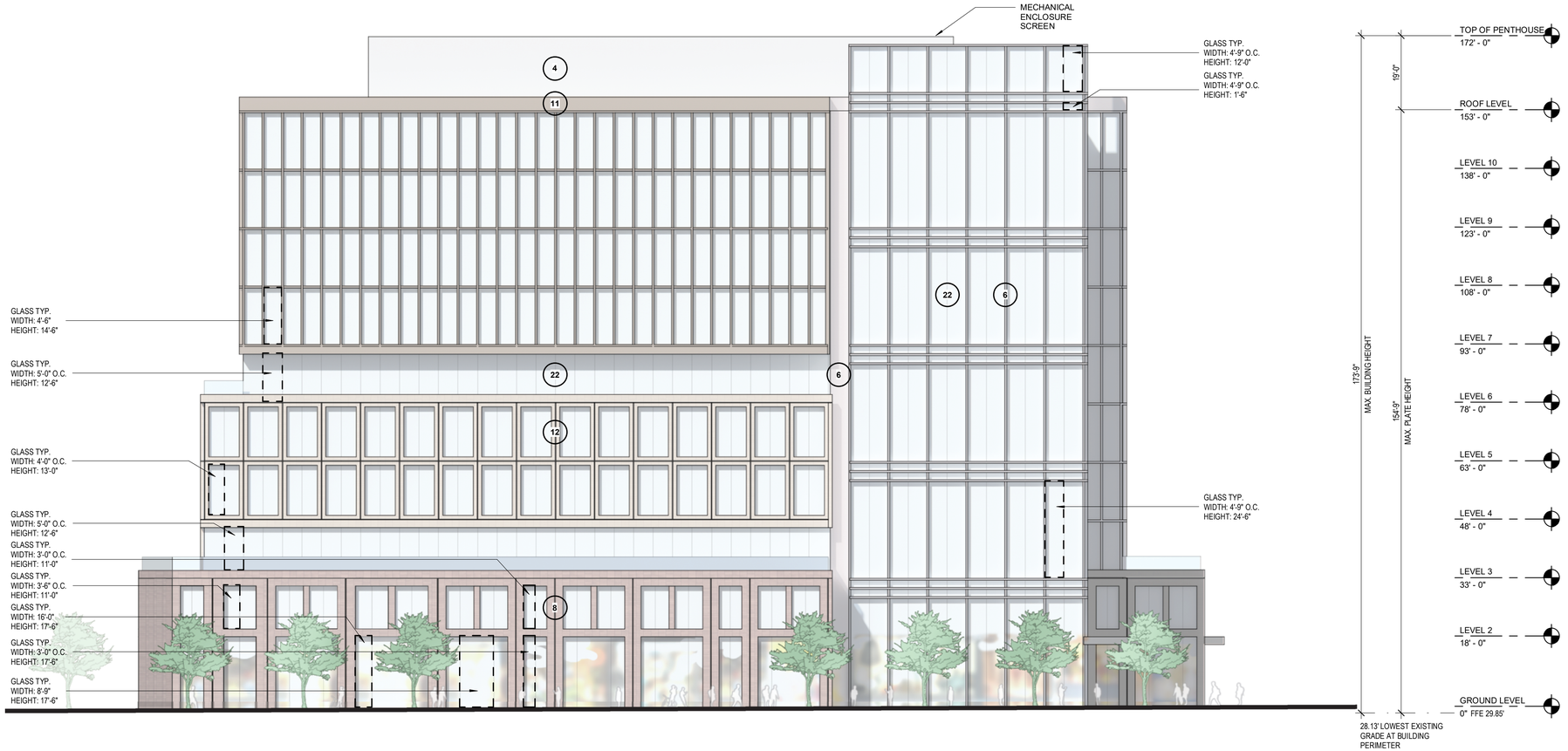
Sheet Title:

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR	5 **METAL**: LIGHT COLOR	9 **BRICK**: LIGHT COLOR	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHT COLOR	25 **PLASTER**: WARM COLOR	29 **PERFORATED METAL**: WARM COLOR
2 **METAL**: WARM COLOR	6 **METAL**: COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL**: NATURAL COLOR	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER**: COOL COLOR	30 **FIBER CEMENT SIDING**: DARK COLOR
3 **METAL**: PATINA COLOR	7 **BRICK**: DARK COLOR	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE**: COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHT COLOR	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
4 **METAL**: LIGHT COLOR	8 **BRICK**: WARM COLOR	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER**: COOL COLOR	28 **VINYL:** DARK COLOR	

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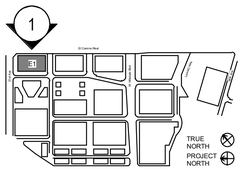
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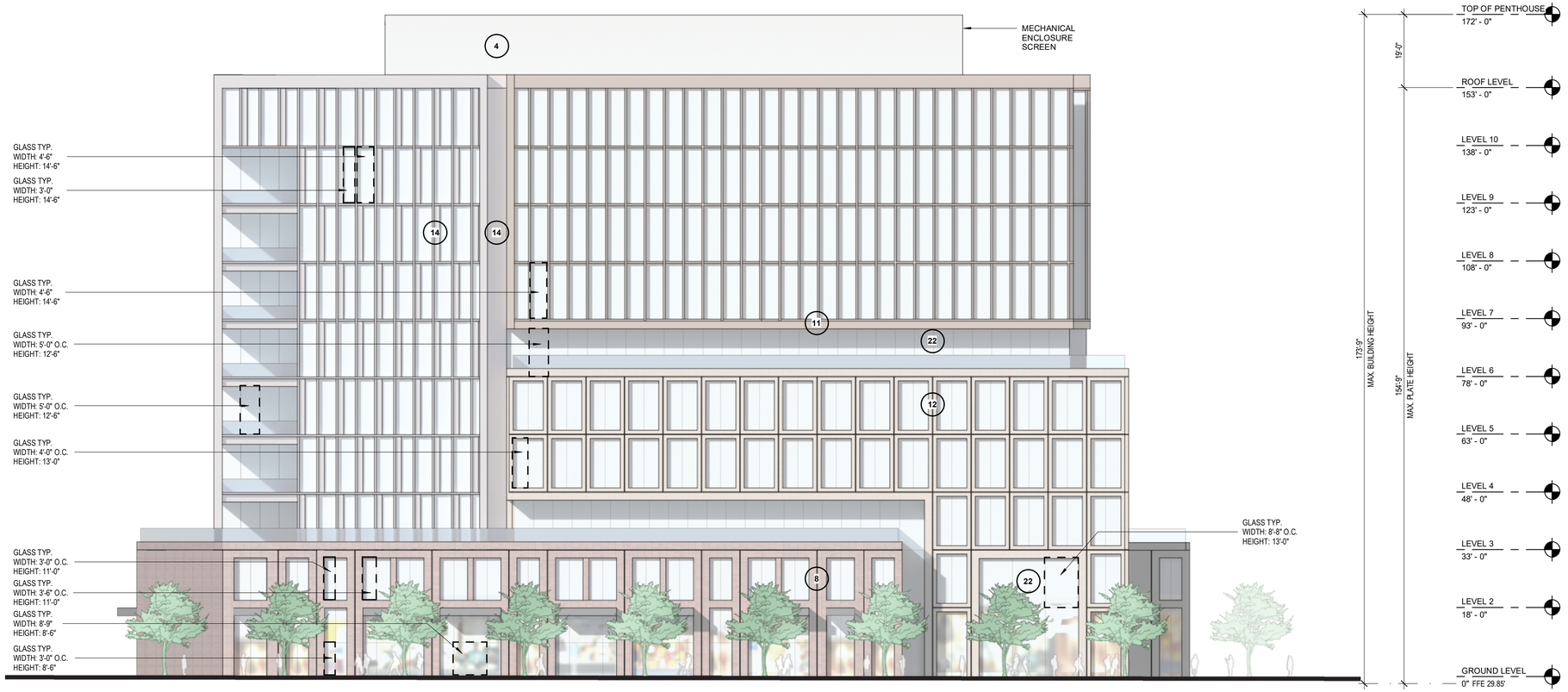
Sheet Title:

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1. **METAL**: DARK COLOR
2. **METAL**: WARM COLOR
3. **METAL**: PATINA COLOR
4. **METAL**: LIGHT COLOR
5. **METAL**: LIGHT COLOR
6. **METAL**: COOL COLOR
7. **BRICK**: DARK COLOR
8. **BRICK**: WARM COLOR
9. **BRICK**: LIGHT COLOR
10. **TERRACOTTA:** DARK COLOR
11. **TERRACOTTA:** WARM COLOR
12. **TERRACOTTA:** LIGHT COLOR
13. **TERRACOTTA:** TEXTURED, LIGHT COLOR
14. **TERRACOTTA:** COOL COLOR
15. **CONCRETE**: COOL COLOR
16. **PRECAST CONCRETE:** COLOR VARIES
17. **FIBER CEMENT PANEL:** COOL COLOR
18. **WOOD LOOK MATERIAL**: NATURAL COLOR
19. **WOOD LOOK MATERIAL:** LIGHT COLOR
20. **PHENOLIC MATERIAL:** DARK COLOR
21. **FIBER CEMENT SIDING:** LIGHT COLOR
22. **GLASS:** CLEAR GLASS COLOR
23. **FRITTED GLASS:** COLOR VARIES
24. **PLASTER**: COOL COLOR
25. **PLASTER**: WARM COLOR
26. **PLASTER**: COOL COLOR
27. **VINYL:** LIGHT COLOR
28. **VINYL:** DARK COLOR
29. **PERFORATED METAL**: WARM COLOR
30. **FIBER CEMENT SIDING**: DARK COLOR

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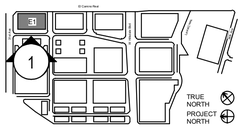
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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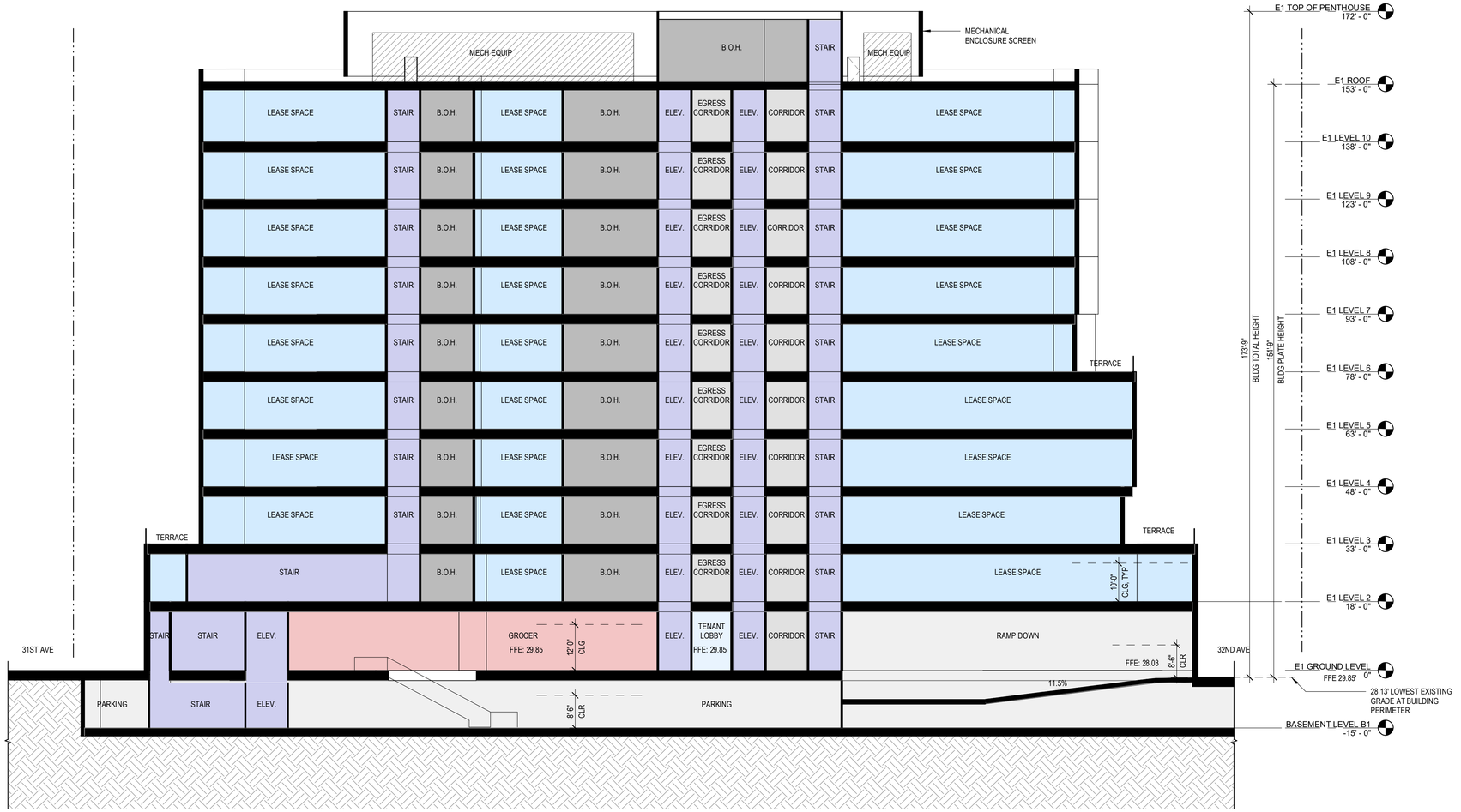
Sheet Title:

E1 - ELEVATIONS

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Sheet Number

E1-A303



1 E1 - BUILDING SECTION
1/16" = 1'-0"

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

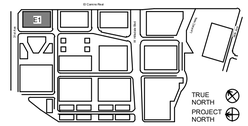
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	APPLICATION CHECKLIST PLANS	10-17-2025

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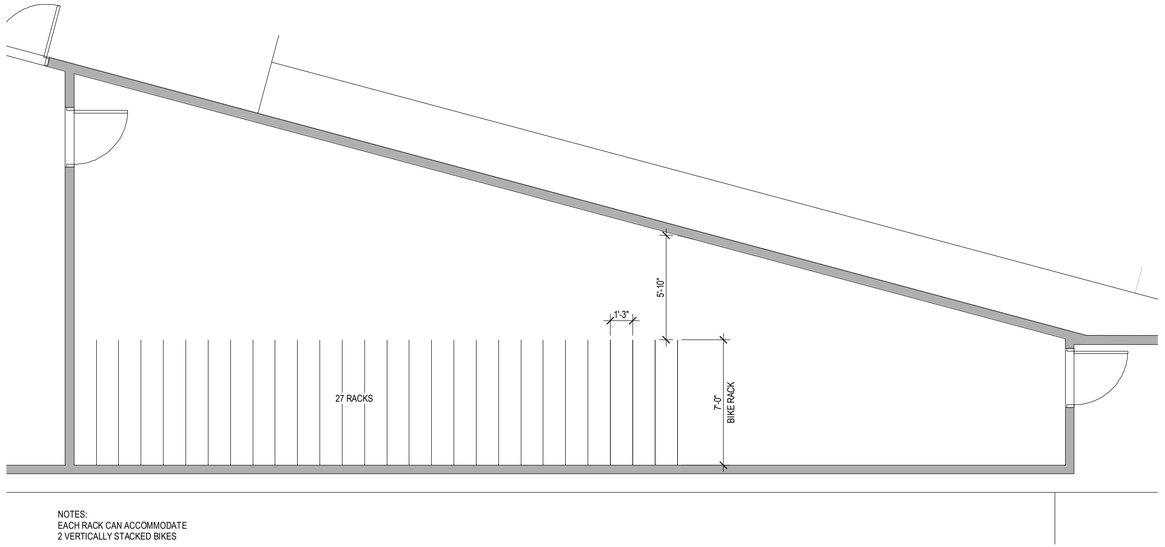
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Sheet Number

E1-A351

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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"

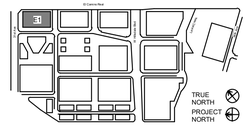
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Project No: 23.04025.00

Sheet Title:

E1 - ENLARGED PLANS

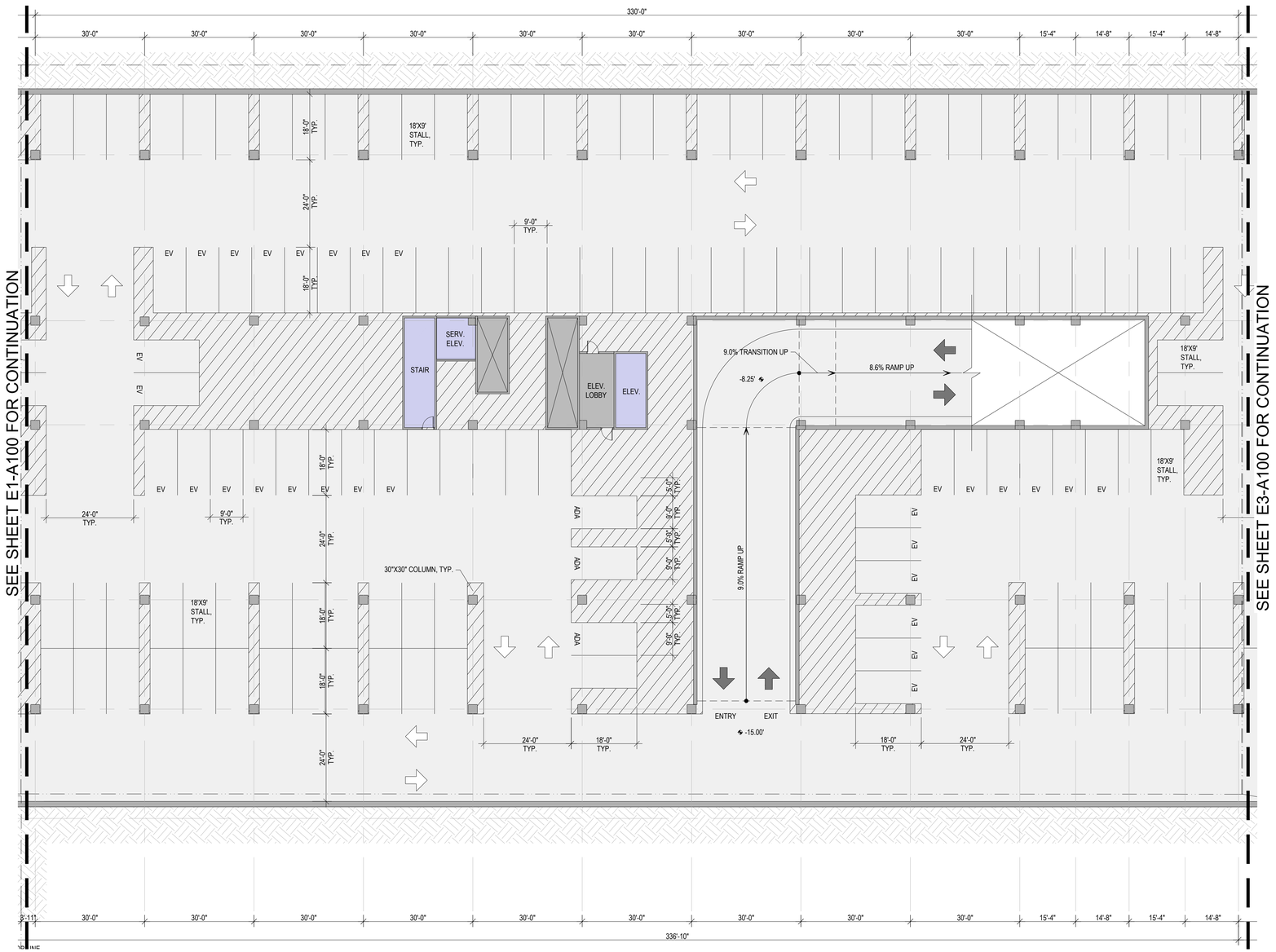
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Sheet Number

E1-A401

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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**



1 E2 - 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.

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

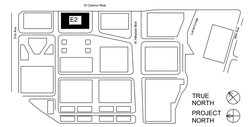
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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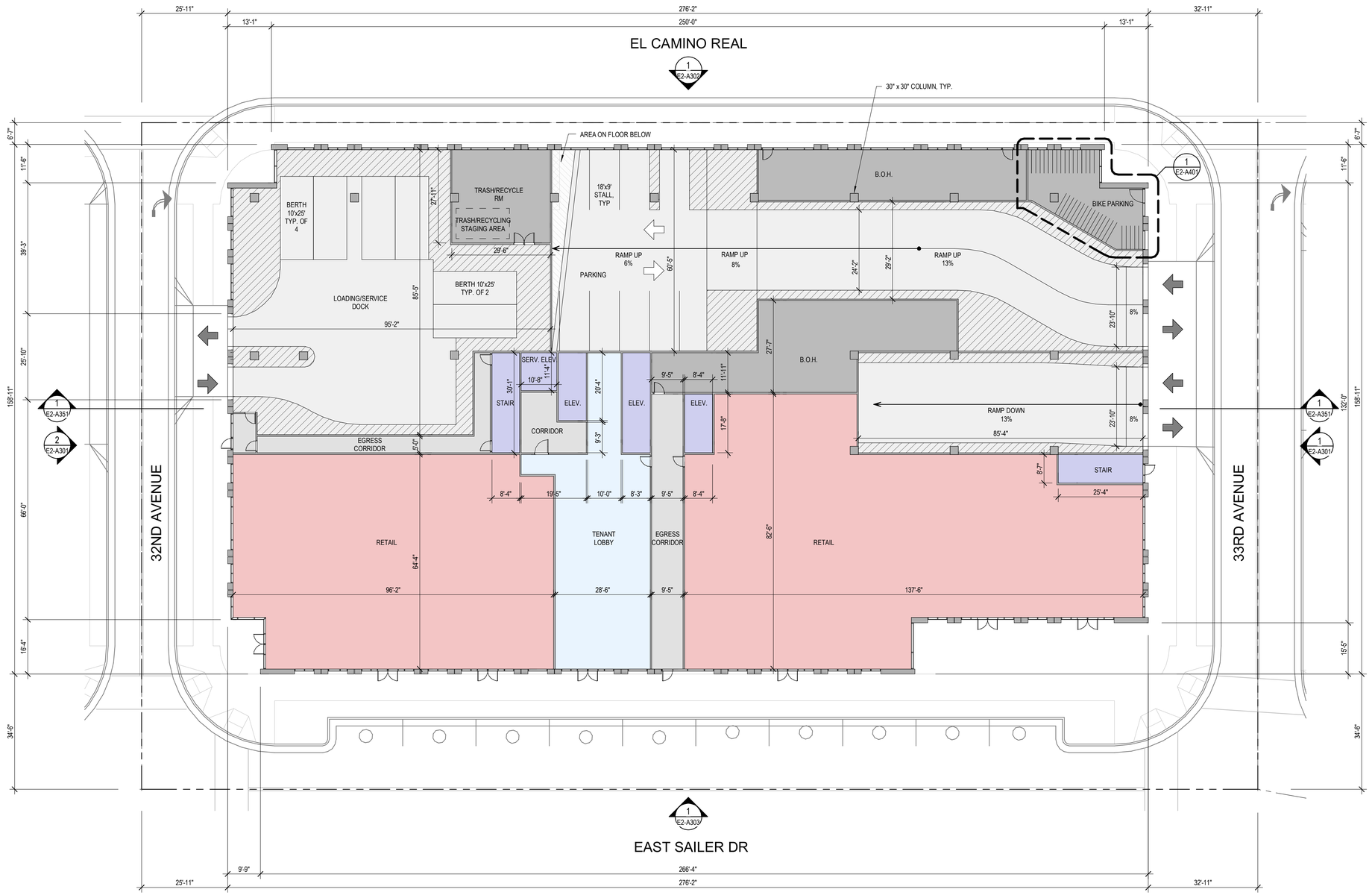
Sheet Title:

E2 - BASEMENT LEVEL 1 PLAN

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

Sheet Number

E2-A100



1 E2 - GROUND LEVEL PLAN
1/16" = 1'-0"

N

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**

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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

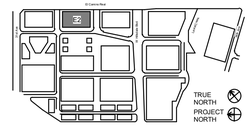
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Key Plan



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

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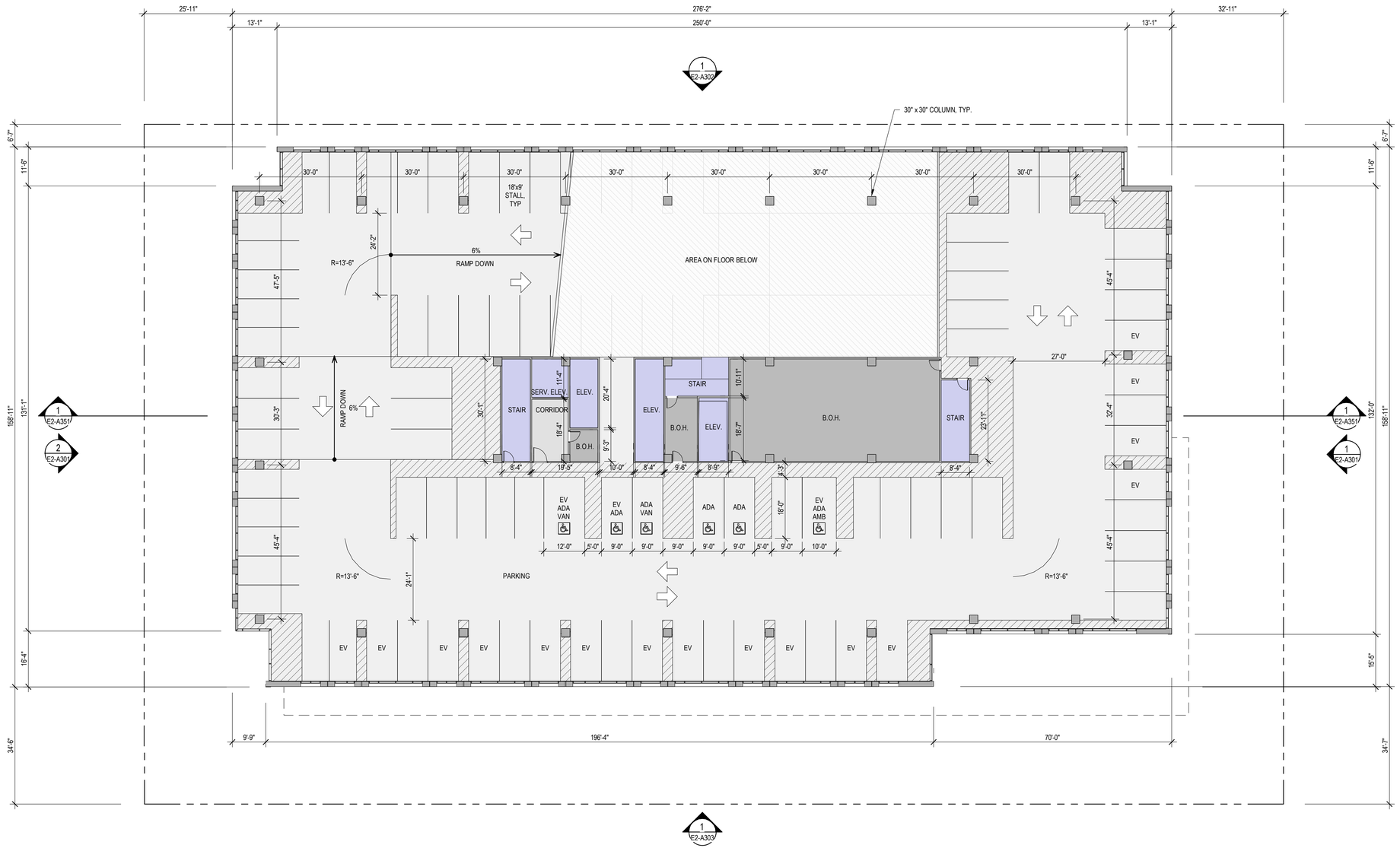
E2 - GROUND LEVEL PLAN

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

Sheet Number

E2-A101

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1 E2 - LEVEL 2 PLAN
1/16" = 1'-0"

N

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**

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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

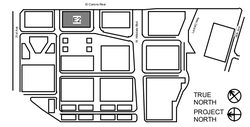
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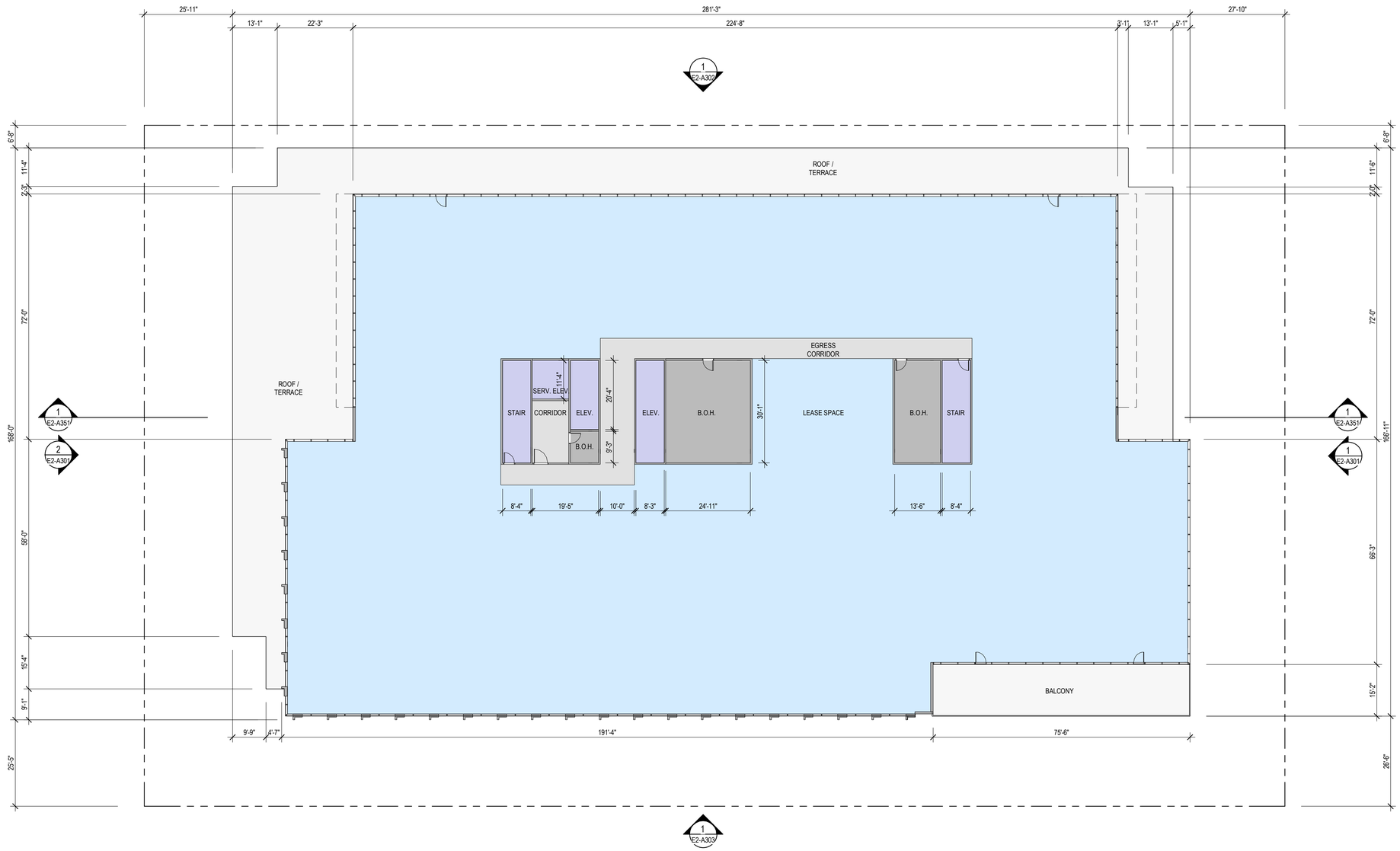
E2 - LEVEL 2 PLAN

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

Sheet Number

E2-A102

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1 E2 - LEVEL 3 PLAN (L4, L5 SIMILAR)
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

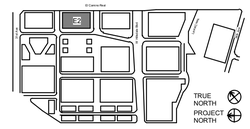
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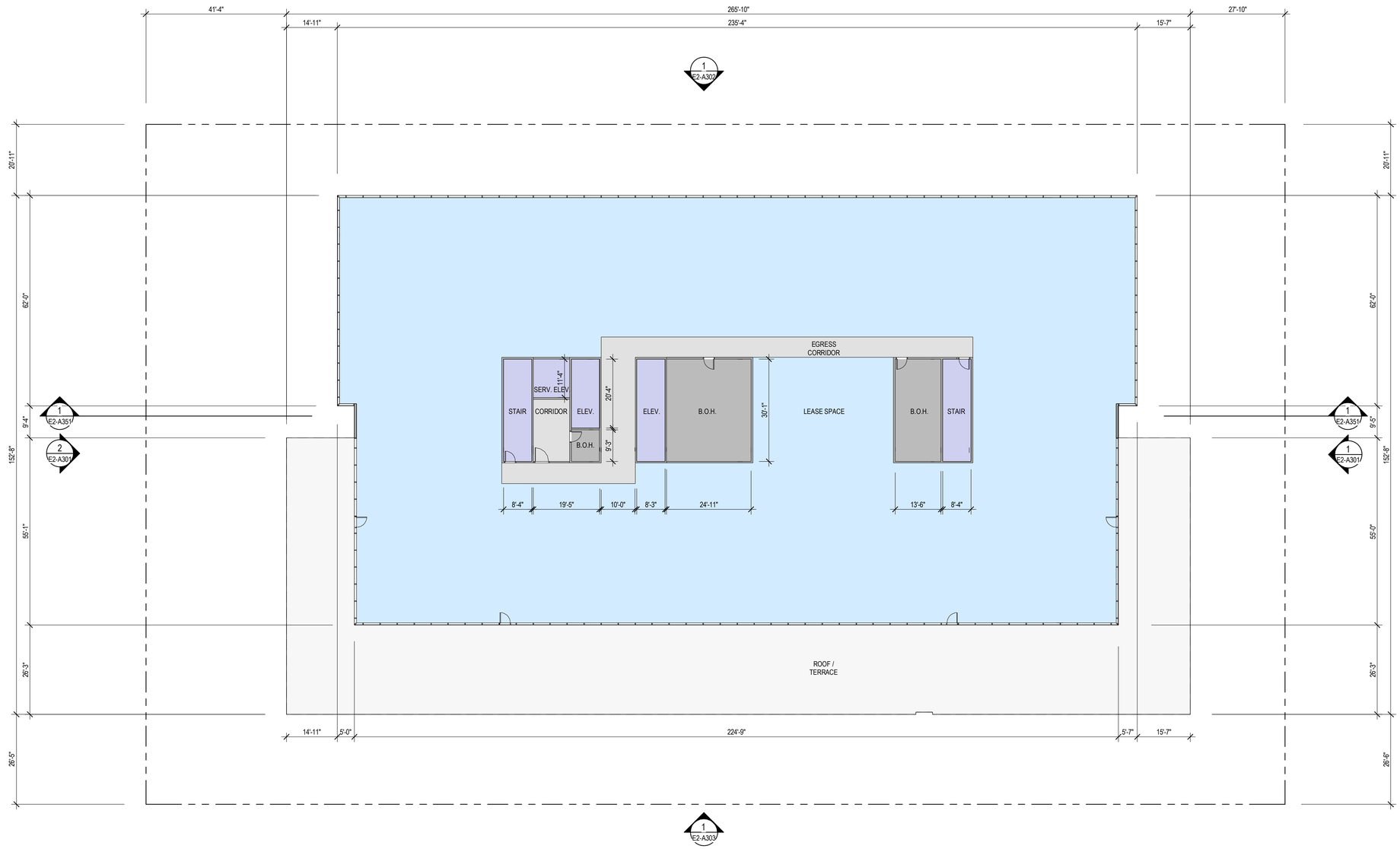
E2 - LEVEL 3-5 PLAN

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

Sheet Number

E2-A103

Autodesk Docs://23.04025.00 - Hillsdale MF Peer Review/HILSDALE-HOUR.rvt
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1 E2 - LEVEL 6 PLAN

1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

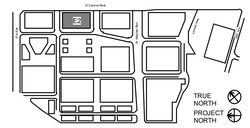
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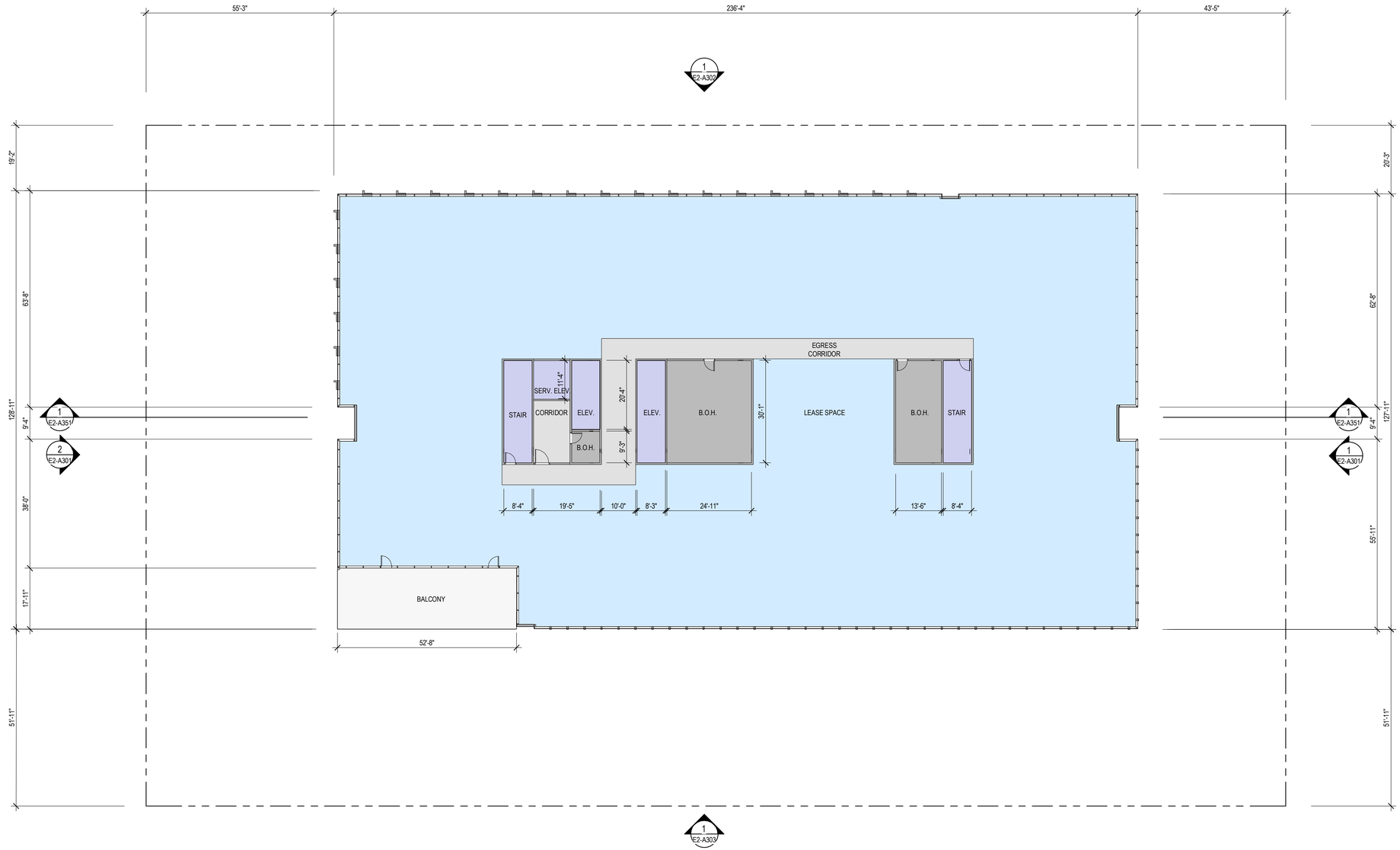
E2 - LEVEL 6 PLAN

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Sheet Number

E2-A104

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1 E2 - LEVEL 7 PLAN (L8, L9 SIMILAR)
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

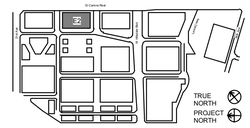
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Project No: 23.04025.00

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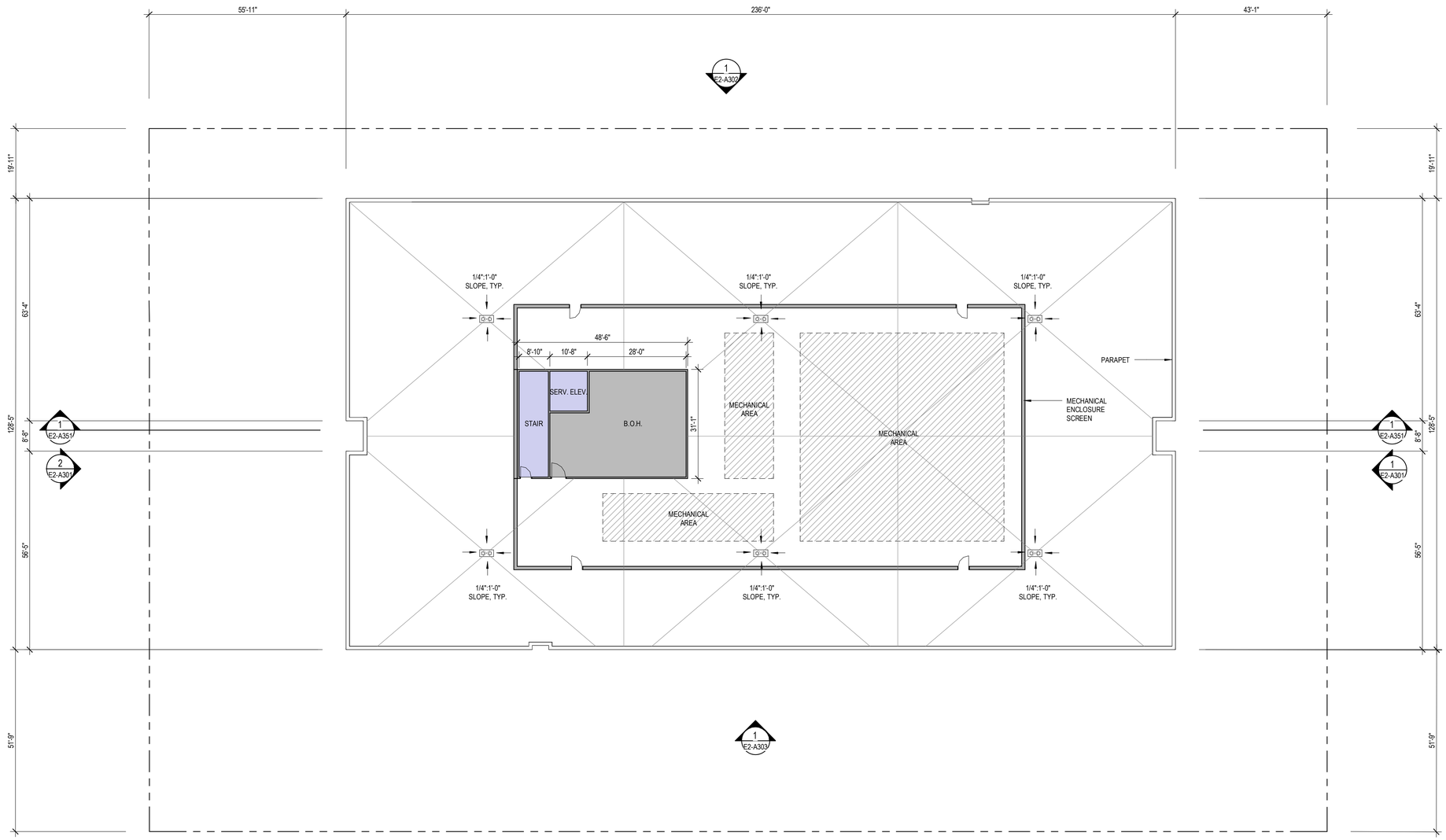
E2 - LEVEL 7 TYP. PLAN

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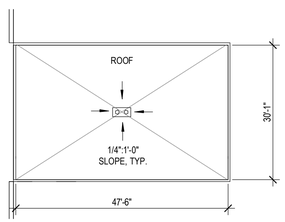
Sheet Number

E2-A105

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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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

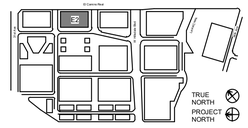
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

E2 - ROOF LEVEL PLAN

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Sheet Number

E2-A106

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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	
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**



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.

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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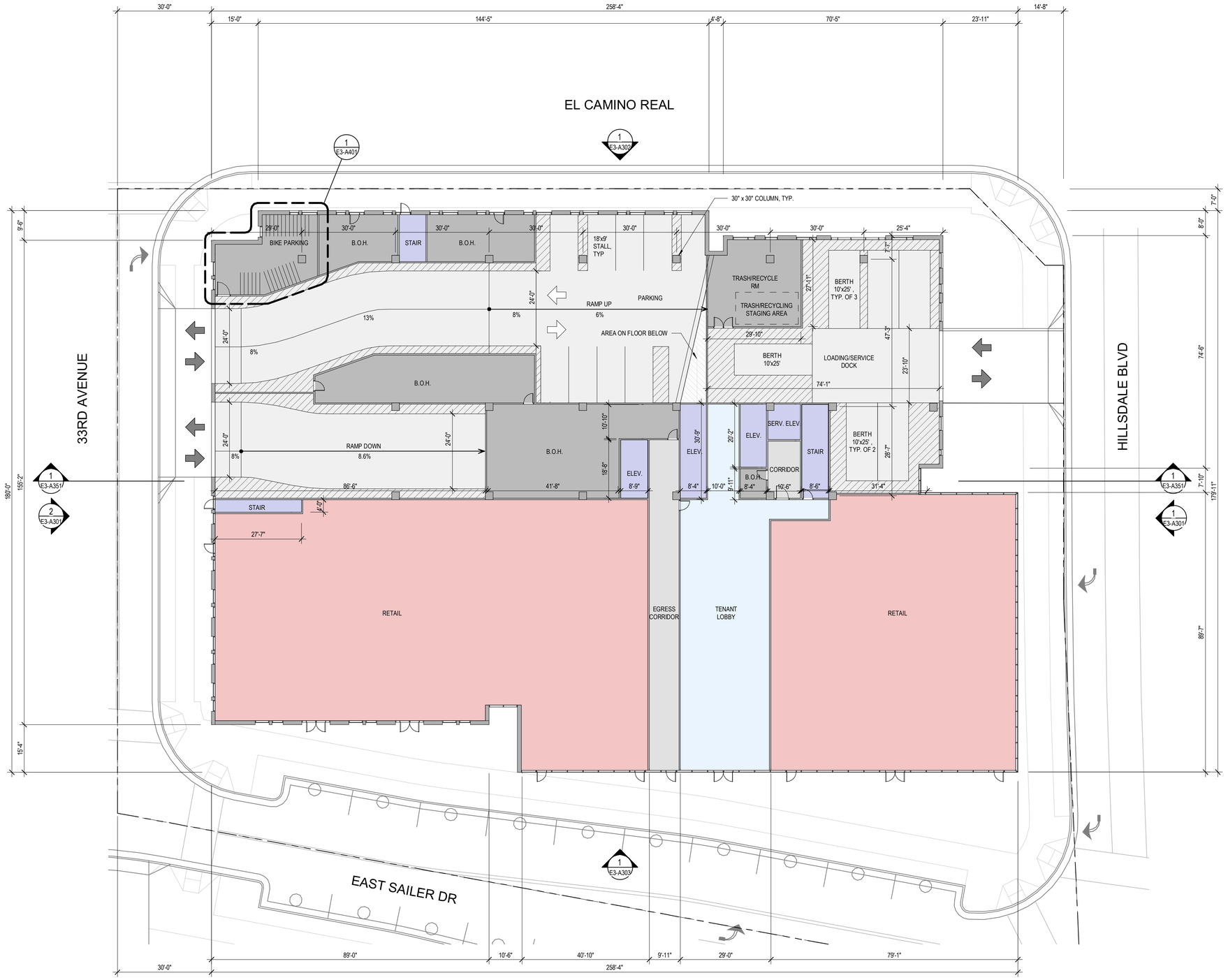
Sheet Title:

E3 - BASEMENT LEVEL 1 PLAN

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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**

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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

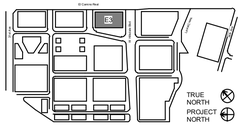
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	APPLICATION CHECKLIST PLANS	10-17-2025

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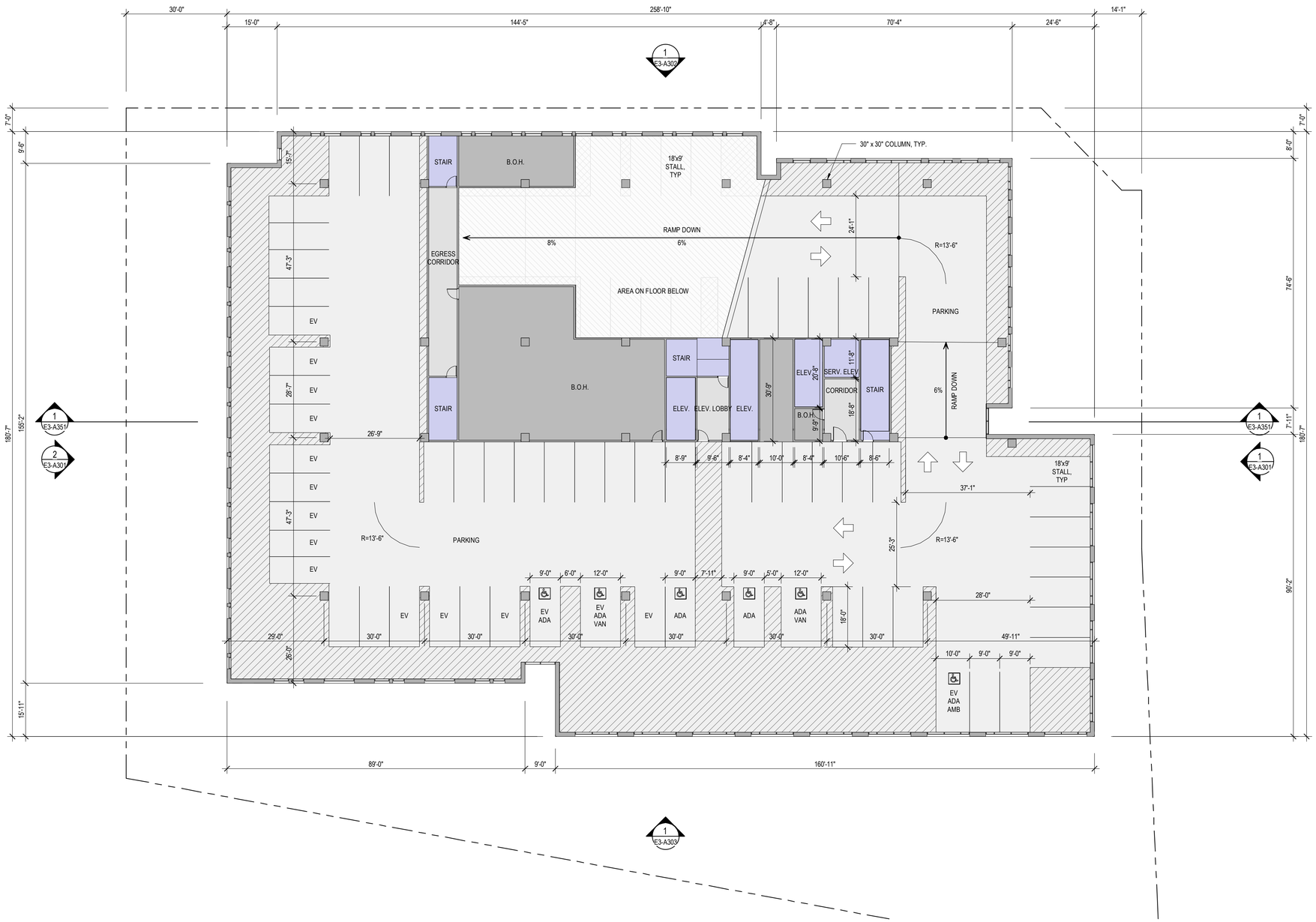
E3 - GROUND LEVEL PLAN

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Sheet Number

E3-A101

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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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

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**

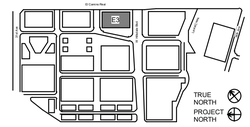
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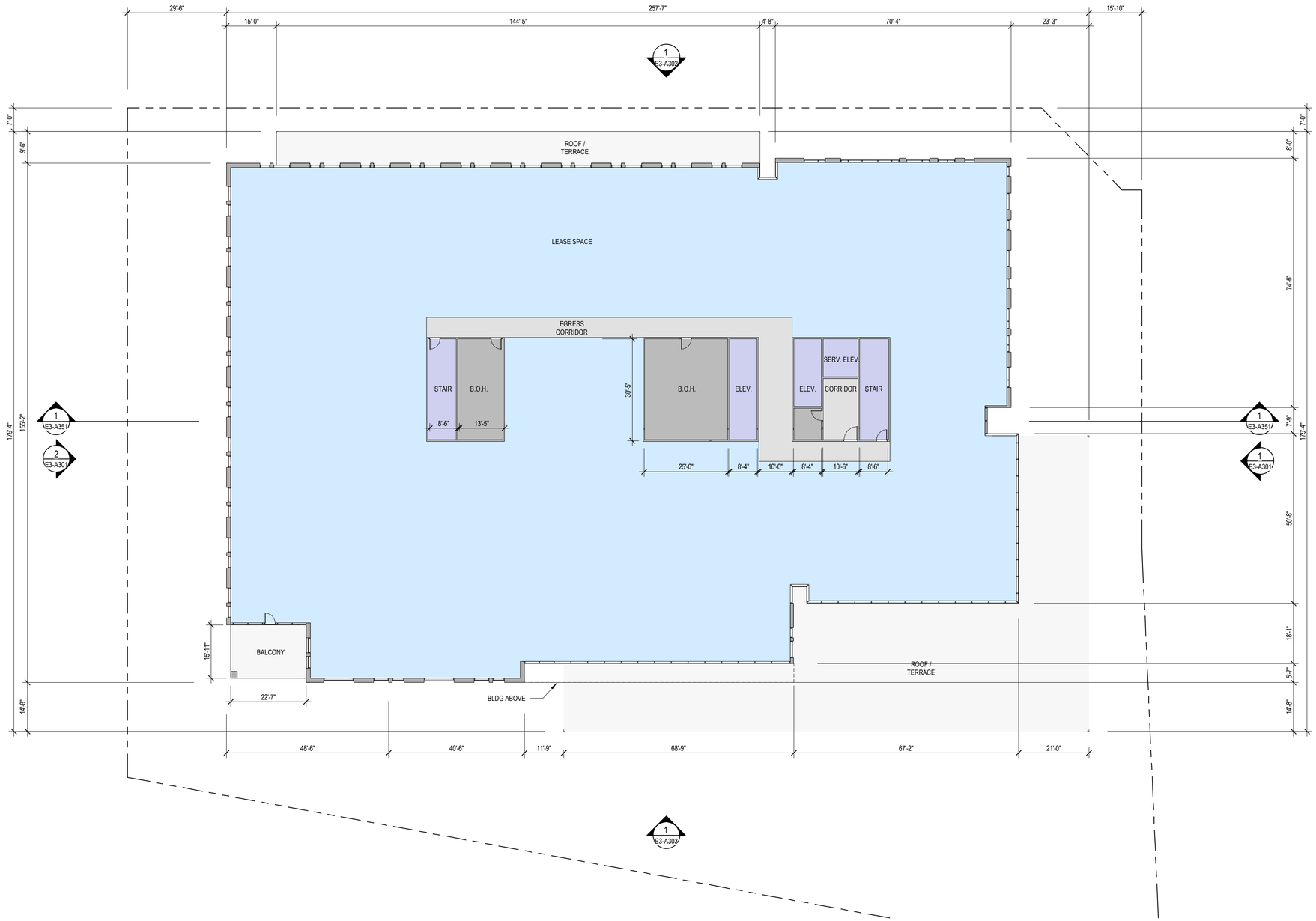
E3 - LEVEL 2 PLAN

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Sheet Number

E3-A102

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1 E3 - LEVEL 3 PLAN (L4, L5 SIMILAR)
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

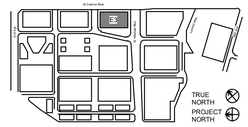
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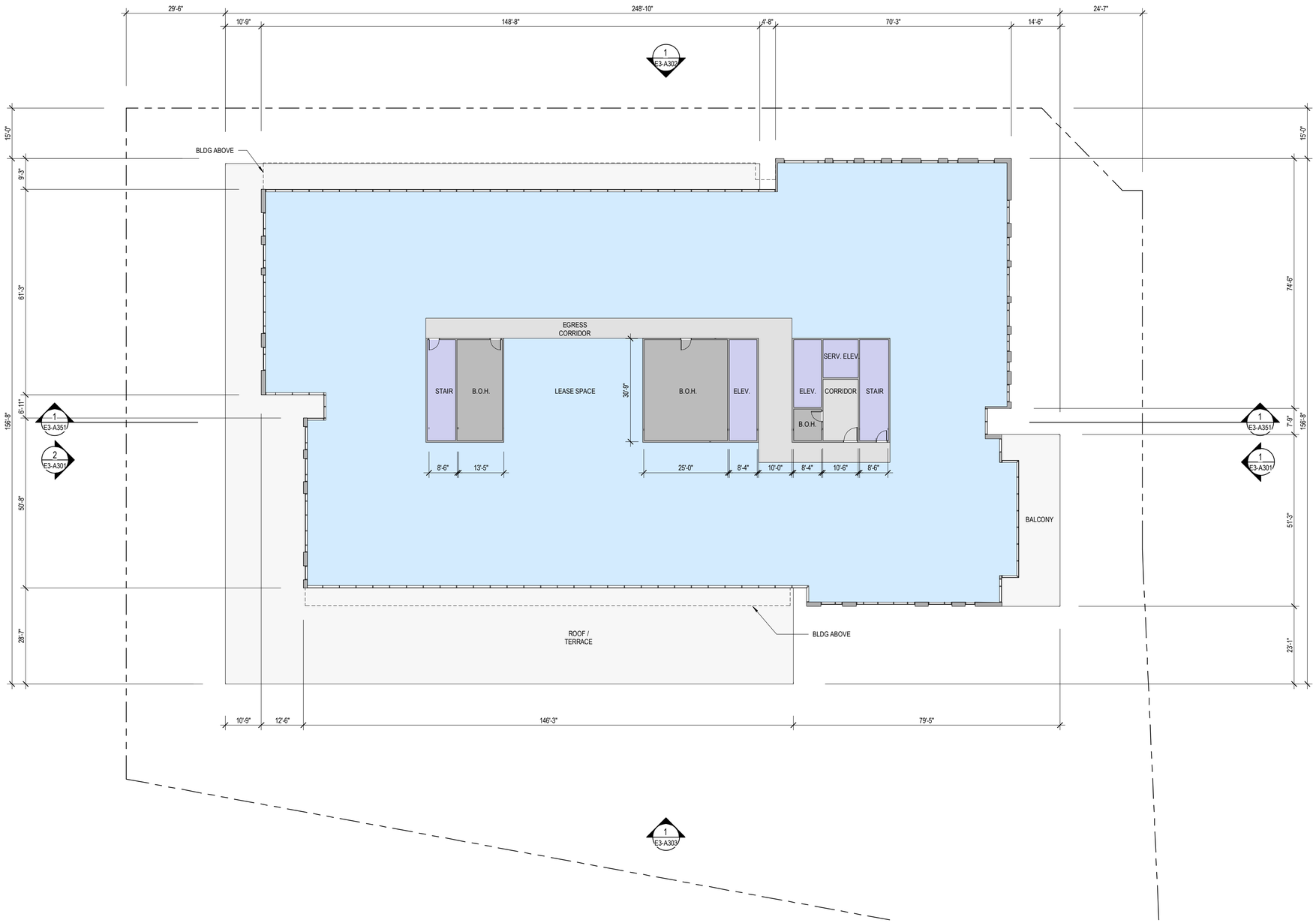
E3 - LEVEL 3-5 PLAN

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Sheet Number

E3-A103

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1 E3 - LEVEL 6 PLAN
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

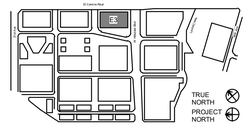
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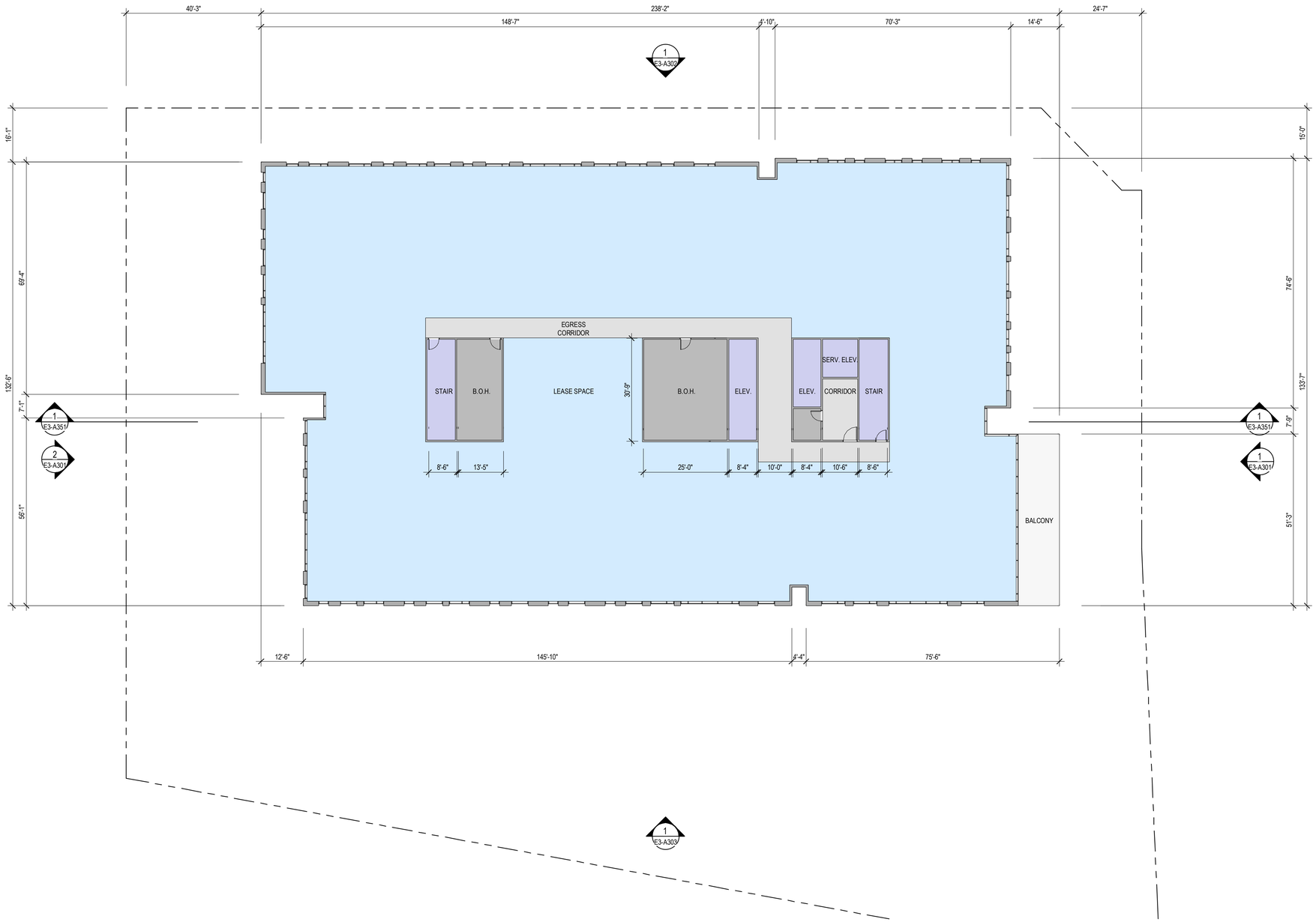
E3 - LEVEL 6 PLAN

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Sheet Number

E3-A104

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1 E3 - LEVEL 7 PLAN (L8 SIMILAR)
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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

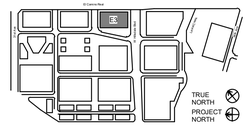
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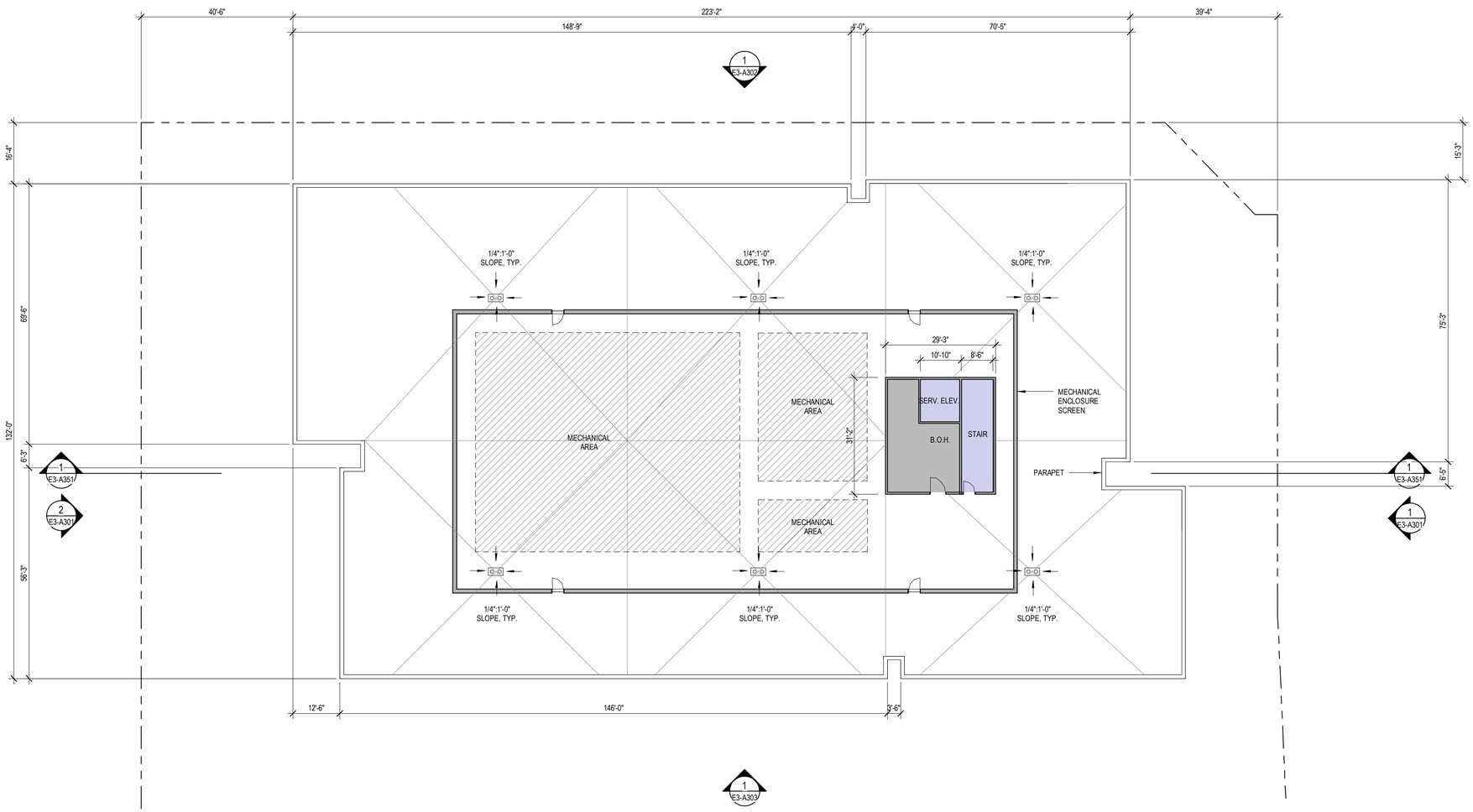
E3 - LEVEL 7-8 PLAN

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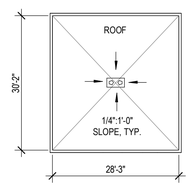
Sheet Number

E3-A105

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2025-10-16 4:55:12 PM



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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

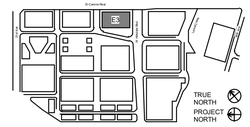
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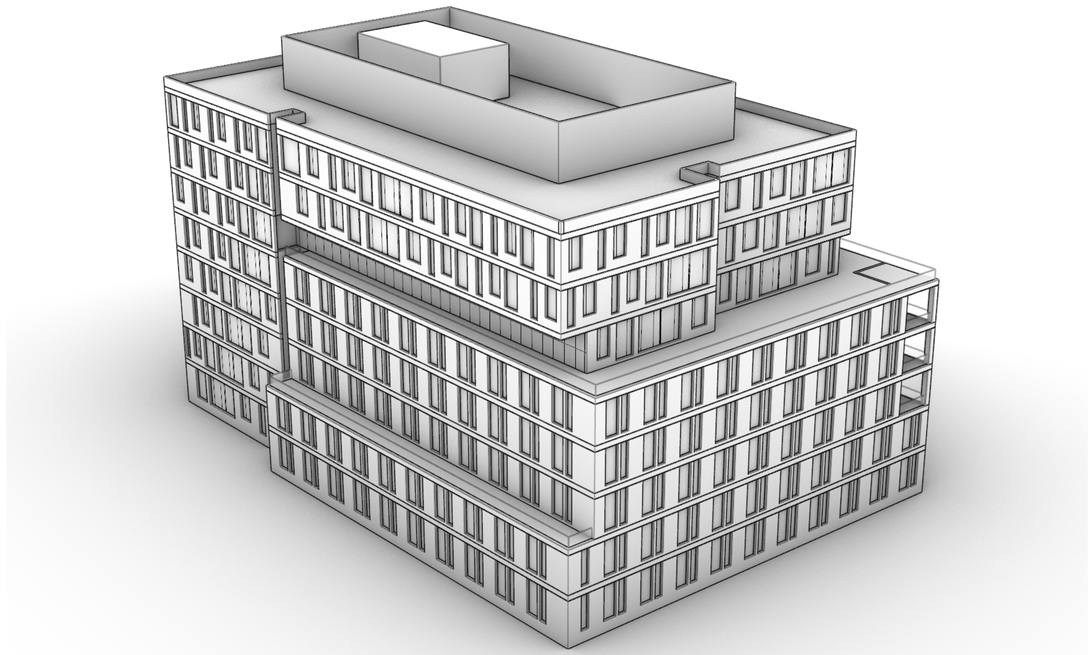
E3 - ROOF LEVEL PLAN

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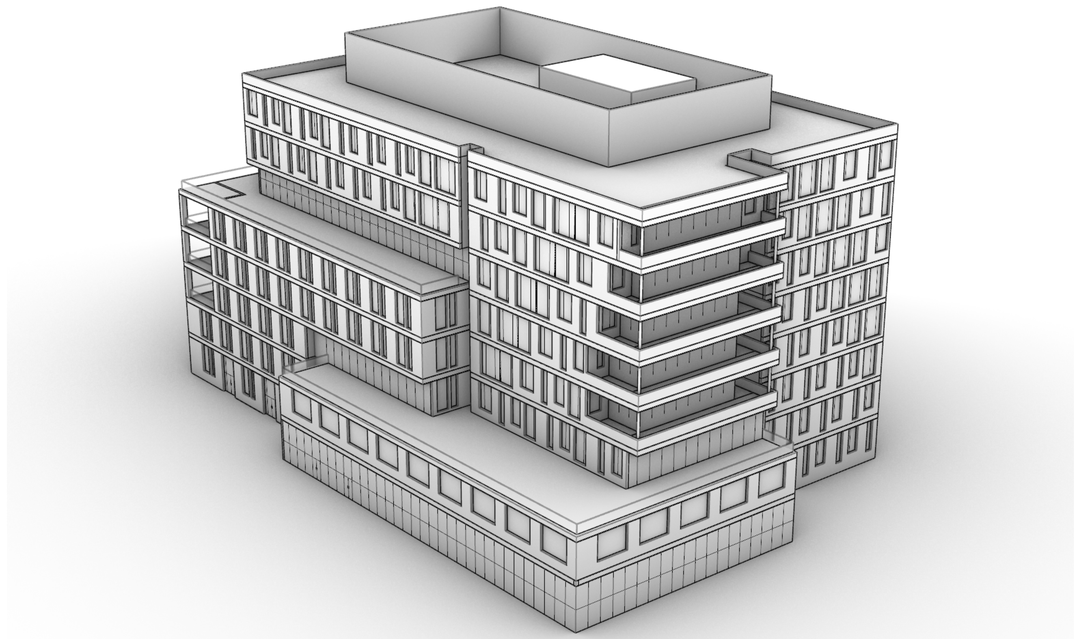
Sheet Number

E3-A106

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2 E3 NORTHEAST PERSPECTIVE
NTS



1 E3 SOUTHWEST PERSPECTIVE
NTS

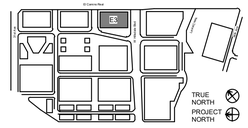
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Sheet Title:

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR	5 **METAL**: LIGHT COLOR	9 **BRICK**: LIGHT COLOR	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHT COLOR	25 **PLASTER**: WARM COLOR	29 **PERFORATED METAL**: WARM COLOR
2 **METAL**: WARM COLOR	6 **METAL**: COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL**: NATURAL COLOR	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER**: COOL COLOR	30 **FIBER CEMENT SIDING**: DARK COLOR
3 **METAL**: PATINA COLOR	7 **BRICK**: DARK COLOR	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE**: COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHT COLOR	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
4 **METAL**: LIGHT COLOR	8 **BRICK**: WARM COLOR	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER**: COOL COLOR	28 **VINYL:** DARK COLOR	

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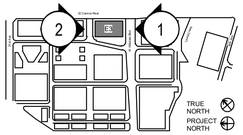
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Project No: 23.04025.00

Sheet Title:

E3 - ELEVATIONS

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Sheet Number

E3-A301



1 E3 - EAST (EL CAMINO REAL) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR
2 **METAL**: WARM COLOR
3 **METAL**: PATINA COLOR
4 **METAL**: LIGHT COLOR
5 **METAL**: LIGHT COLOR
6 **METAL**: COOL COLOR
7 **BRICK**: DARK COLOR
8 **BRICK**: WARM COLOR
9 **BRICK**: LIGHT COLOR
10 **TERRACOTTA:** DARK COLOR
11 **TERRACOTTA:** WARM COLOR
12 **TERRACOTTA:** LIGHT COLOR
13 **TERRACOTTA:** TEXTURED, LIGHT COLOR
14 **TERRACOTTA:** COOL COLOR
15 **CONCRETE**: COOL COLOR
16 **PRECAST CONCRETE:** COLOR VARIES
17 **FIBER CEMENT PANEL:** COOL COLOR
18 **WOOD LOOK MATERIAL**: NATURAL COLOR
19 **WOOD LOOK MATERIAL:** LIGHT COLOR
20 **PHENOLIC MATERIAL:** DARK COLOR
21 **FIBER CEMENT SIDING:** LIGHT COLOR
22 **GLASS:** CLEAR GLASS COLOR
23 **FRITTED GLASS:** COLOR VARIES
24 **PLASTER**: COOL COLOR
25 **PLASTER**: WARM COLOR
26 **PLASTER**: COOL COLOR
27 **VINYL:** LIGHT COLOR
28 **VINYL:** DARK COLOR
29 **PERFORATED METAL**: WARM COLOR
30 **FIBER CEMENT SIDING**: DARK COLOR

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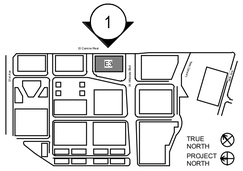
HSC Property Owner LLC

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Key Plan



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

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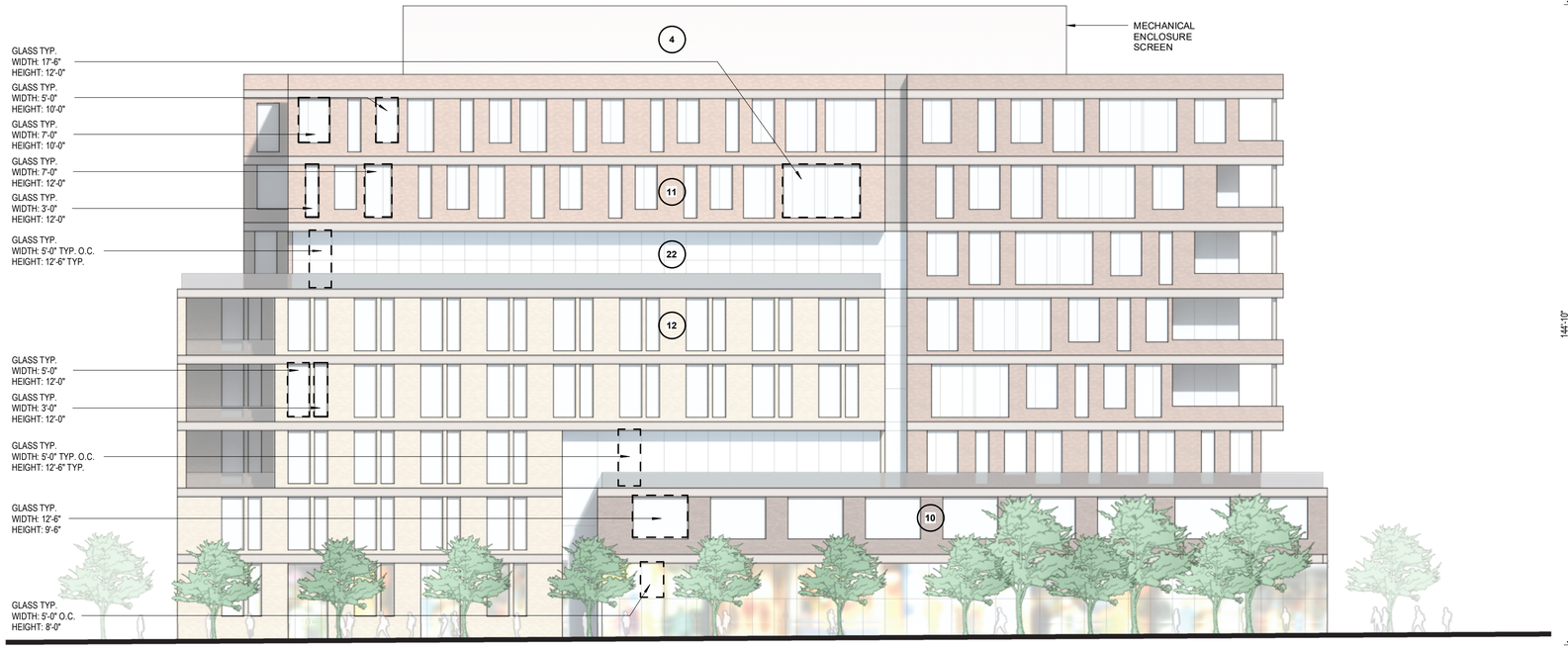
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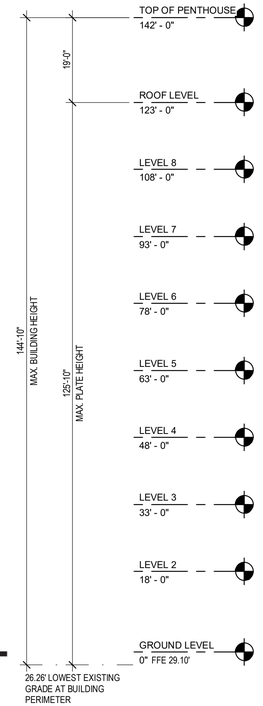
E3 - ELEVATIONS

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1. **METAL**: DARK COLOR
2. **METAL**: WARM COLOR
3. **METAL**: PATINA COLOR
4. **METAL**: LIGHT COLOR
5. **METAL**: LIGHT COLOR
6. **METAL**: COOL COLOR
7. **BRICK**: DARK COLOR
8. **BRICK**: WARM COLOR
9. **BRICK**: LIGHT COLOR
10. **TERRACOTTA:** DARK COLOR
11. **TERRACOTTA:** WARM COLOR
12. **TERRACOTTA:** LIGHT COLOR
13. **TERRACOTTA:** TEXTURED, LIGHT COLOR
14. **TERRACOTTA:** COOL COLOR
15. **CONCRETE**: COOL COLOR
16. **PRECAST CONCRETE:** COLOR VARIES
17. **FIBER CEMENT PANEL:** COOL COLOR
18. **WOOD LOOK MATERIAL**: NATURAL COLOR
19. **WOOD LOOK MATERIAL:** LIGHT COLOR
20. **PHENOLIC MATERIAL:** DARK COLOR
21. **FIBER CEMENT SIDING:** LIGHT COLOR
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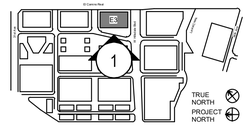
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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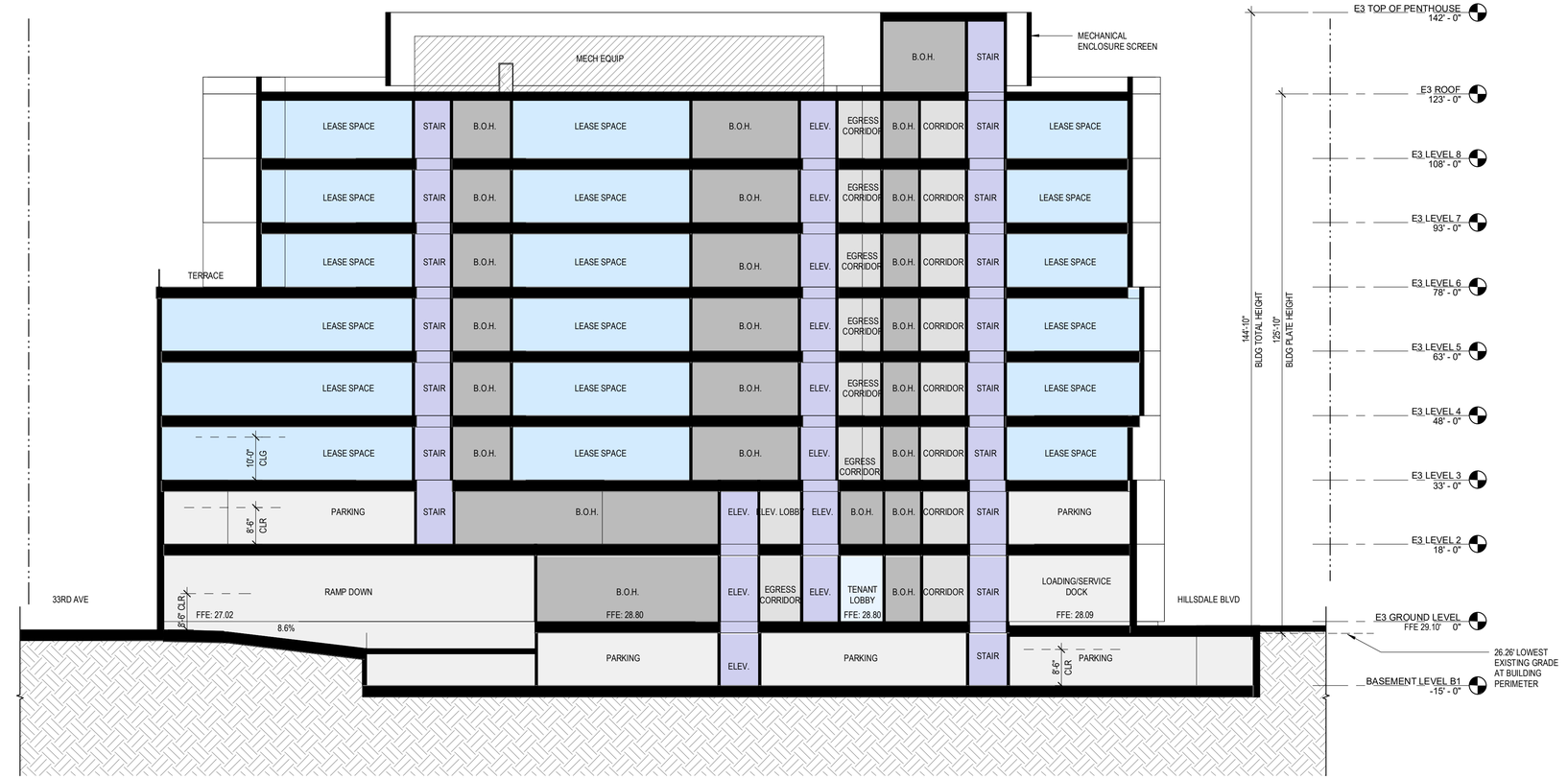
Sheet Title:

E3 - ELEVATIONS

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

Sheet Number

E3-A303



1 E3 - BUILDING SECTION
1/16" = 1'-0"

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

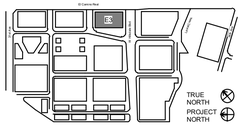
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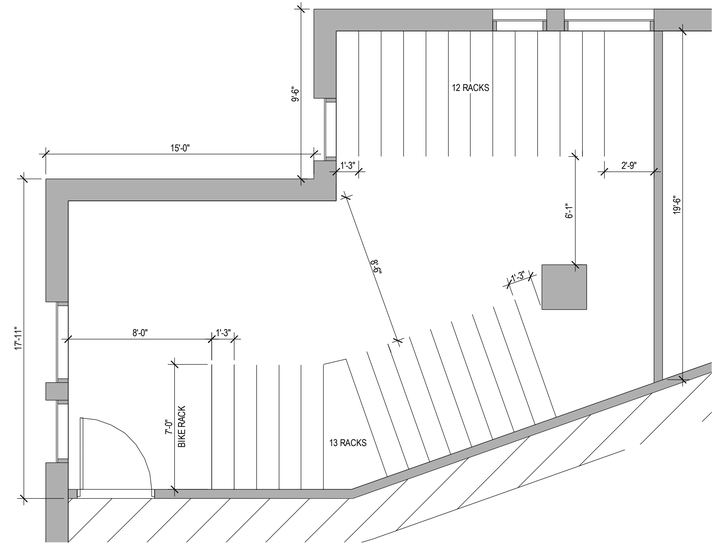
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Sheet Number

E3-A351

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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"

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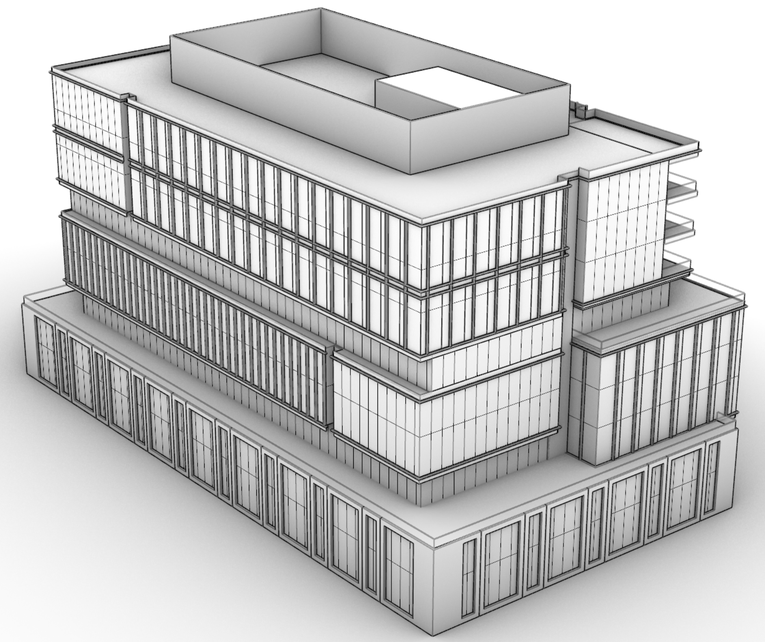
E3 - ENLARGED PLANS

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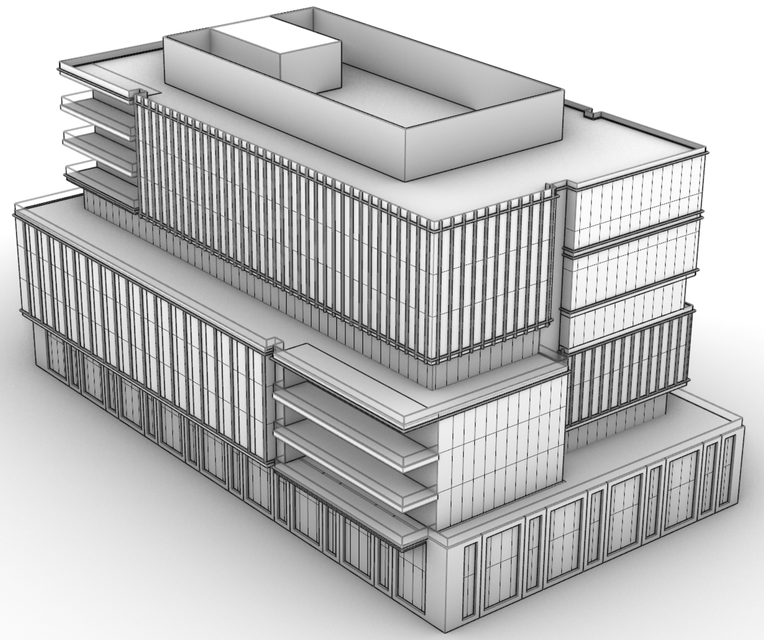
Sheet Number

E3-A401

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2 E2 NORTHEAST PERSPECTIVE
NTS



1 E2 SOUTHWEST PERSPECTIVE
NTS

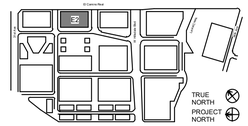
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

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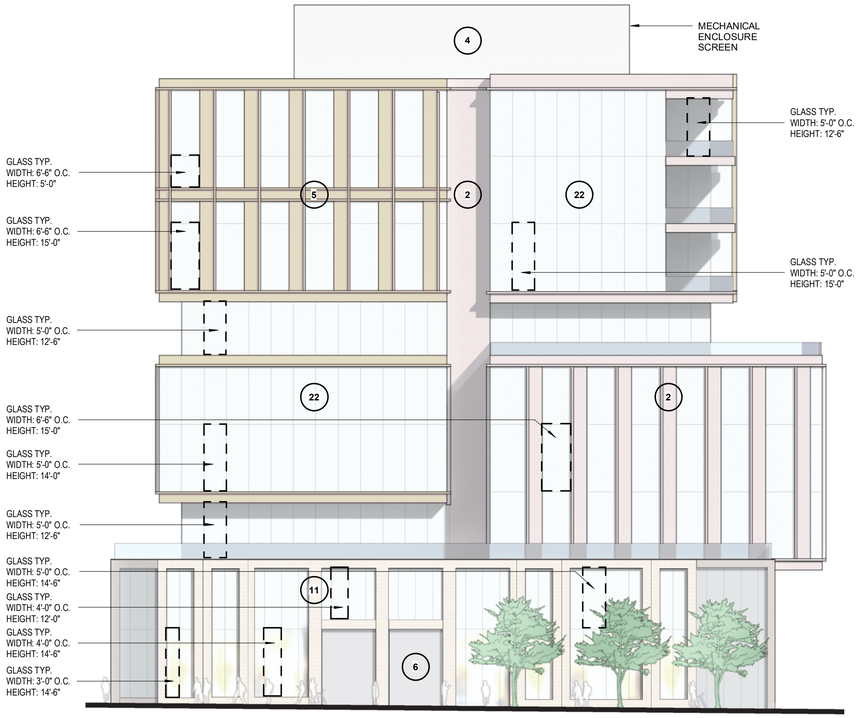
E2 - PERSPECTIVE VIEWS

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Sheet Number

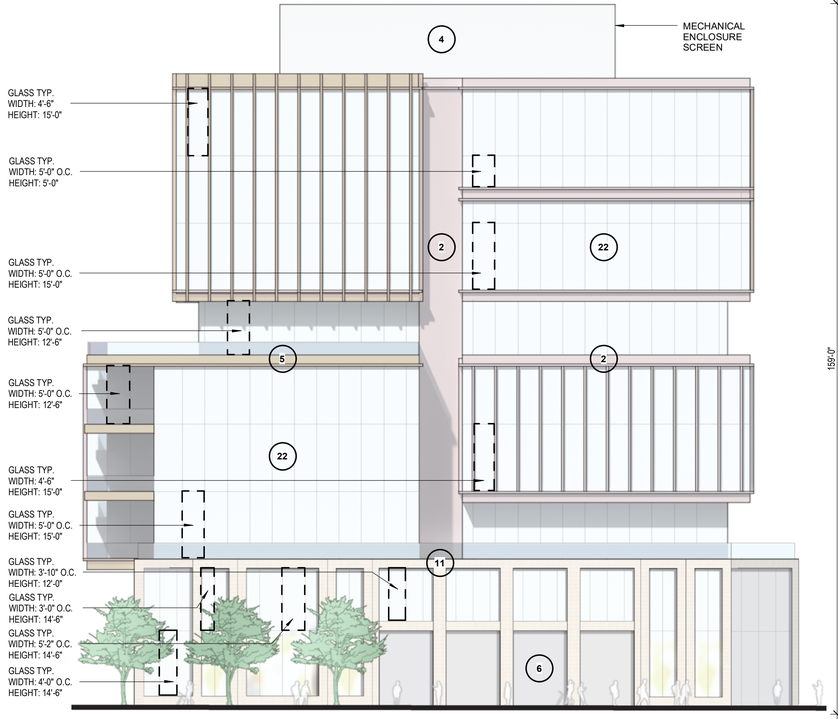
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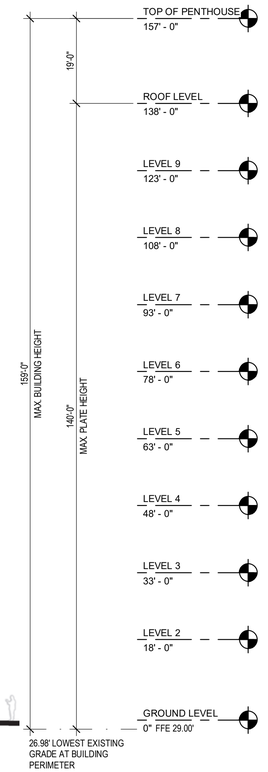
2 E2 - NORTH (32ND AVE.) ELEVATION

1/16" = 1'-0"



1 E2 - SOUTH (33RD AVE.) ELEVATION

1/16" = 1'-0"



EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR
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3 **METAL**: PATINA COLOR
4 **METAL**: LIGHT COLOR
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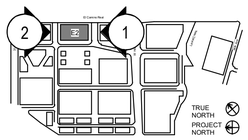
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Key Plan



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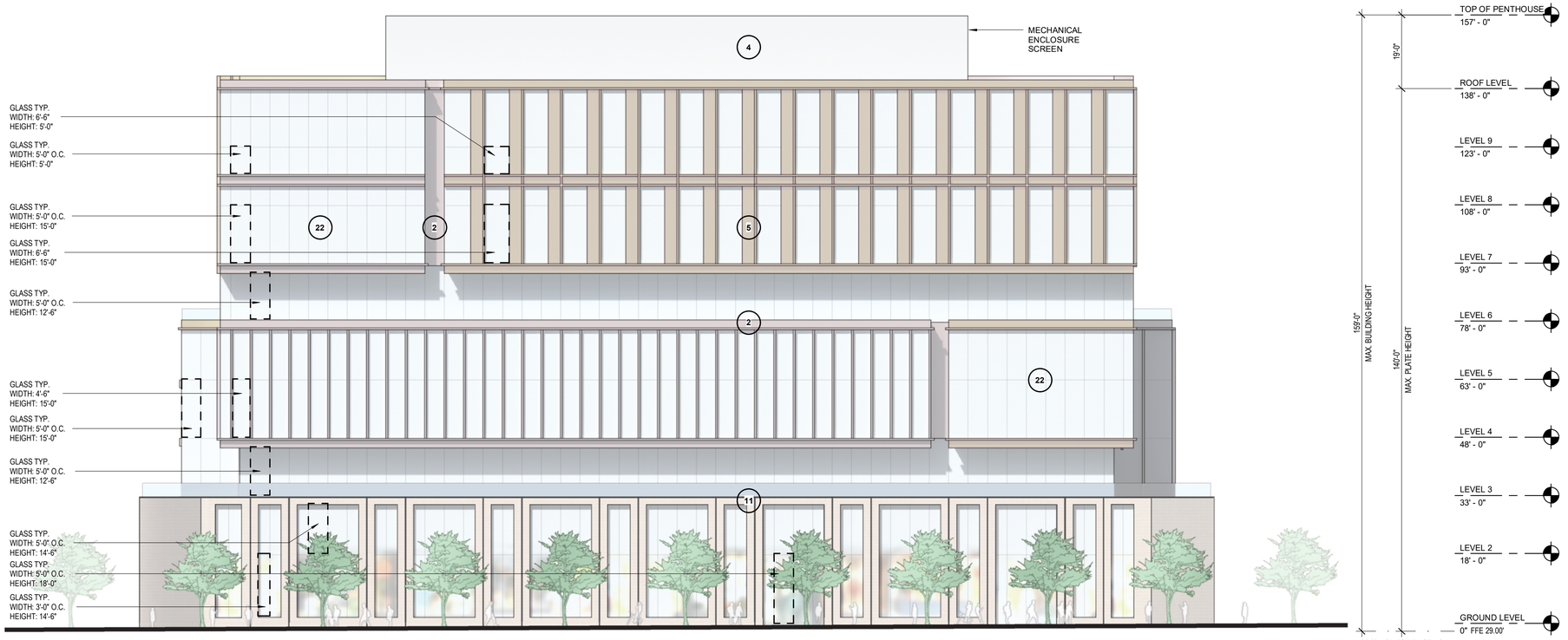
Sheet Title:

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR
2 **METAL**: WARM COLOR
3 **METAL**: PATINA COLOR
4 **METAL**: LIGHT COLOR
5 **METAL**: LIGHT COLOR
6 **METAL**: COOL COLOR
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30 **FIBER CEMENT SIDING**: DARK COLOR

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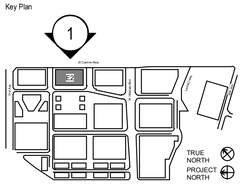
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Key Plan



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

Project No: 23.04025.00

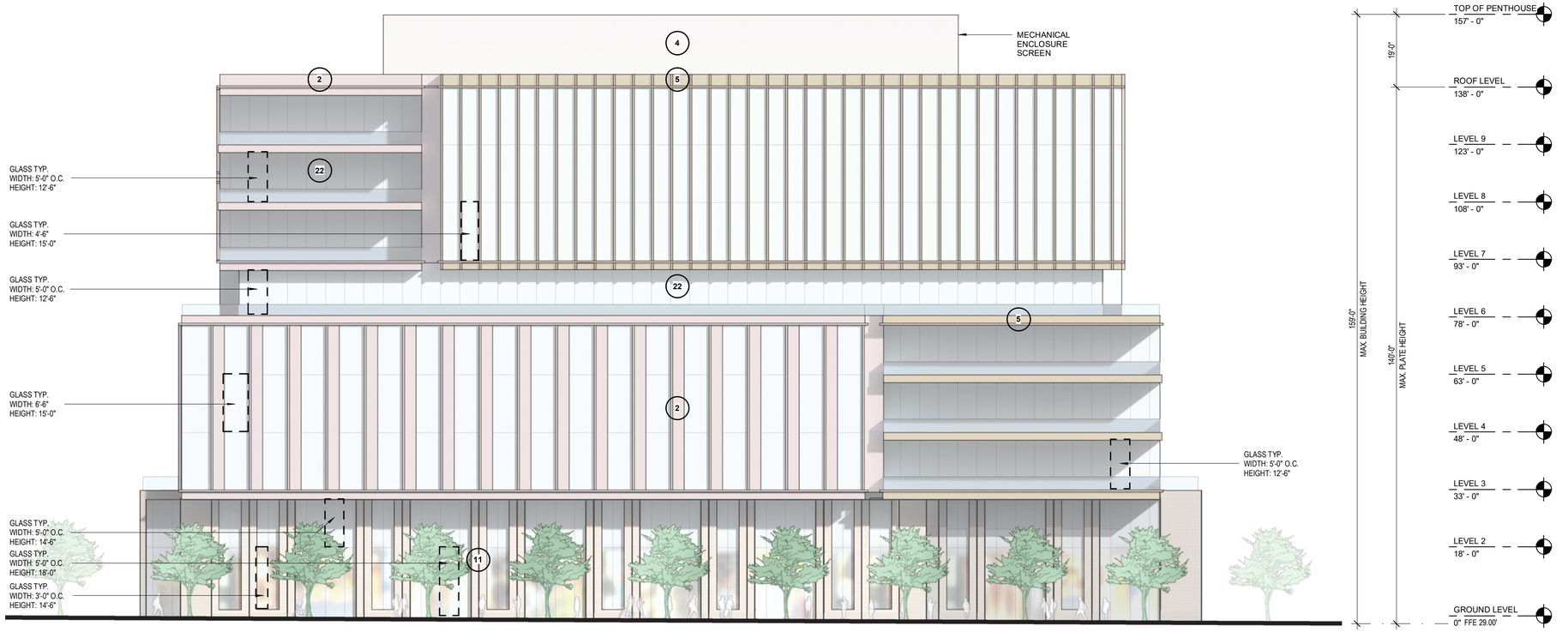
Sheet Title:

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1. **METAL**: DARK COLOR
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3. **METAL**: PATINA COLOR
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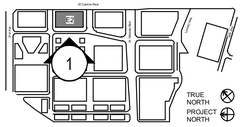
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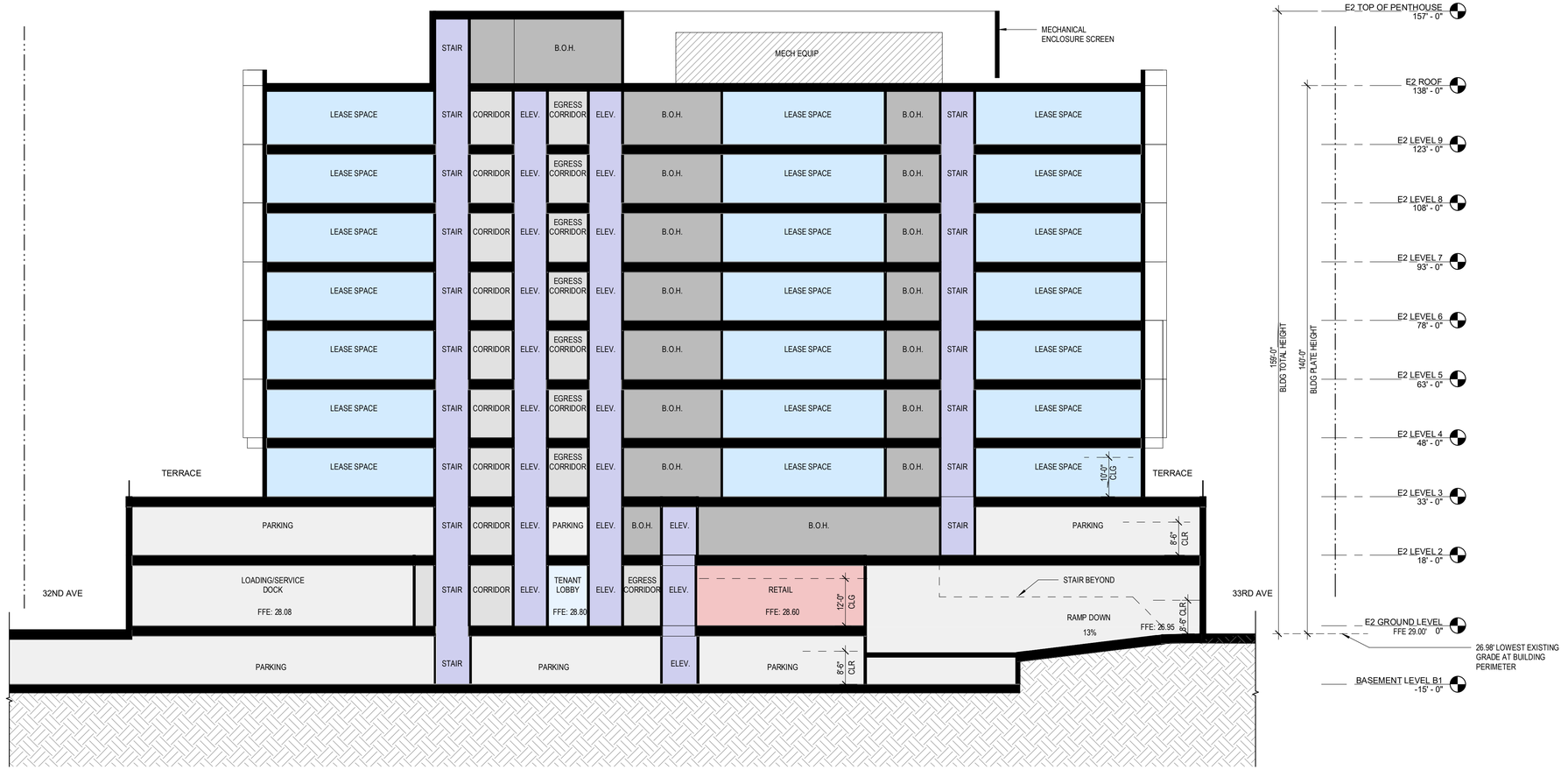
Sheet Title:

E2 - ELEVATIONS

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

Sheet Number

E2-A303



1 E2 - BUILDING SECTION
1/16" = 1'-0"

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

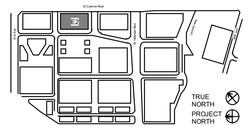
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No.	Description	Date
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Sheet Title:

E2 - BUILDING SECTION

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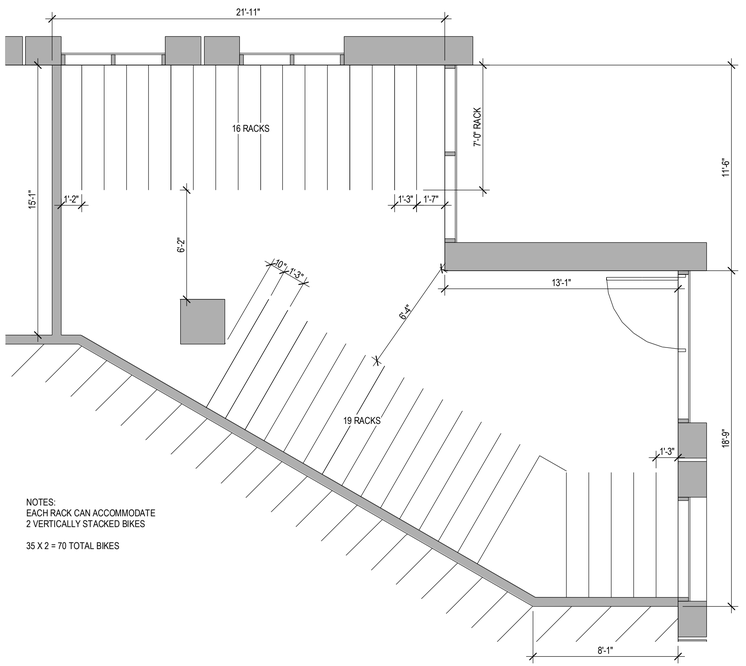
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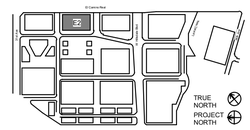
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1 E2 - LONG TERM BIKE PARKING PLAN
1/4" = 1'-0"



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

Project No: 23.04025.00

Sheet Title:

E2 - ENLARGED PLANS

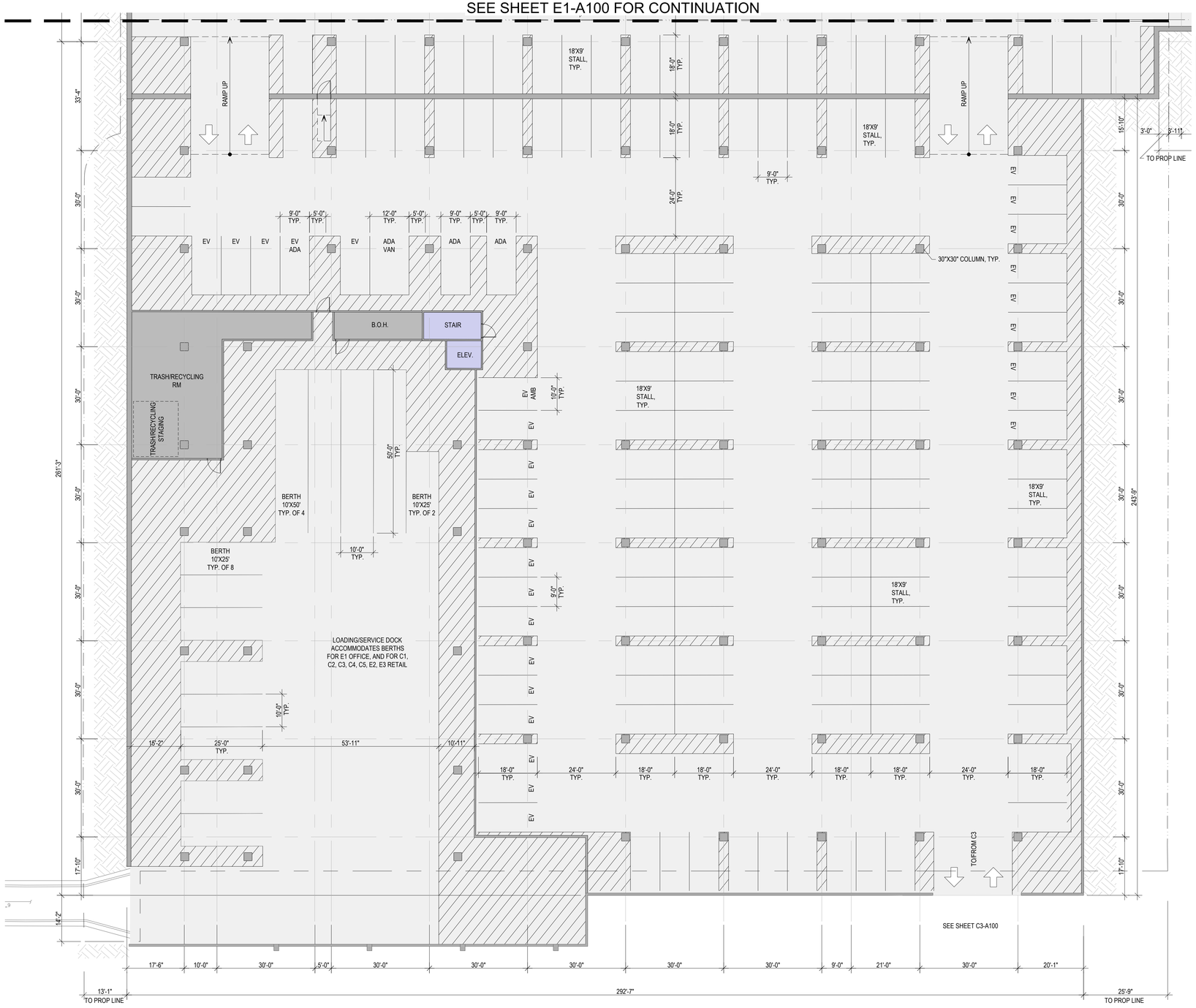
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Sheet Number

E2-A401

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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	
BASEMENT B1	125	2	1	26	1	0	1	0	0	156
TOTAL	125	2	1	26	1	0	1	0	0	156

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.

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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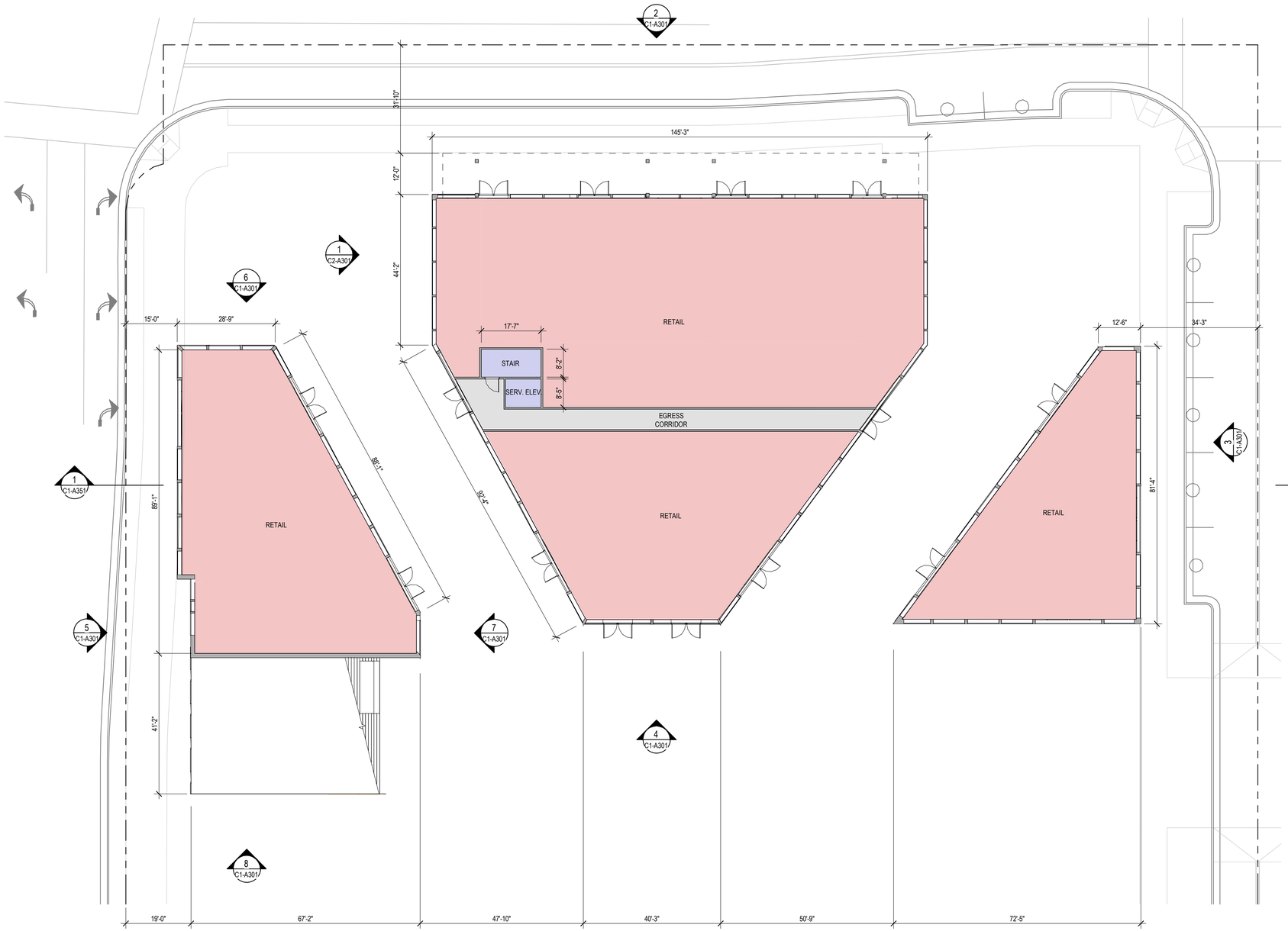
Sheet Title:

C1 - BASEMENT LEVEL 1 PLAN

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

Sheet Number

C1-A100



1 C1 - GROUND 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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

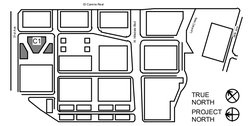
HSC Property Owner LLC

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Key Plan



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

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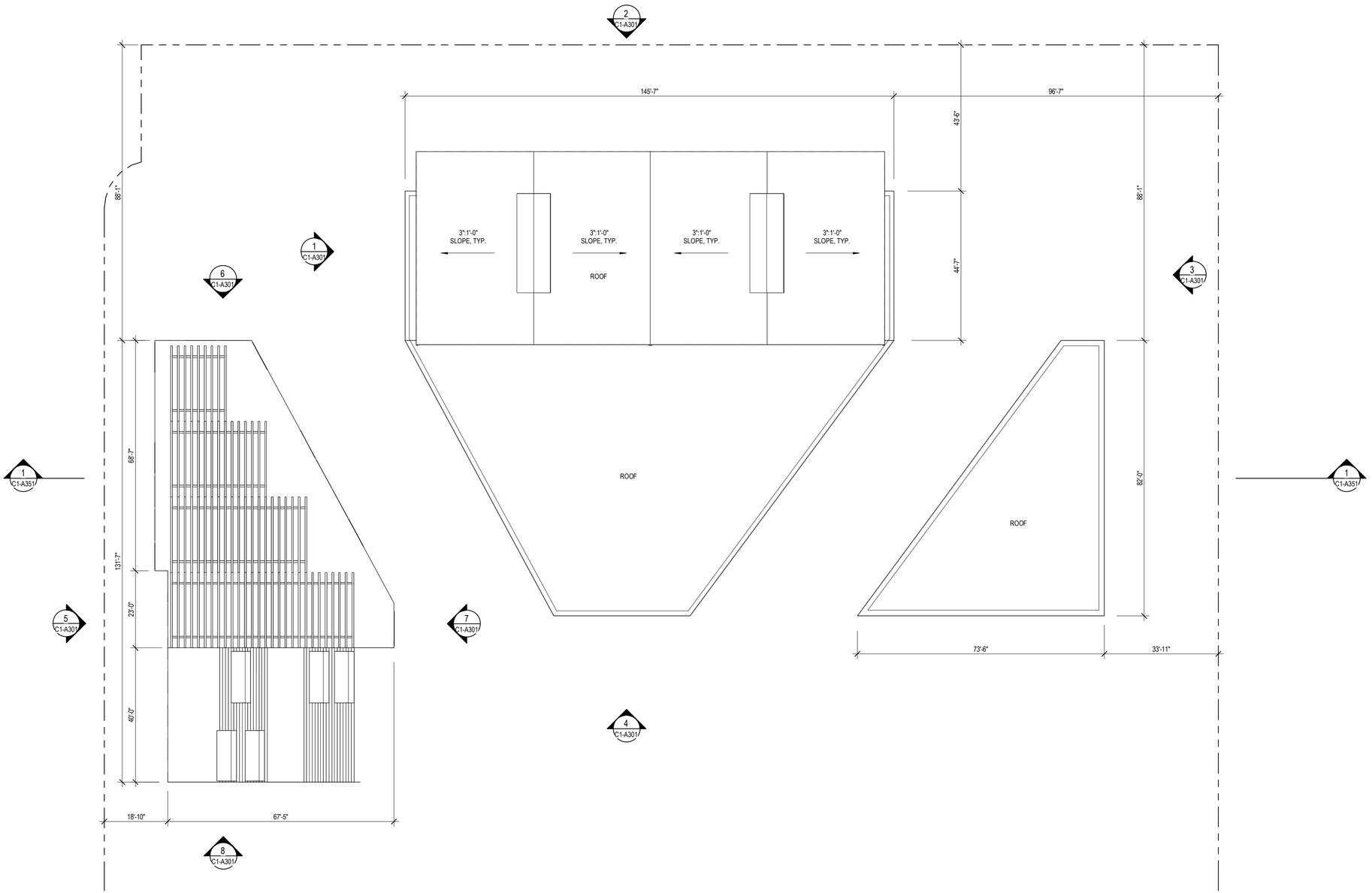
C1 - GROUND LEVEL PLAN

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

Sheet Number

C1-A101

Autodesk Docs://23.04025.00 - Hillsdale MF Peer Review/HILSDALE-HOUR.rvt
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1 C1 - ROOF LEVEL PLAN
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

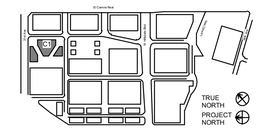
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Key Plan



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

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Sheet Title:

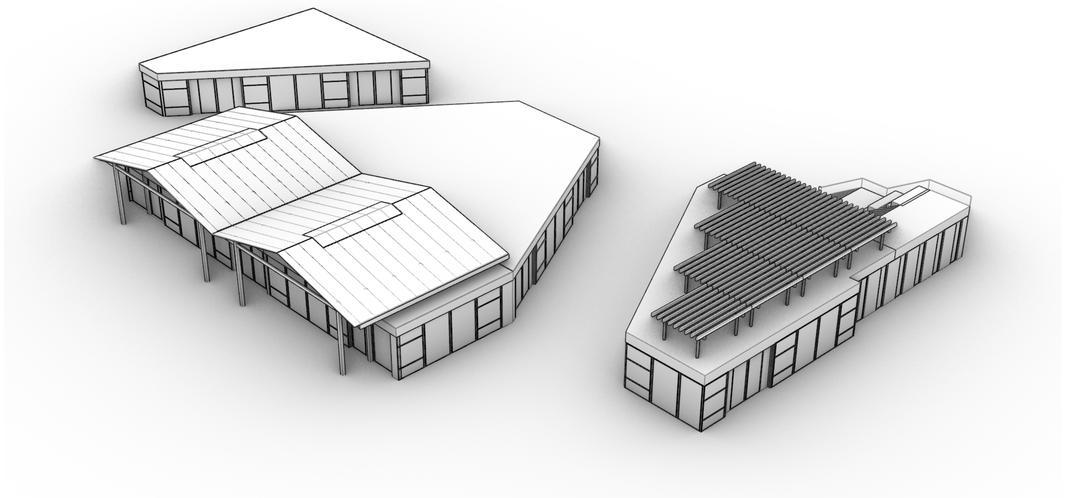
C1 - ROOF LEVEL PLAN

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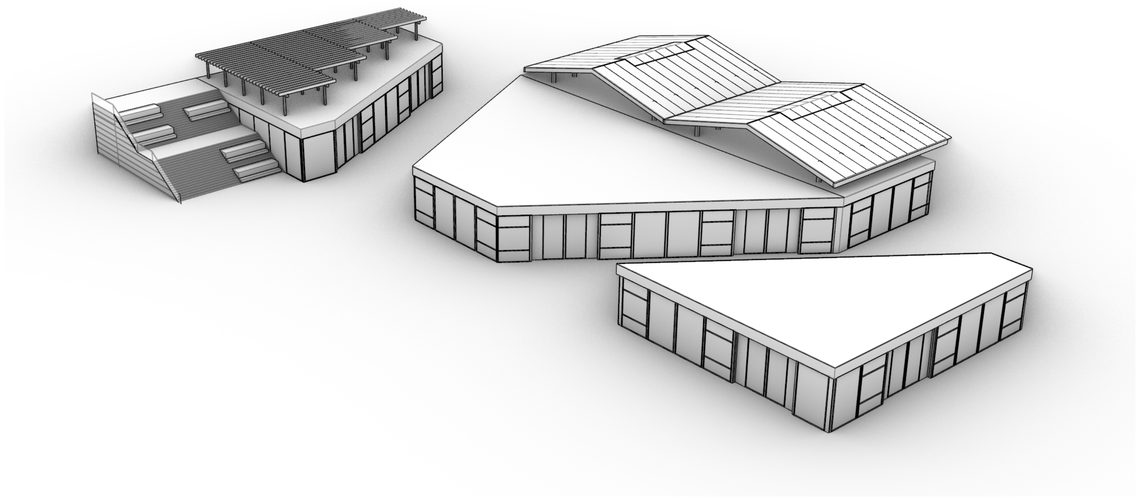
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2 C1 NORTHEAST PERSPECTIVE
NTS



1 C1 SOUTHWEST PERSPECTIVE
NTS

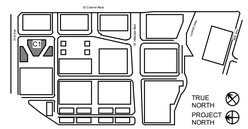
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Key Plan



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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

C1 - PERSPECTIVE VIEWS

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

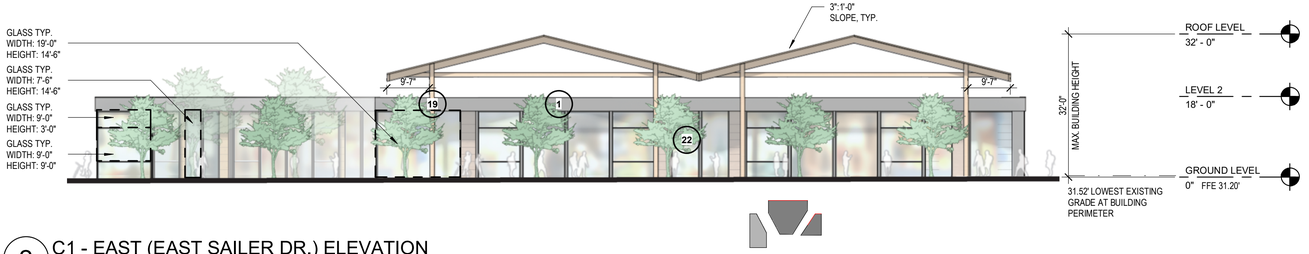
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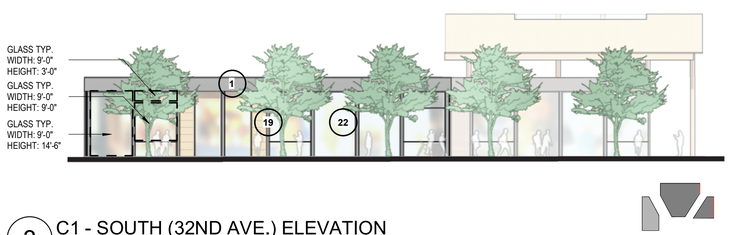
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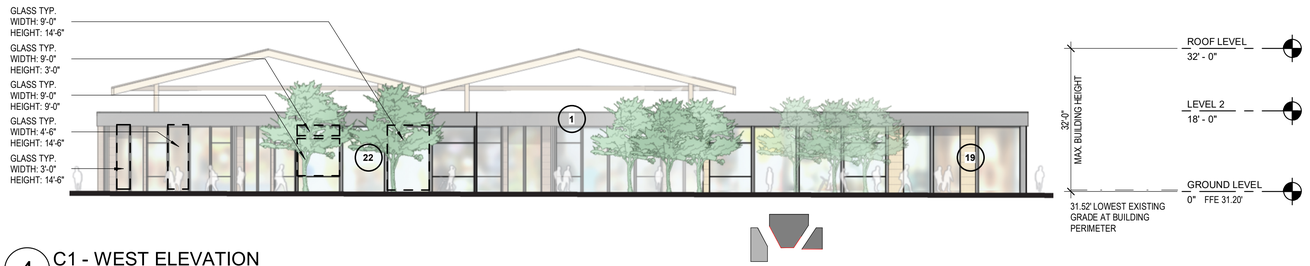
1 C1 - NORTH (31ST AVE.) ELEVATION
1/16" = 1'-0"



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"



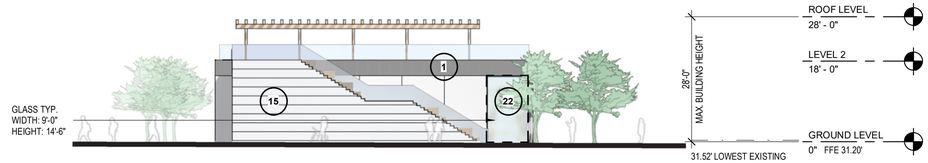
5 C1 CONNECTOR - NORTH (31ST AVE.) ELEVATION
1/16" = 1'-0"



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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR	5 **METAL**: LIGHT COLOR	9 **BRICK**: LIGHT COLOR	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHT COLOR	25 **PLASTER**: WARM COLOR	29 **PERFORATED METAL**: WARM COLOR
2 **METAL**: WARM COLOR	6 **METAL**: COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL**: NATURAL COLOR	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER**: COOL COLOR	30 **FIBER CEMENT SIDING**: DARK COLOR
3 **METAL**: PATINA COLOR	7 **BRICK**: DARK COLOR	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE**: COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHT COLOR	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
4 **METAL**: LIGHT COLOR	8 **BRICK**: WARM COLOR	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER**: COOL COLOR	28 **VINYL:** DARK COLOR	

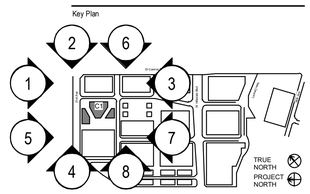
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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

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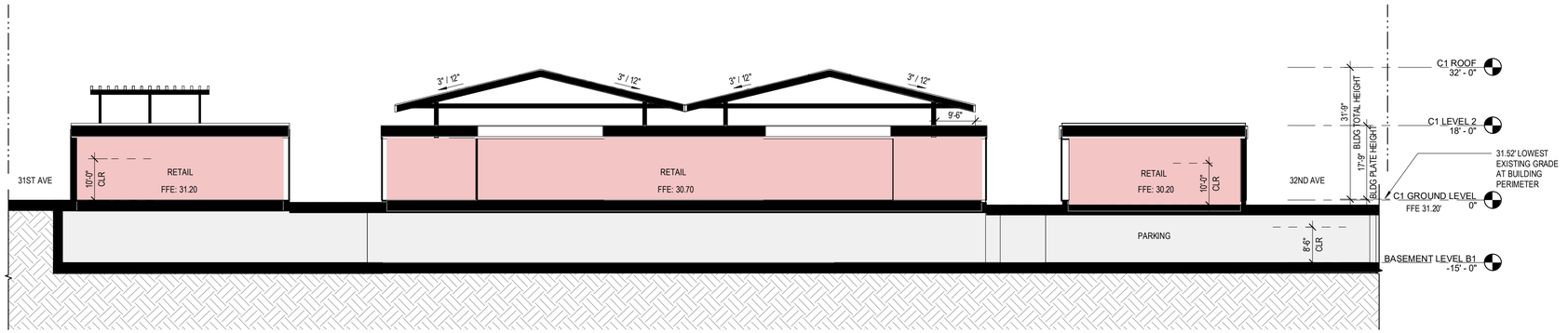
C1 - ELEVATIONS

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

Sheet Number

C1-A301

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-ADM.rvt
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1 C1 - BUILDING SECTION
1/16" = 1'-0"

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

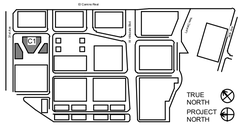
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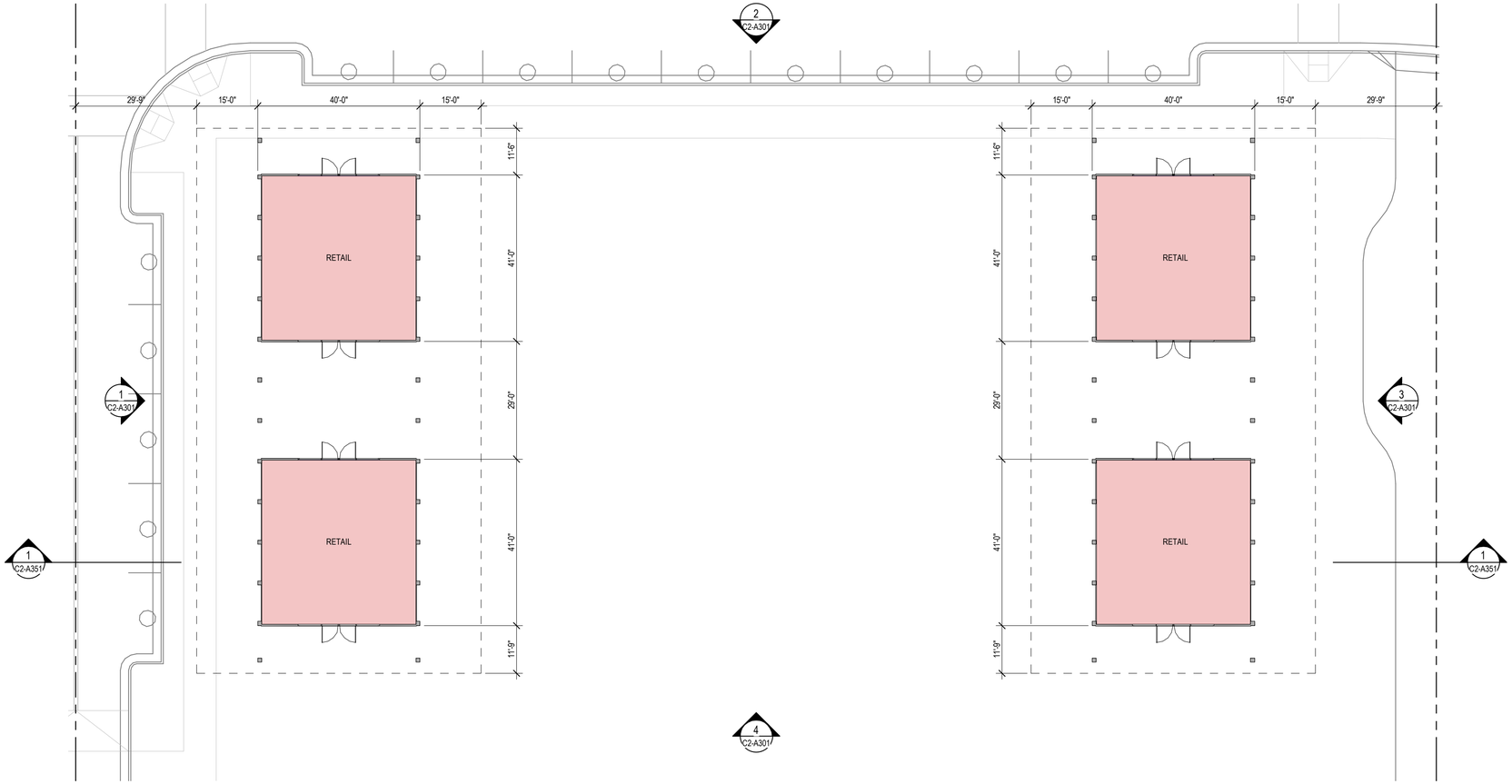
C1 - BUILDING SECTION

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Sheet Number

C1-A351

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1 C2 - GROUND LEVEL PLAN
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

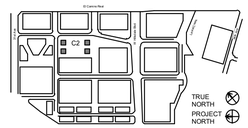
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Key Plan



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

Project No: 23.04025.00

Sheet Title:

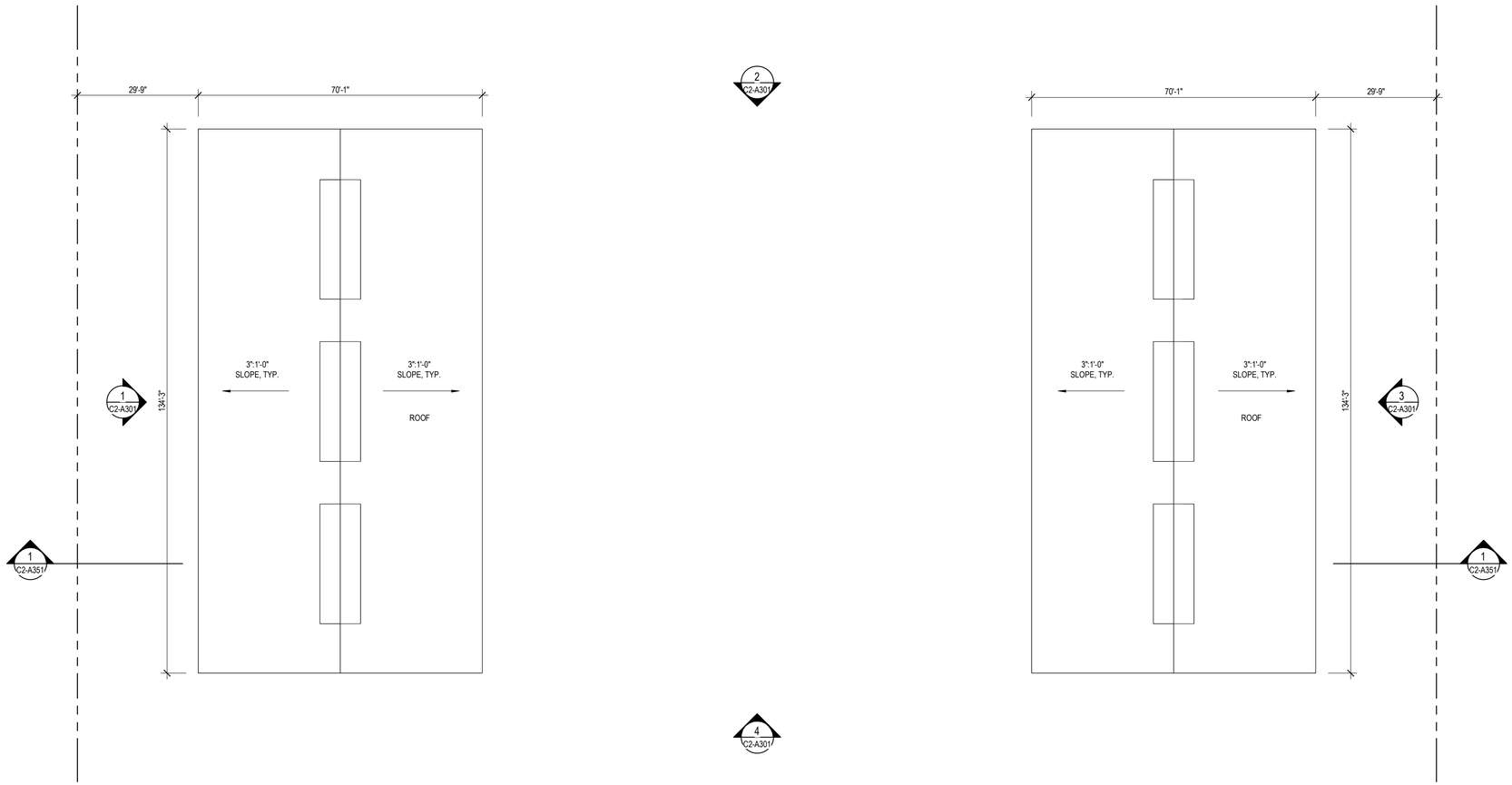
C2 - GROUND LEVEL PLAN

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"

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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

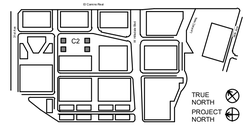
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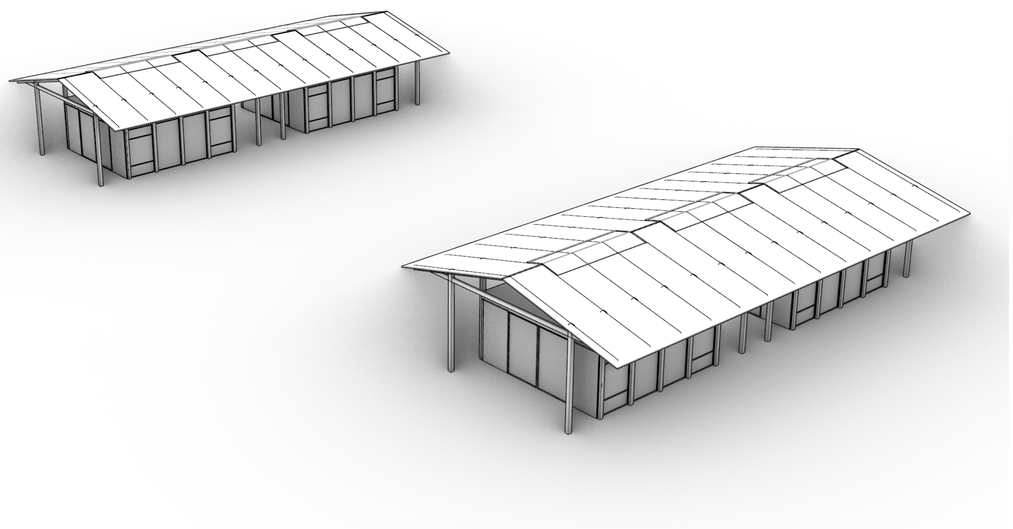
C2 - ROOF LEVEL PLAN

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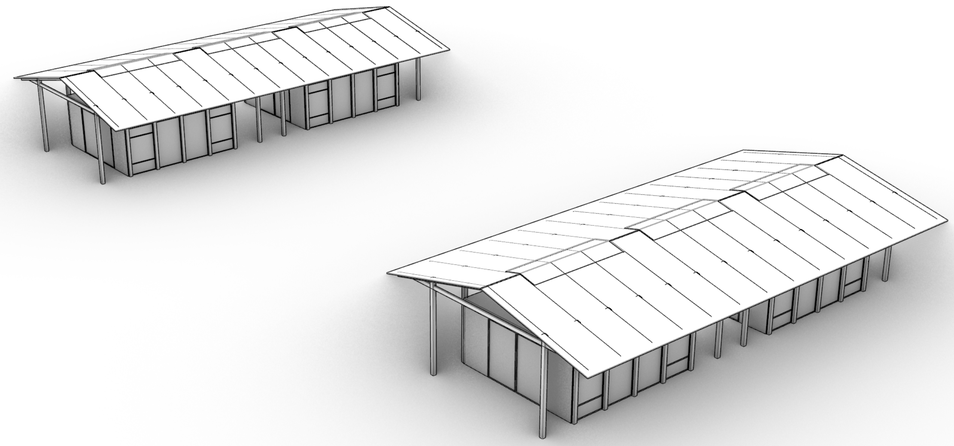
Sheet Number

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2 C2 NORTHEAST PERSPECTIVE
NTS



1 C2 SOUTHWEST PERSPECTIVE
NTS

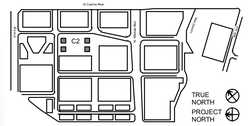
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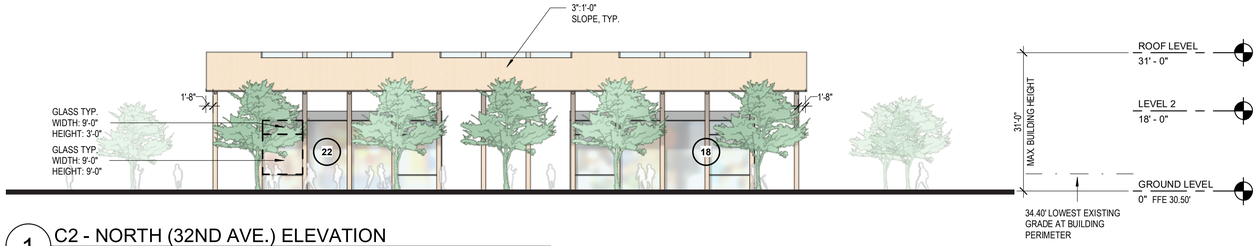
C2 - PERSPECTIVE VIEWS

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

Sheet Number

C2-A300

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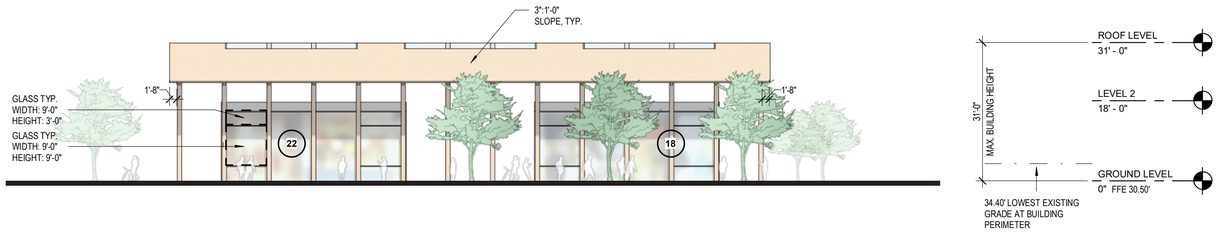
1 C2 - NORTH (32ND AVE.) ELEVATION

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

1 **METAL**: DARK COLOR	5 **METAL**: LIGHT COLOR	9 **BRICK**: LIGHT COLOR	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHT COLOR	25 **PLASTER**: WARM COLOR	29 **PERFORATED METAL**: WARM COLOR
2 **METAL**: WARM COLOR	6 **METAL**: COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL**: NATURAL COLOR	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER**: COOL COLOR	30 **FIBER CEMENT SIDING**: DARK COLOR
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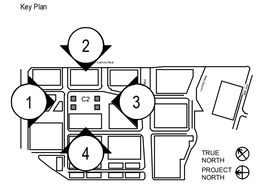
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Key Plan



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

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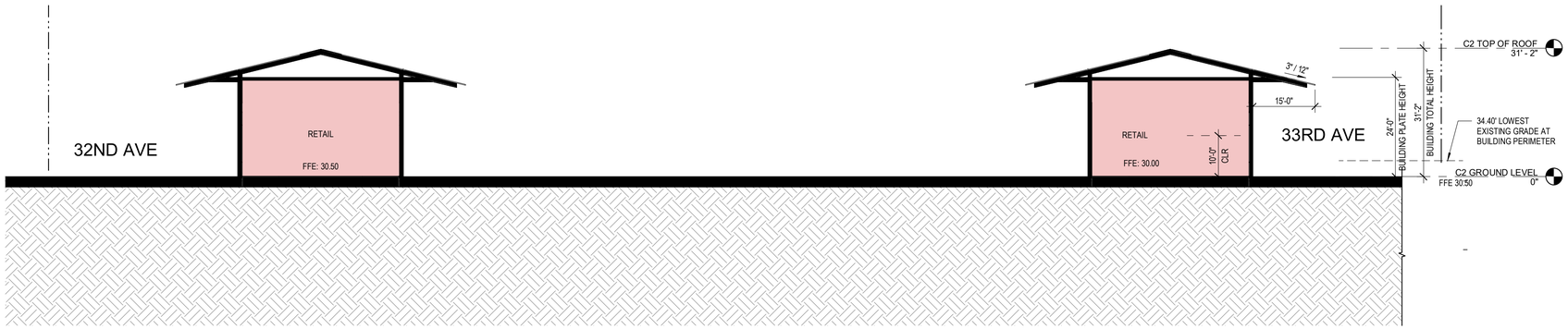
Sheet Title:

C2 - ELEVATIONS

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

Sheet Number

C2-A301



1 C2 - BUILDING SECTION
1/16" = 1'-0"

LEGEND

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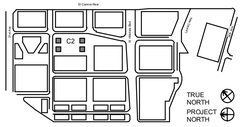
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Key Plan



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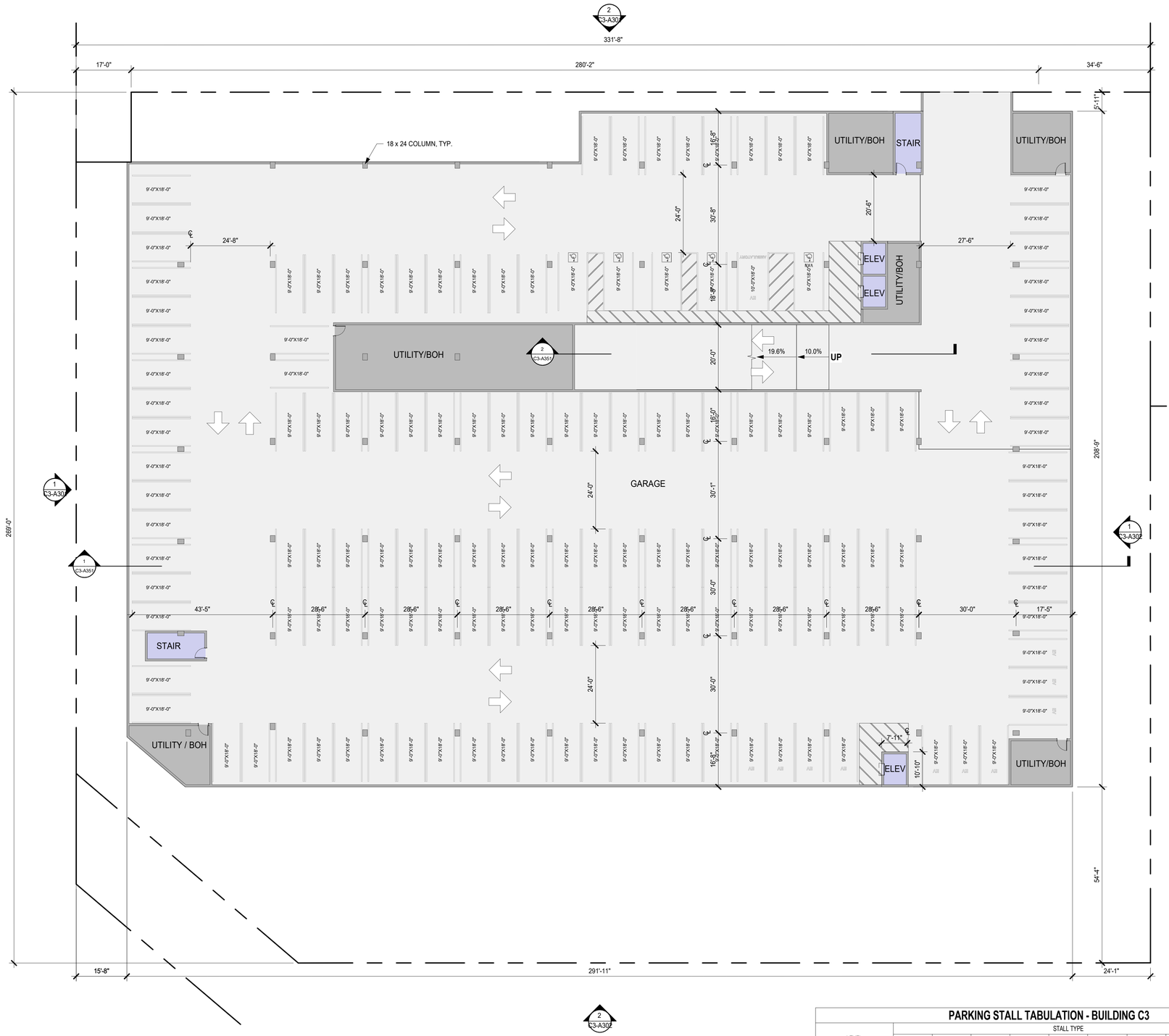
C2 - BUILDING SECTION

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Sheet Number

C2-A351

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1 C3 - BASEMENT LEVEL 1 PLAN
1/16" = 1'-0"

PARKING STALL TABULATION - BUILDING C3

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	125	3	1	10	1	0	1	0	9	150
GROUND	30	1	0	20*	1	1	1	0	17	63
LEVEL 2	56	2	1	10	0	0	0	0	0	69
LEVEL 3	65	0	0	9	0	0	0	0	0	74
TOTAL	276	6	2	49*	2	1	2	0	26	356

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

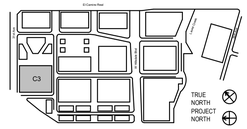
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

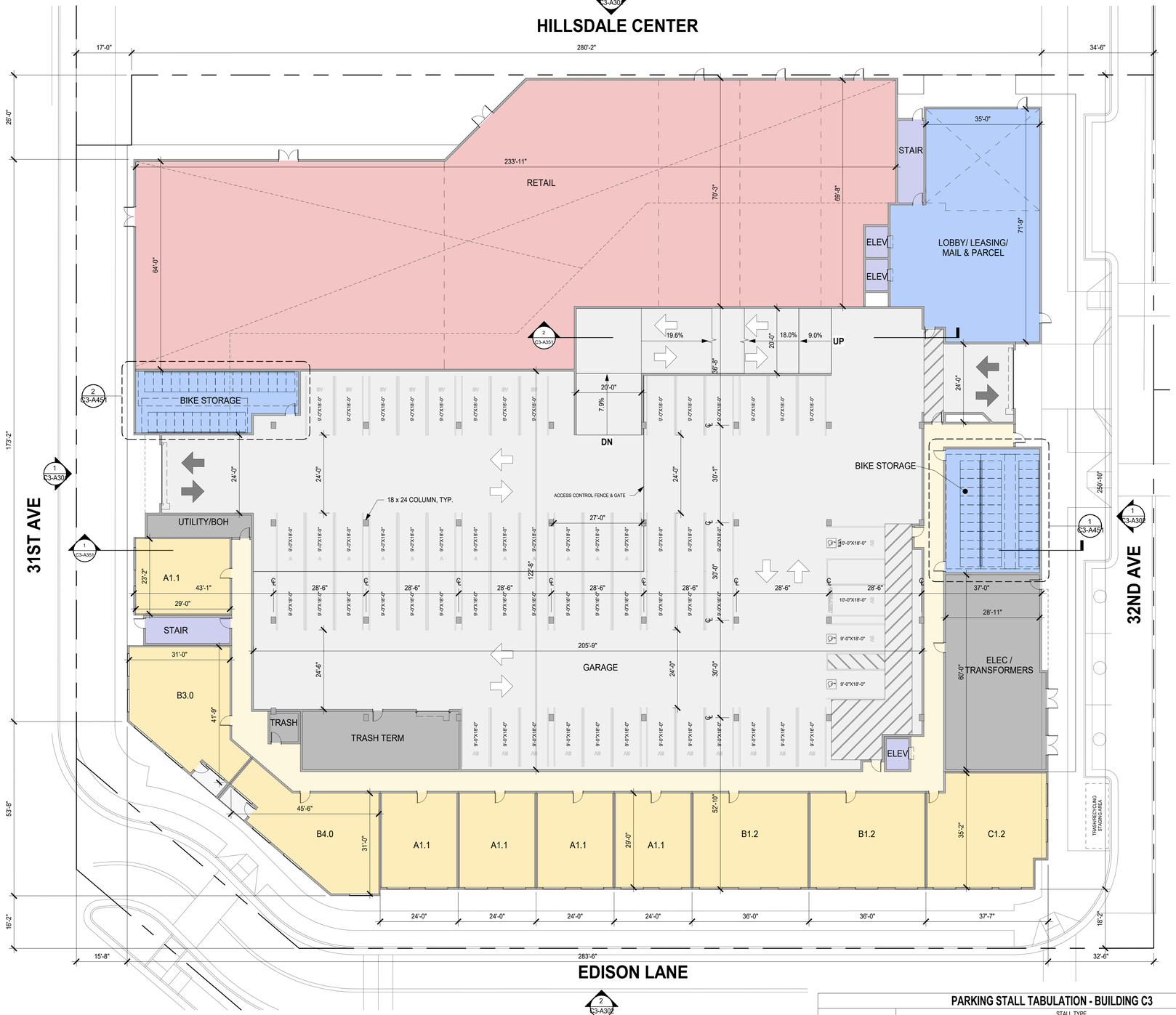
Sheet Title:

C3 - BASEMENT LEVEL 1 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"

PARKING STALL TABULATION - BUILDING C3

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	125	3	1	10	1	0	1	0	9	150
GROUND	30	1	0	20*	1	1	1	0	17	63
LEVEL 2	56	2	1	10	0	0	0	0	0	69
LEVEL 3	65	0	0	9	0	0	0	0	0	74
TOTAL	276	6	2	49*	2	1	2	0	26	356

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

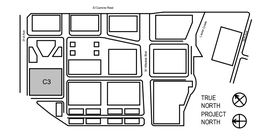
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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

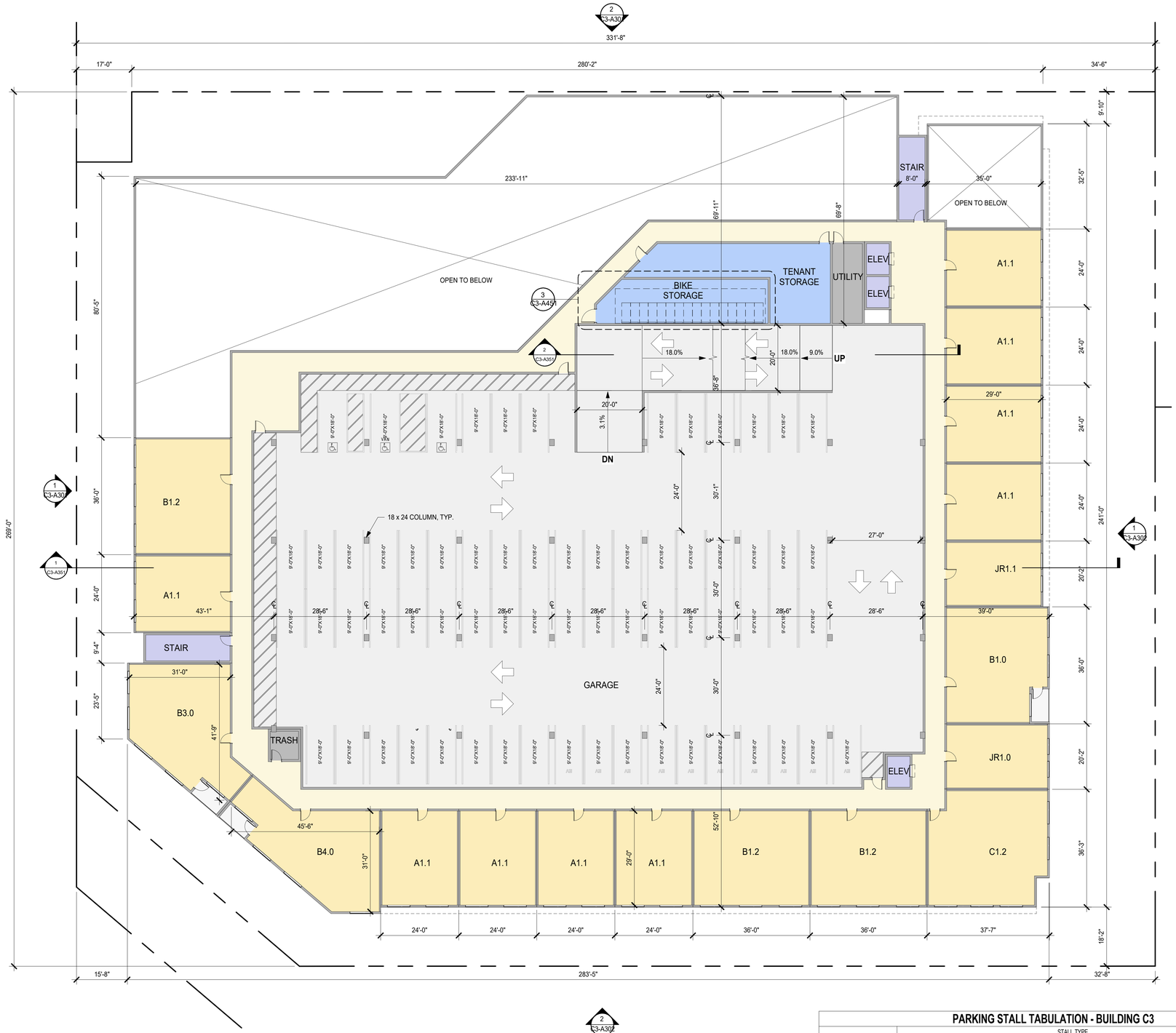
Sheet Title:

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"

PARKING STALL TABULATION - BUILDING C3

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	125	3	1	10	1	0	1	0	9	150
GROUND	30	1	0	20*	1	1	1	0	17	63
LEVEL 2	56	2	1	10	0	0	0	0	0	69
LEVEL 3	65	0	0	9	0	0	0	0	0	74
TOTAL	276	6	2	49*	2	1	2	0	26	356

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

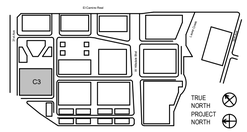
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	APPLICATION CHECKLIST PLANS	10-17-2025

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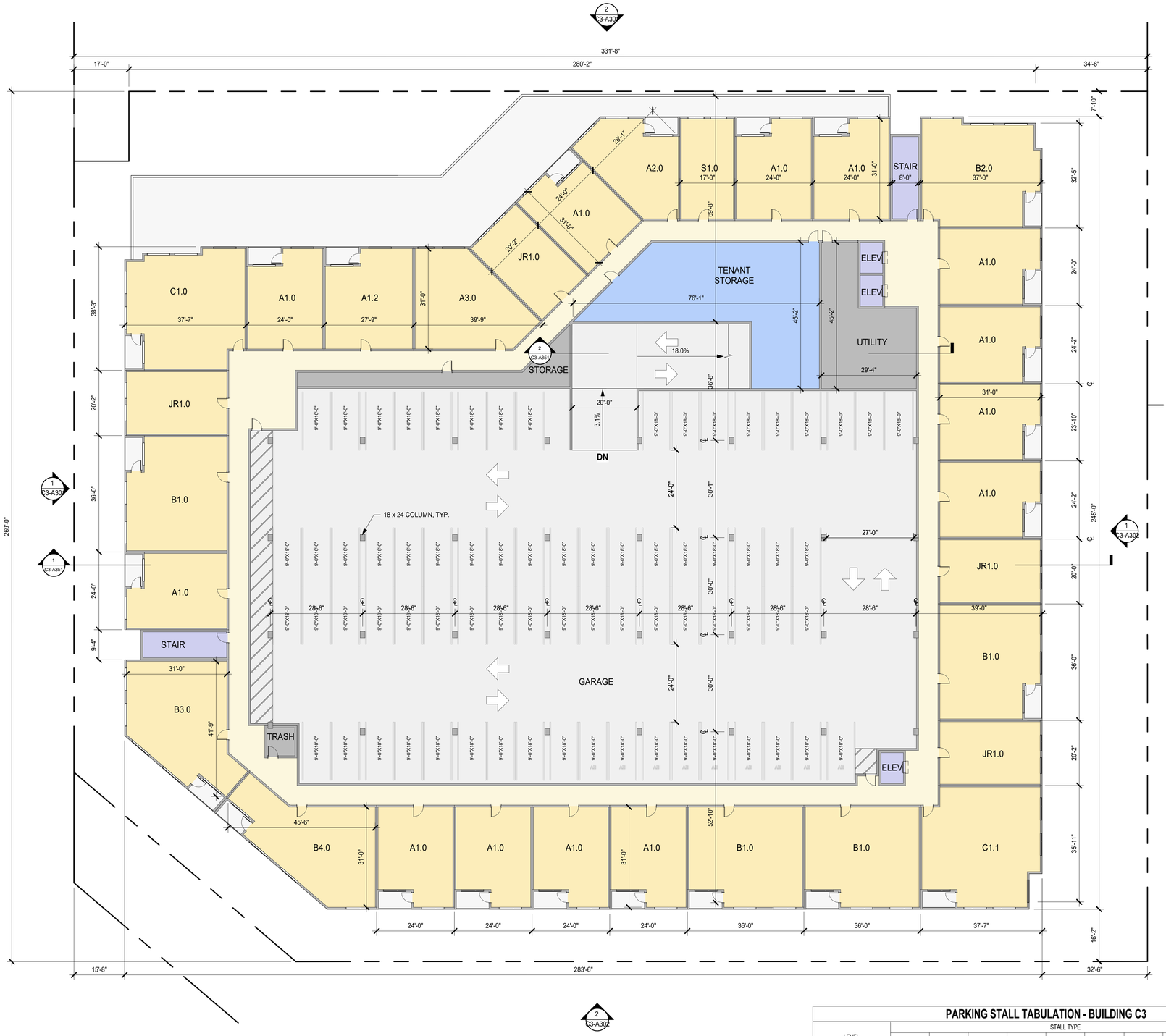
Sheet Title:

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"

PARKING STALL TABULATION - BUILDING C3

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	125	3	1	10	1	0	1	0	9	150
GROUND	30	1	0	20*	1	1	1	0	17	63
LEVEL 2	56	2	1	10	0	0	0	0	0	69
LEVEL 3	65	0	0	9	0	0	0	0	0	74
TOTAL	276	6	2	49*	2	1	2	0	26	356

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

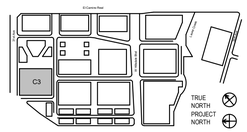
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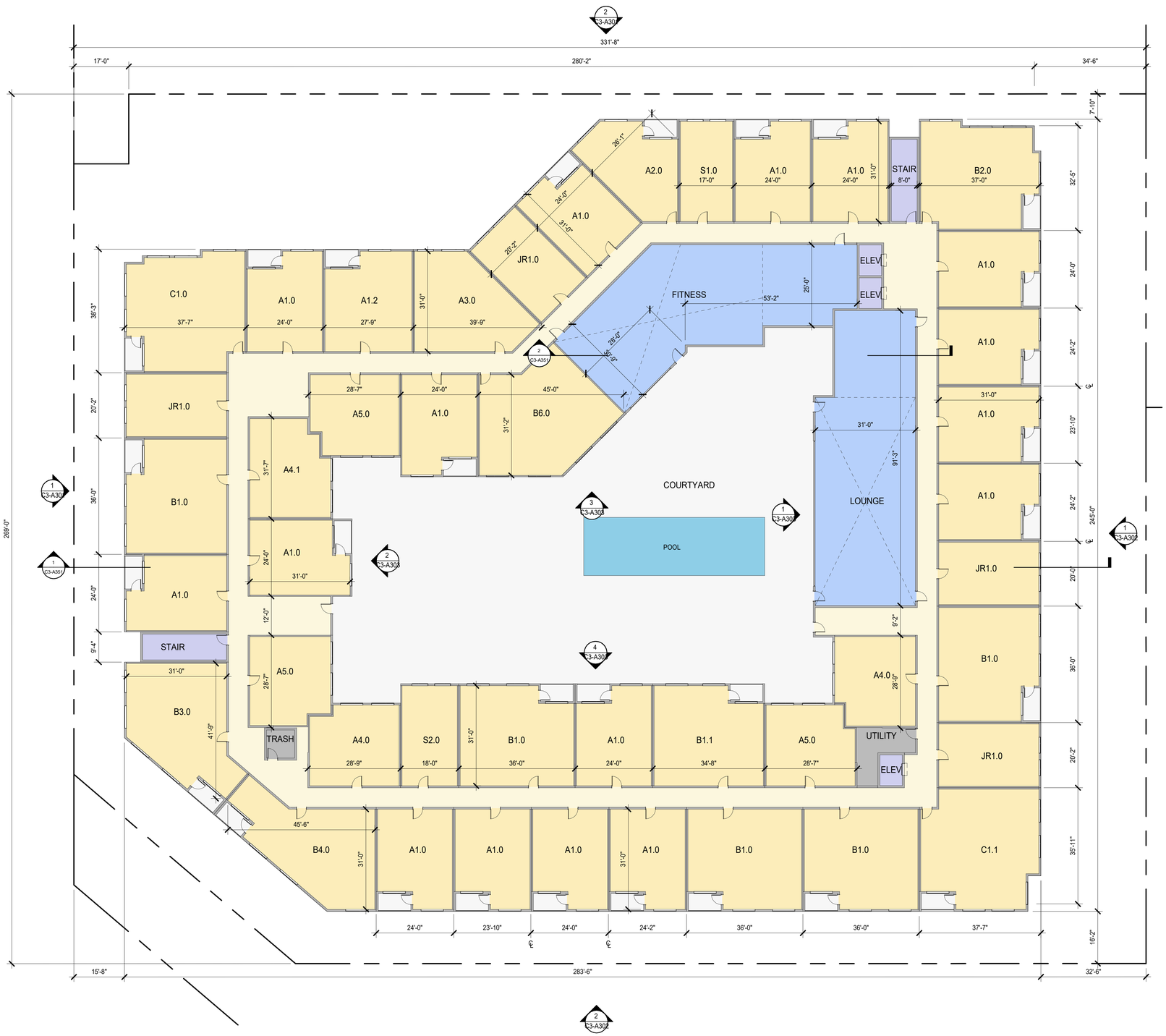
Sheet Title:

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

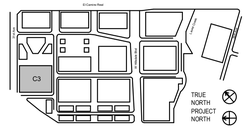
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Sheet Title:

C3 - LEVEL 4 PLAN

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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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

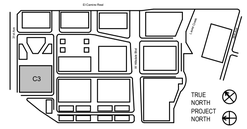
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Sheet Title:

C3 - LEVEL 5 PLAN

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Sheet Number

C3-A105



1 C3 - LEVEL 6-7 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

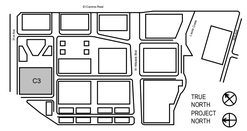
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Sheet Title:

C3 - LEVEL 6-7 PLAN

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

Sheet Number

C3-A106



1 C3 - LEVEL 8 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

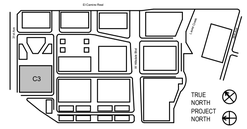
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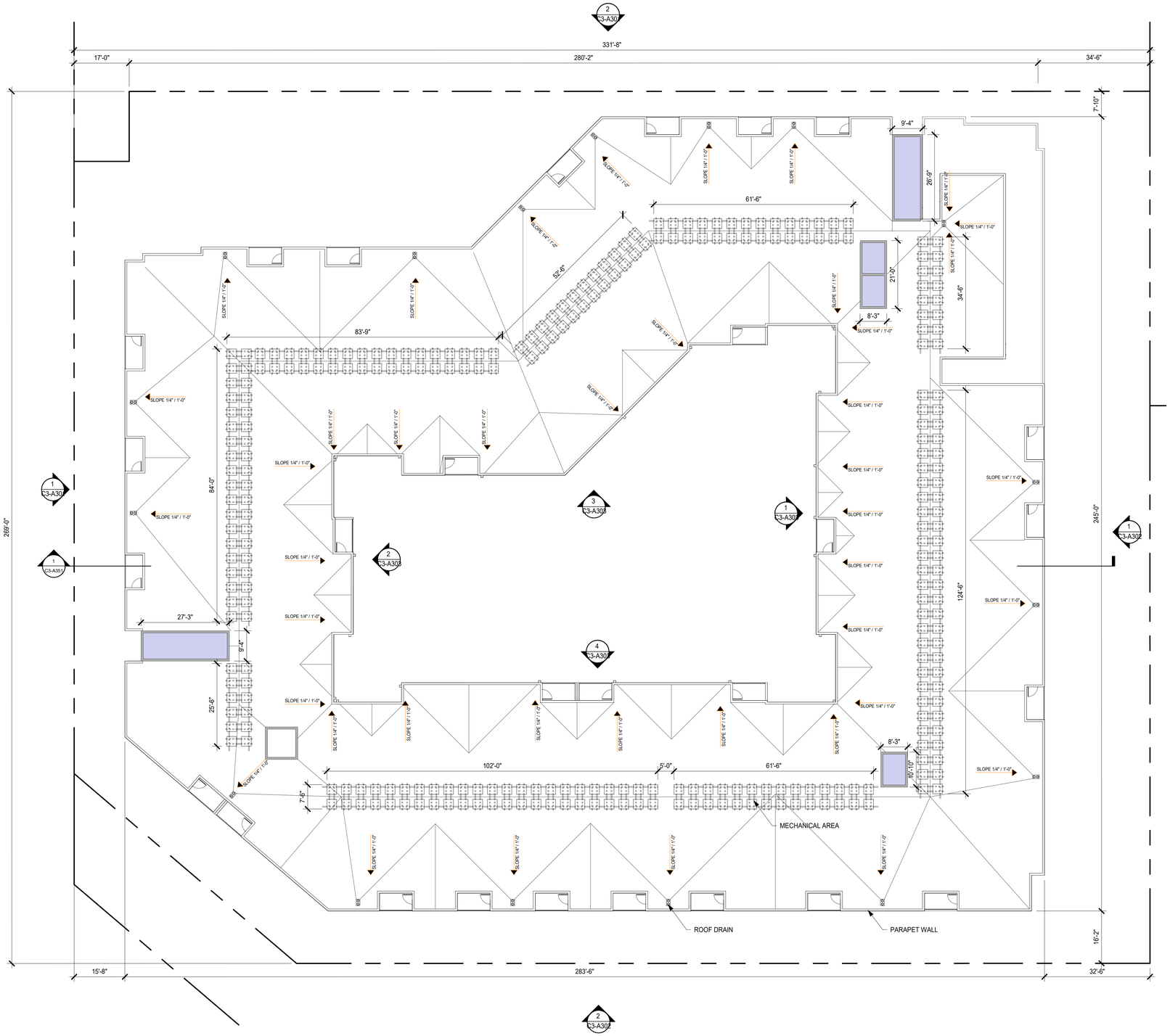
Sheet Title:

C3 - LEVEL 8 PLAN

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

Sheet Number

C3-A107



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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

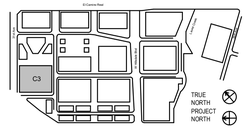
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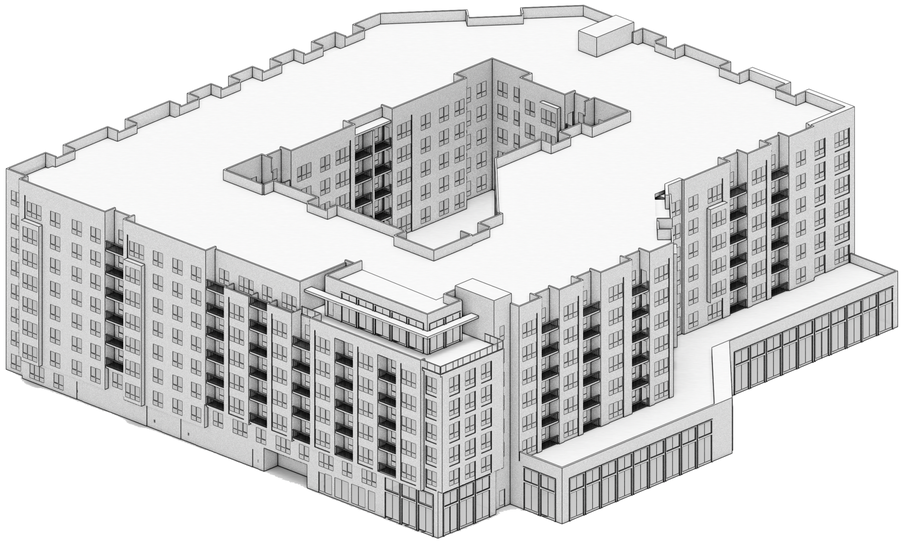
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C3 - ROOF LEVEL PLAN

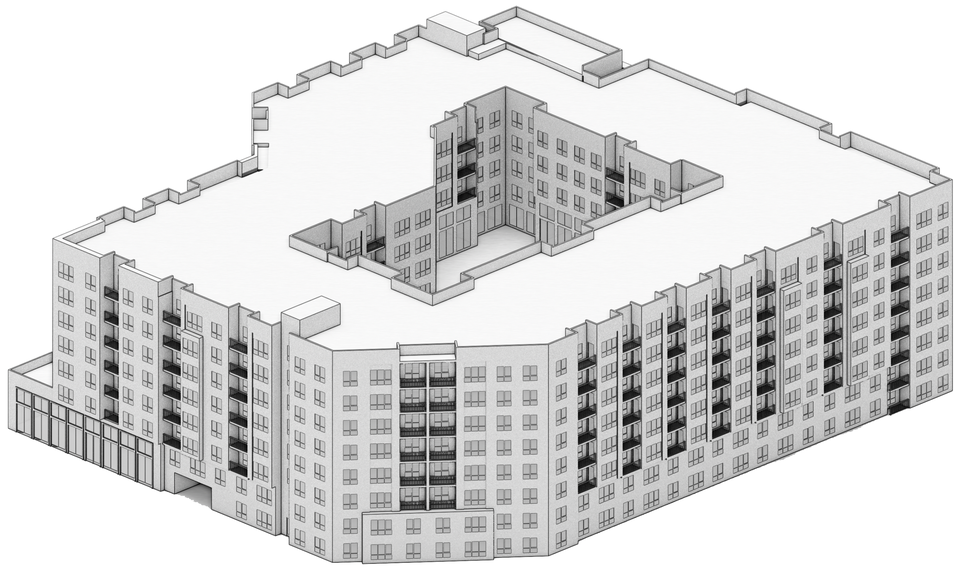
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C3-A108



1 C3 NORTHEAST PERSPECTIVE
1" = 1'-0"



2 C3 SOUTHWEST PERSPECTIVE
1" = 1'-0"

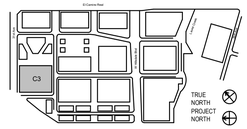
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No.	Description	Date
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Project No: 23.04025.00

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"



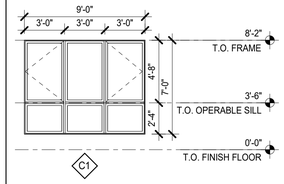
1 C3 31ST AVE ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND



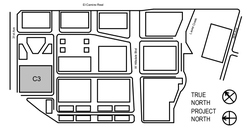
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Sheet Title:

C3 - ELEVATIONS

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Sheet Number

C3-A301



2 C3 INNER ALLEY ELEVATION
1/16" = 1'-0"



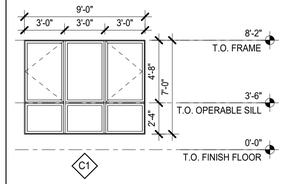
1 C3 32ND AVE ELEVATION
1/16" = 1'-0"

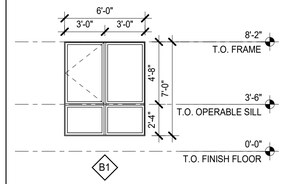
EXTERIOR MATERIAL LEGEND

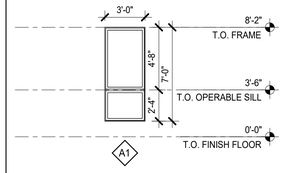
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND



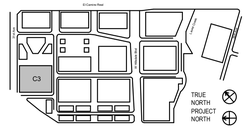




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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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Sheet Title:

C3 - ELEVATIONS

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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"



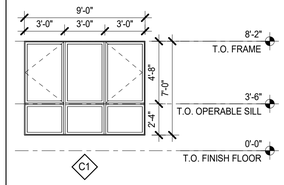
1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

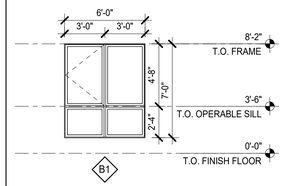
EXTERIOR MATERIAL LEGEND

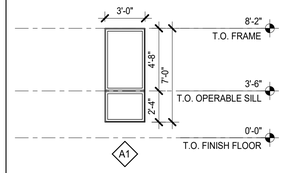
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







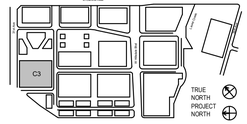
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

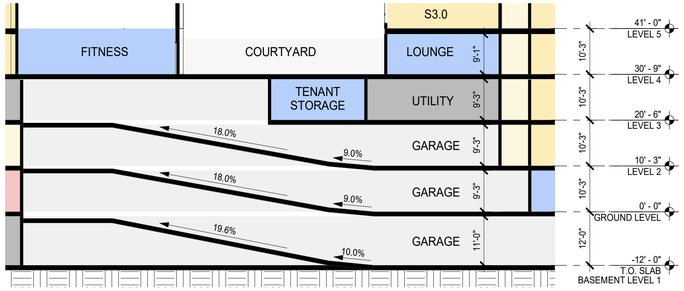
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C3 - COURTYARD ELEVATIONS

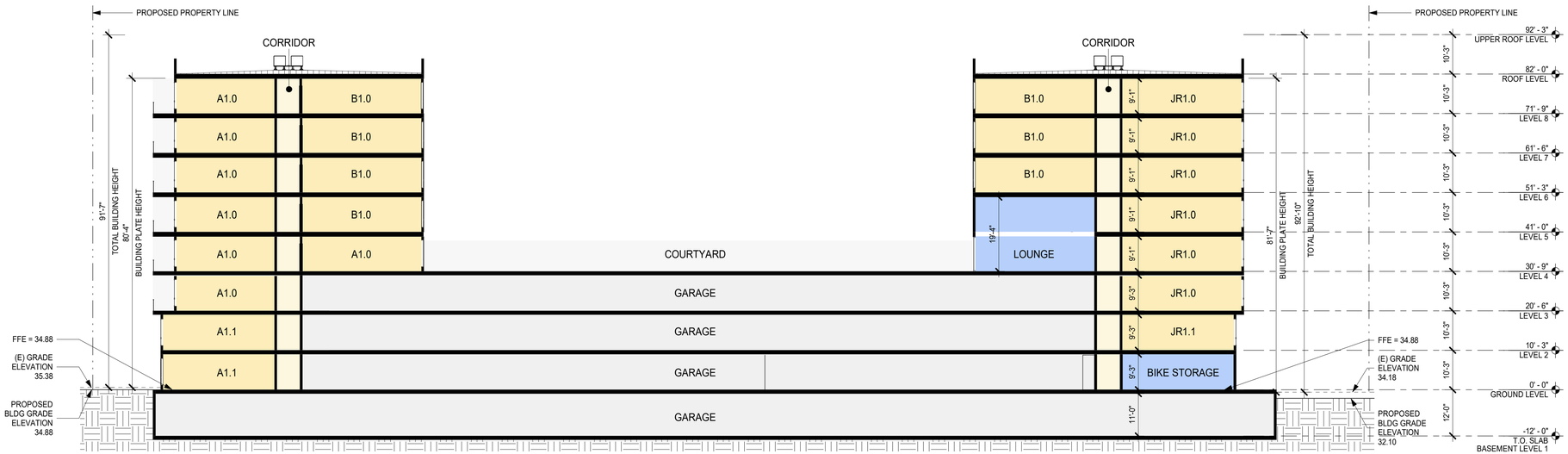
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C3-A303



2 C3 - RAMP SECTION
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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

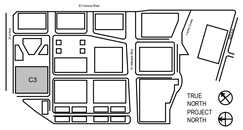
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

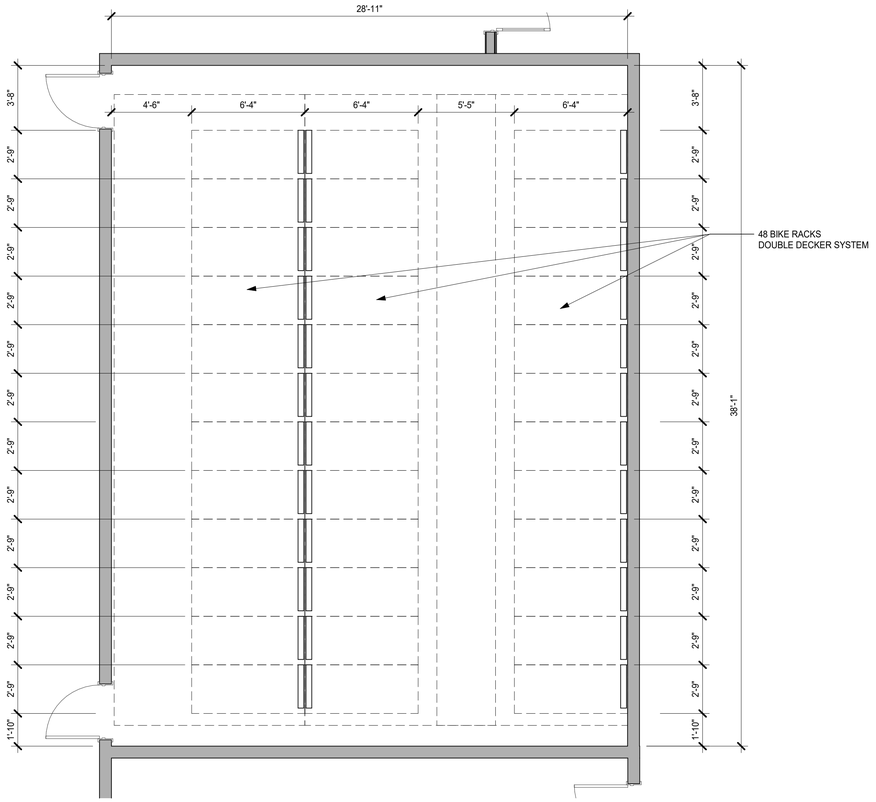
Sheet Title:

C3 - BUILDING SECTION

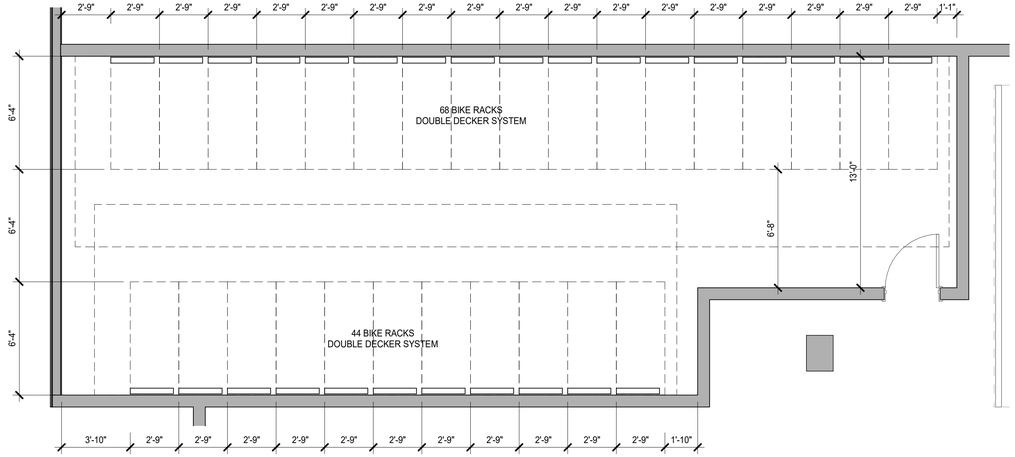
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Sheet Number

C3-A351

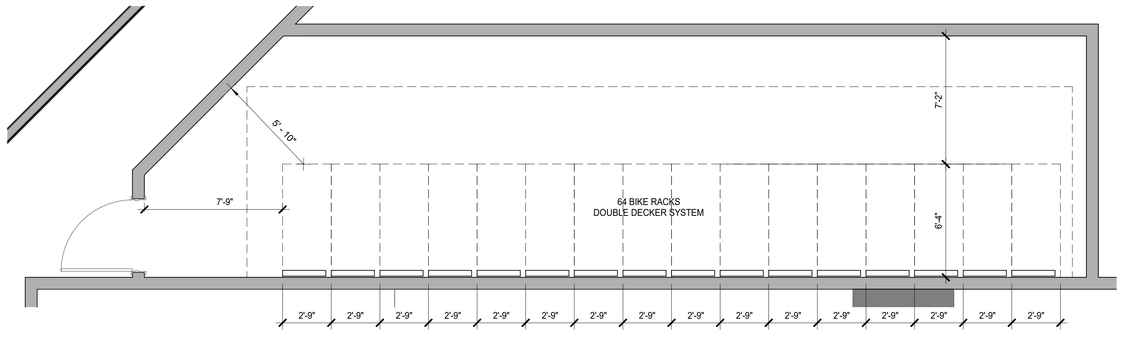


1 ENLARGED PLAN - BIKE ROOM 1 - GROUND FLOOR
1/4" = 1'-0"



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"

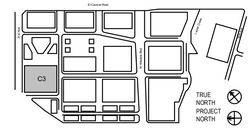
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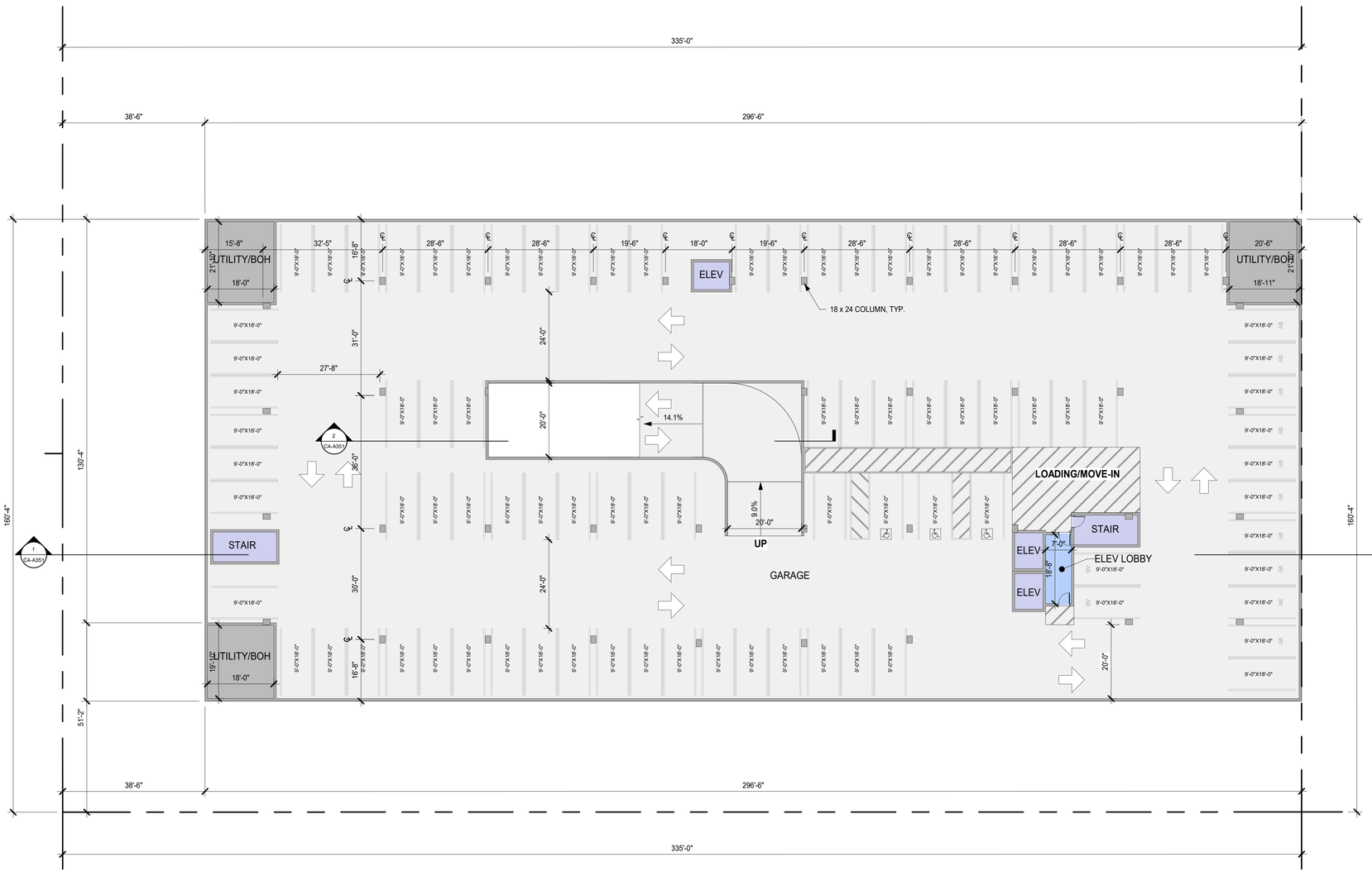
Sheet Title:

C3 - ENLARGED PLANS

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

Sheet Number

C3-A451



1 C4 - BASEMENT LEVEL 2 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	
BASEMENT B2	72	3	0	12	0	0	0	0	0	87
BASEMENT B1	66	0	0	12	1	1	1	0	0	81
GROUND	0	1*	1*	0	0	0	0	0	6	6
TOTAL	138	4*	1*	24	1	1	1	0	6	**174**

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

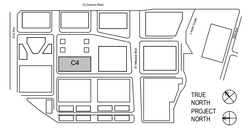
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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

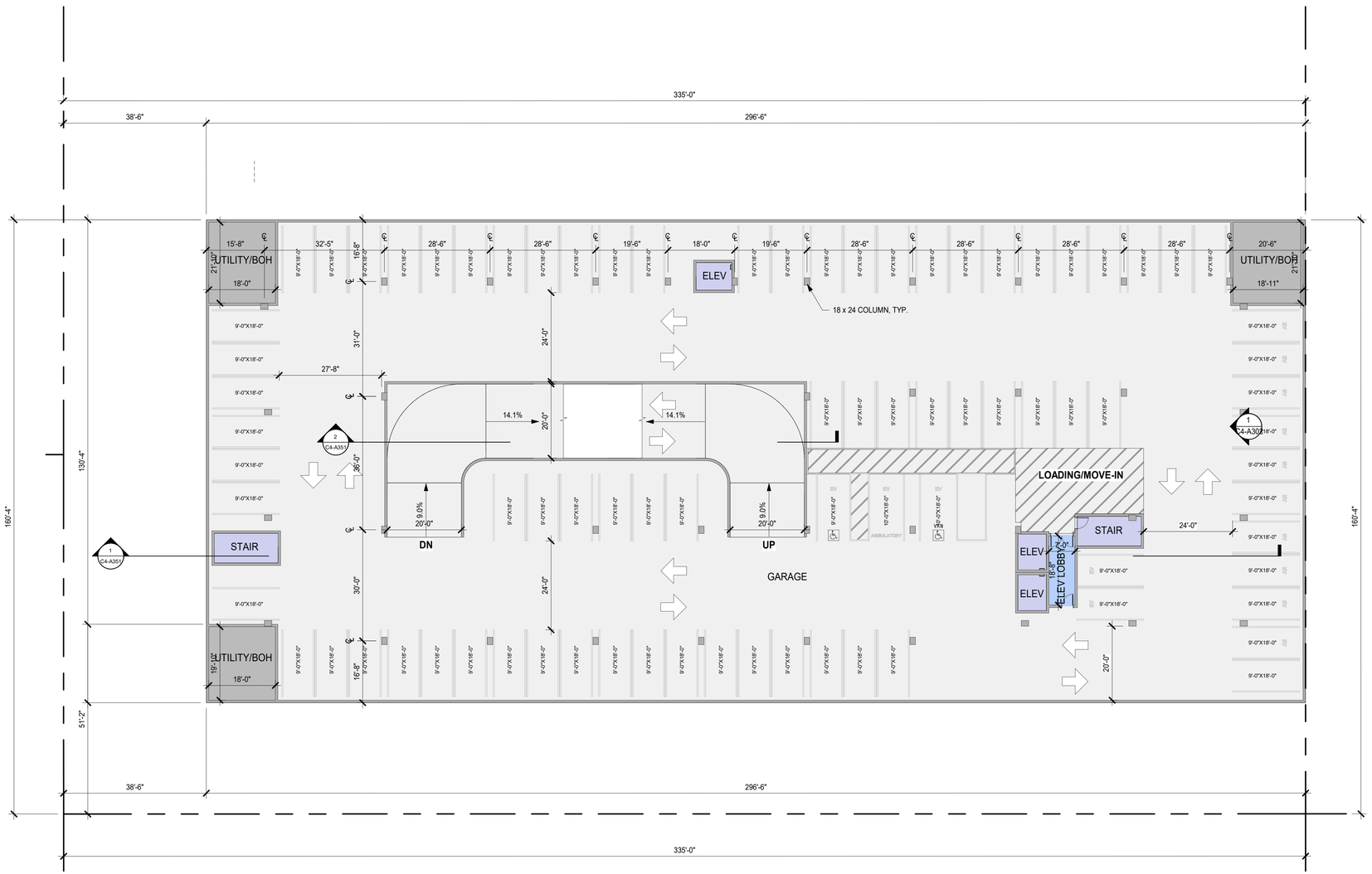
Sheet Title:

C4 - BASEMENT LEVEL 2 PLAN

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

Sheet Number

C4-A100



1 C4 - BASEMENT LEVEL 1 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	
BASEMENT B2	72	3	0	12	0	0	0	0	0	87
BASEMENT B1	66	0	0	12	1	1	1	0	0	81
GROUND	0	1*	1*	0	0	0	0	0	6	6
TOTAL	138	4*	1*	24	1	1	1	0	6	**174**

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

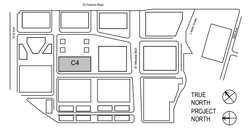
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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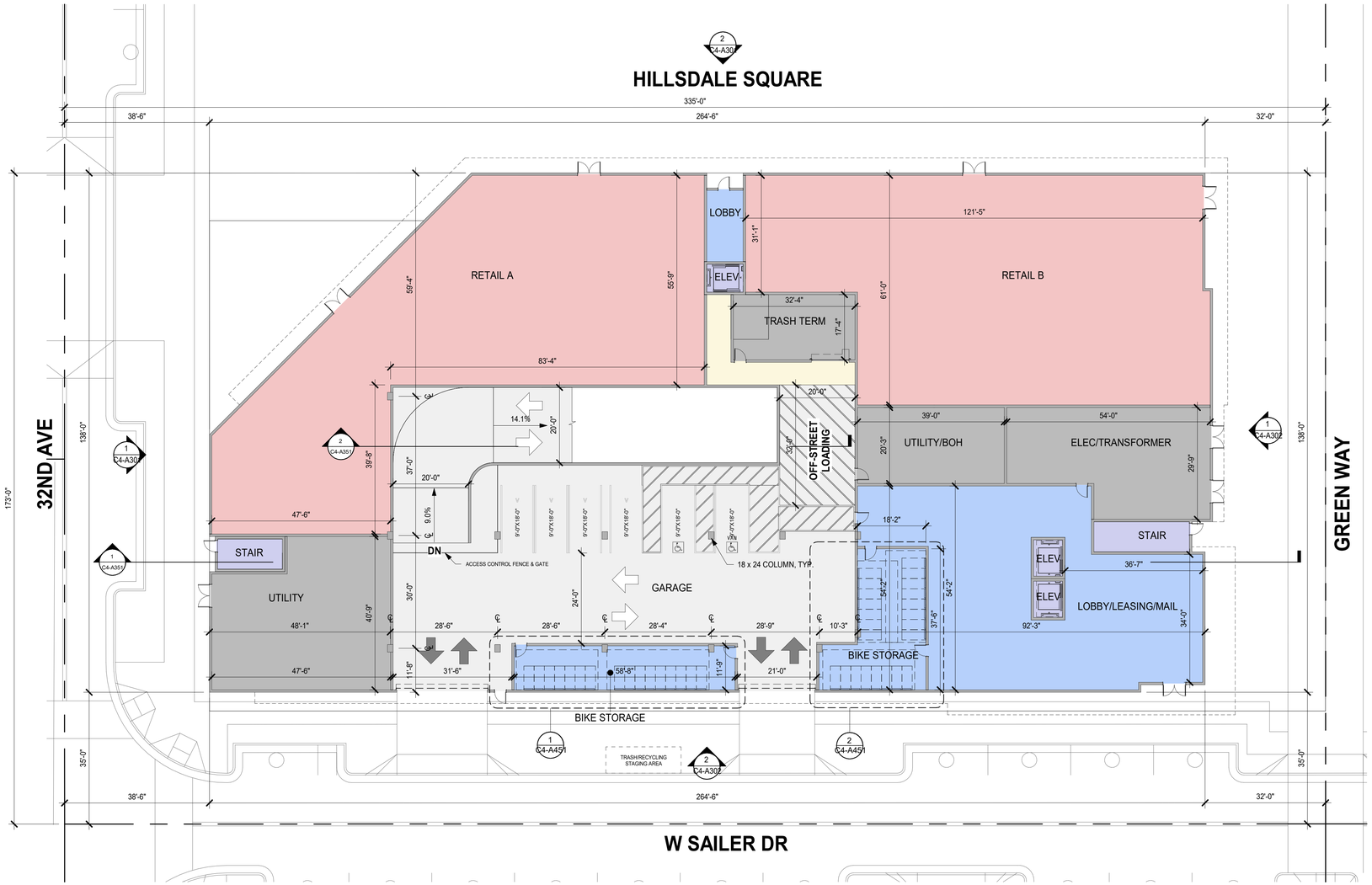
Sheet Title:

C4 - BASEMENT LEVEL 1 PLAN

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

Sheet Number

C4-A101



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	
BASEMENT B2	72	3	0	12	0	0	0	0	0	87
BASEMENT B1	66	0	0	12	1	1	1	0	0	81
GROUND	0	1*	1*	0	0	0	0	0	6	6
TOTAL	138	4*	1*	24	1	1	1	0	6	**174**

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

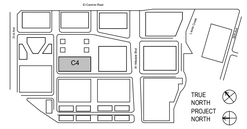
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Project No: 23.04025.00

Sheet Title:

C4 - GROUND LEVEL PLAN

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

Sheet Number

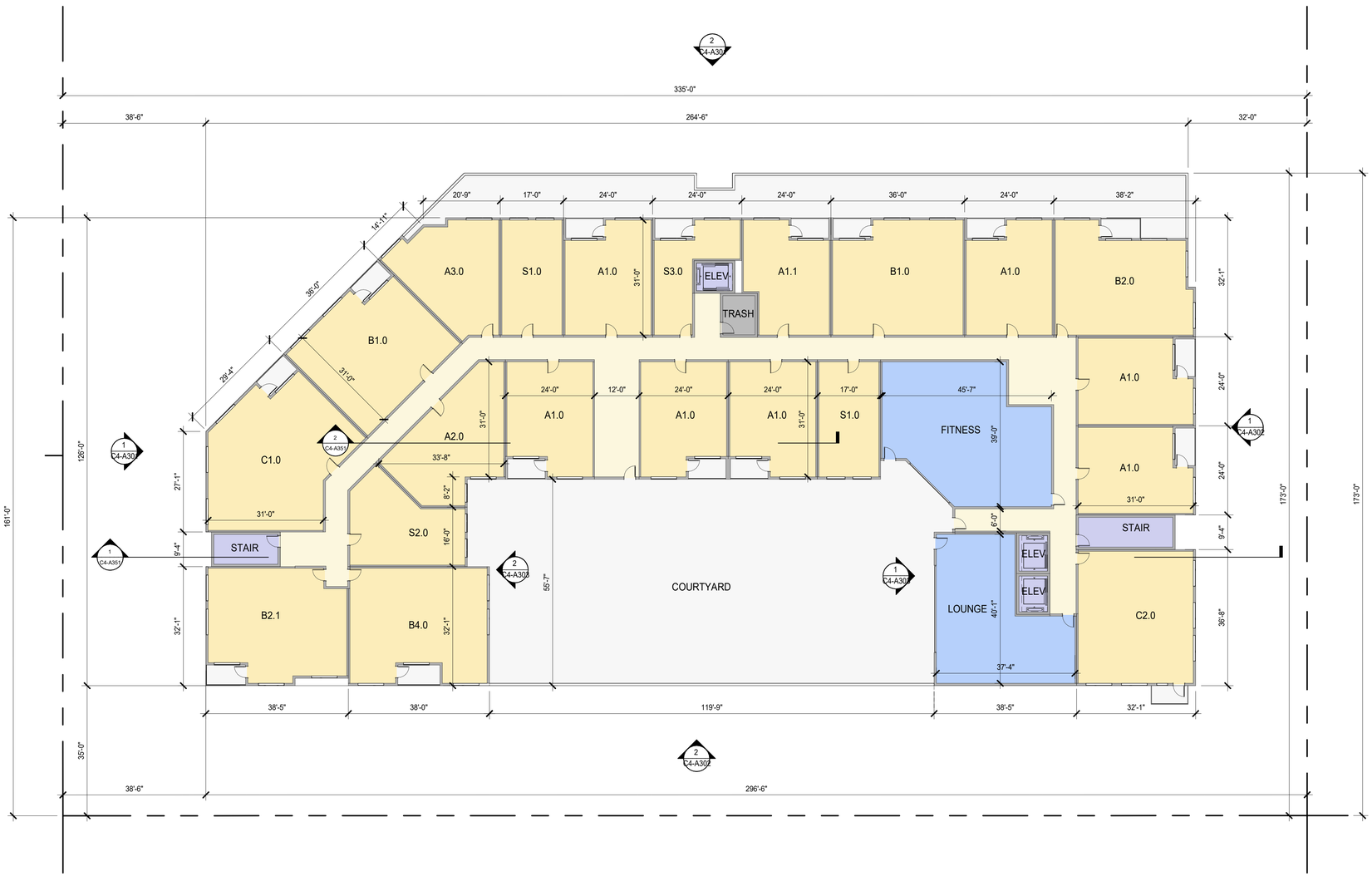
C4-A102

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION



1 C4 - LEVEL 2 PLAN
1/16" = 1'-0"

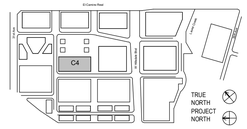
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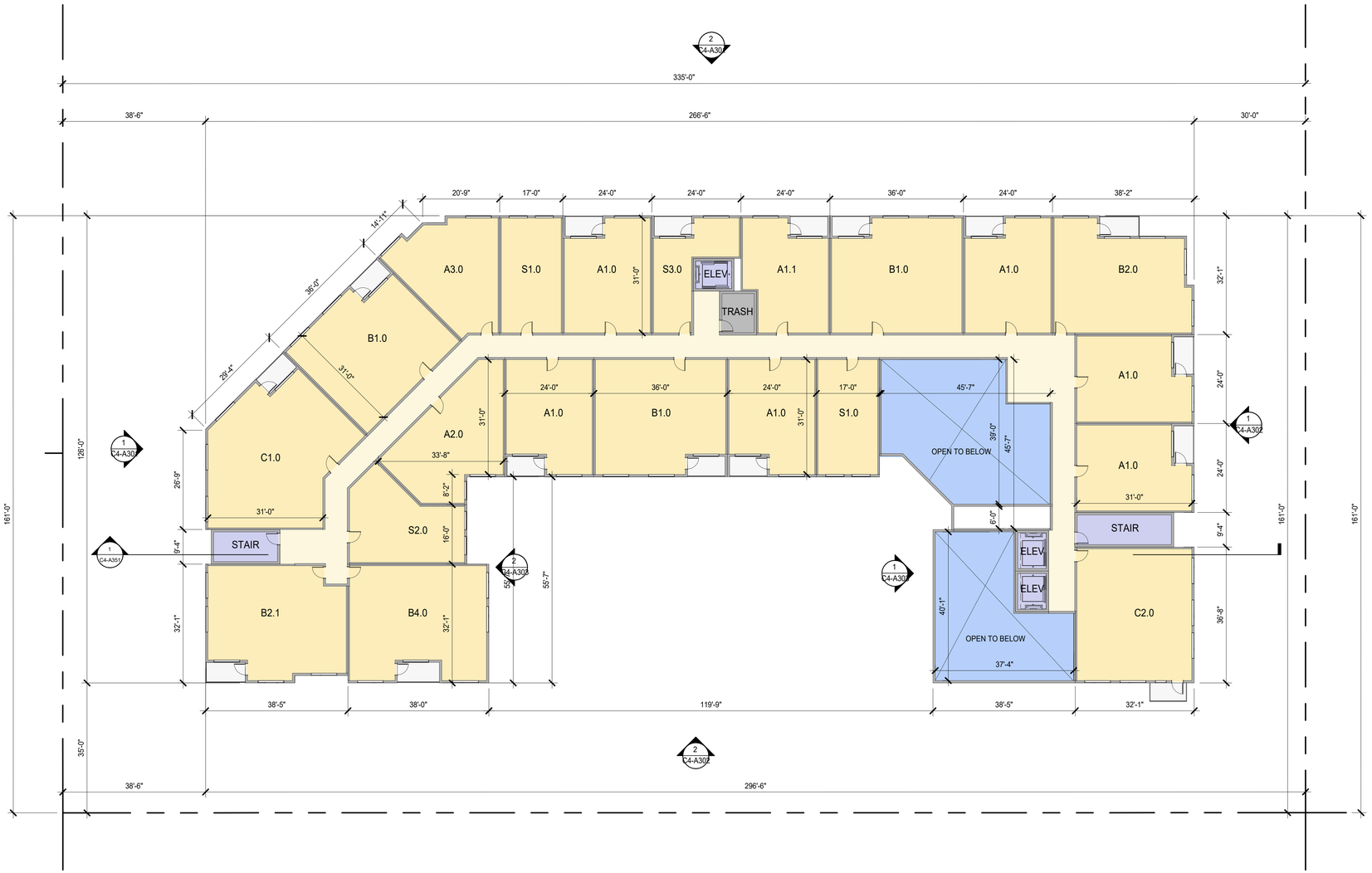
Sheet Title:

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

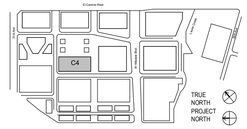
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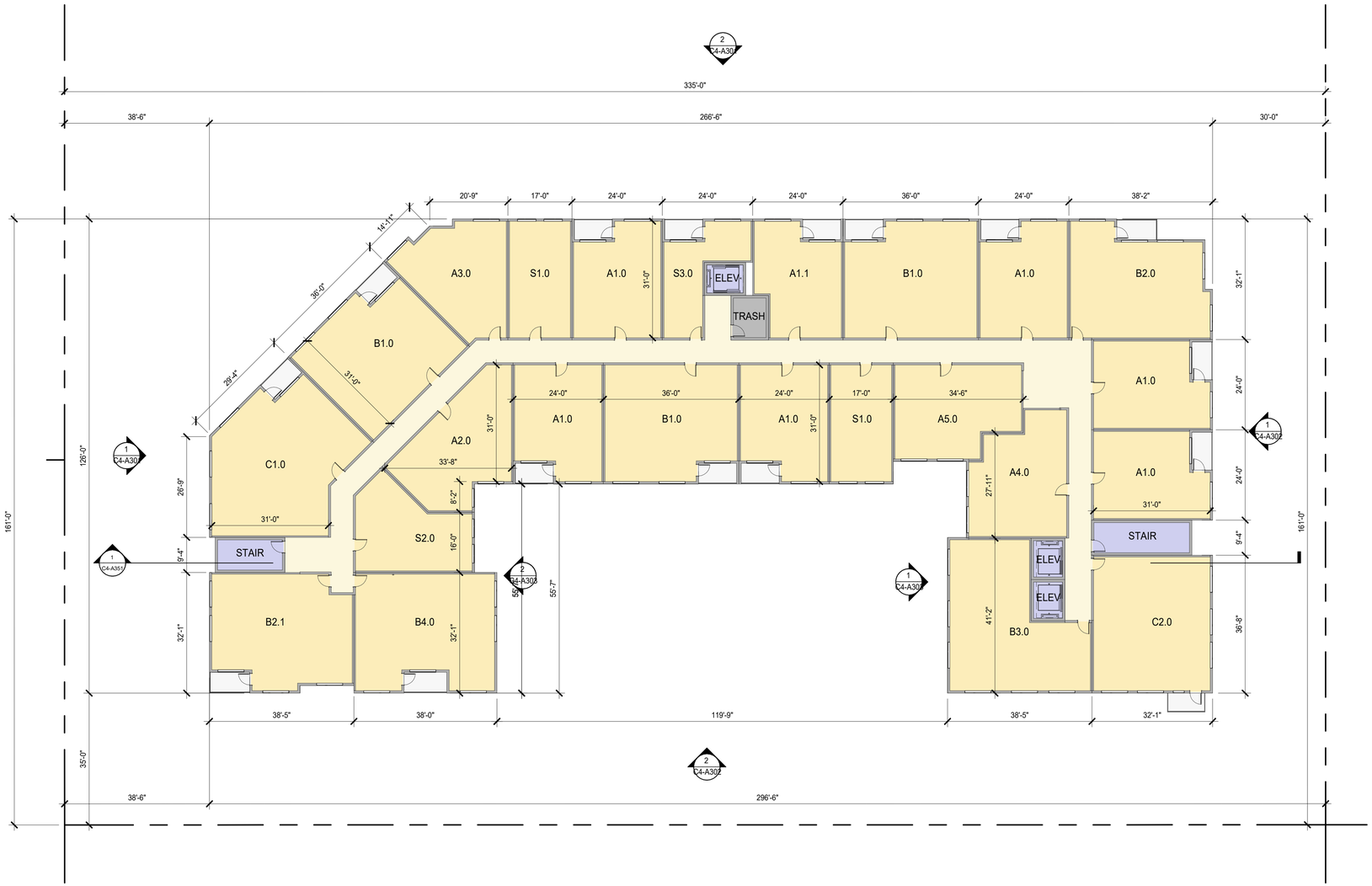
Sheet Title:

C4 - LEVEL 3 PLAN

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

Sheet Number

C4-A104



1 C4 - LEVEL 4-6 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

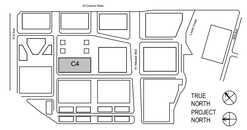
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Sheet Title:

C4 - LEVEL 4-6 PLAN

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Sheet Number

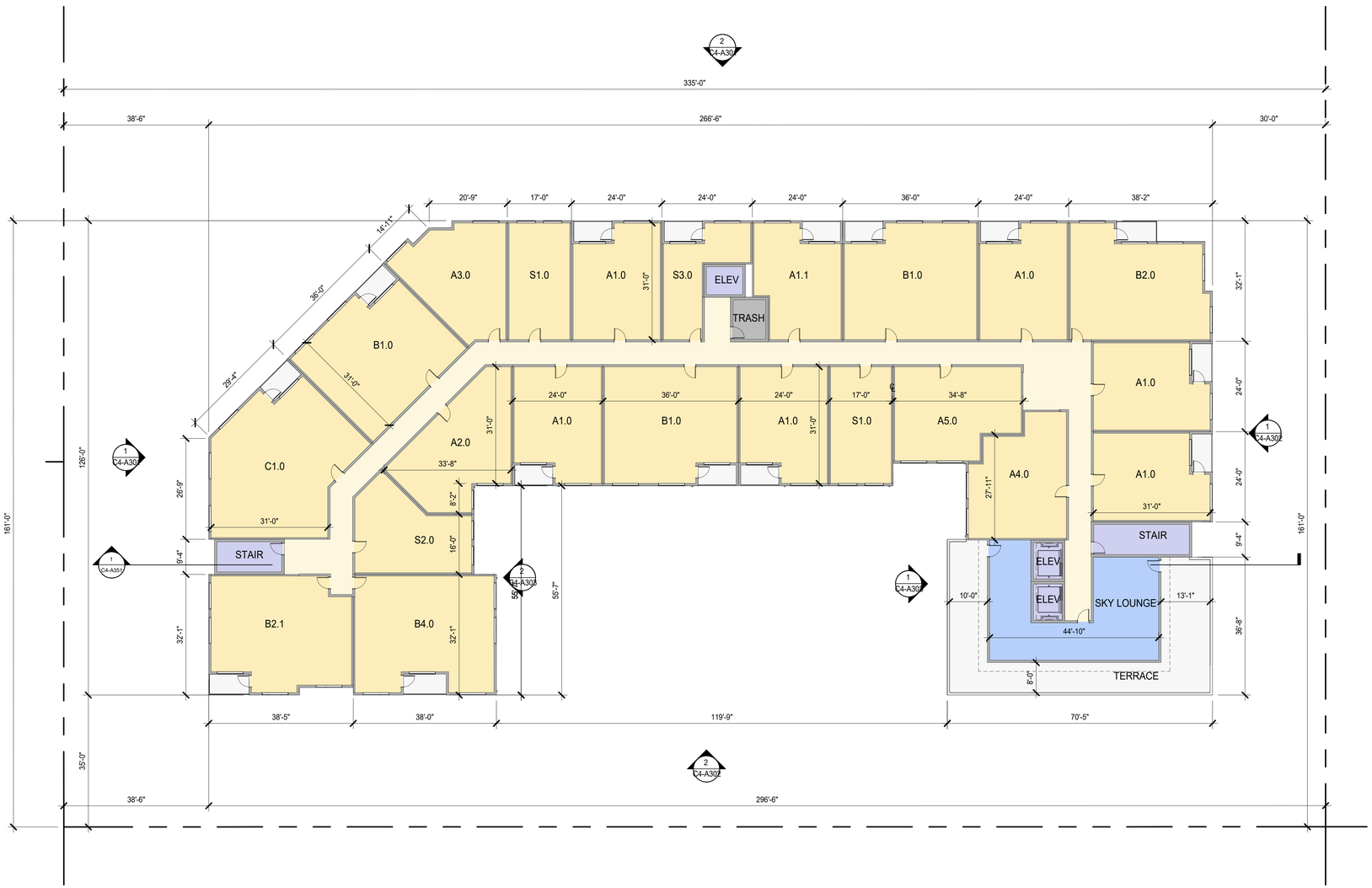
C4-A105

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION



1 C4 - LEVEL 7 PLAN
1/16" = 1'-0"

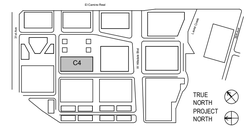
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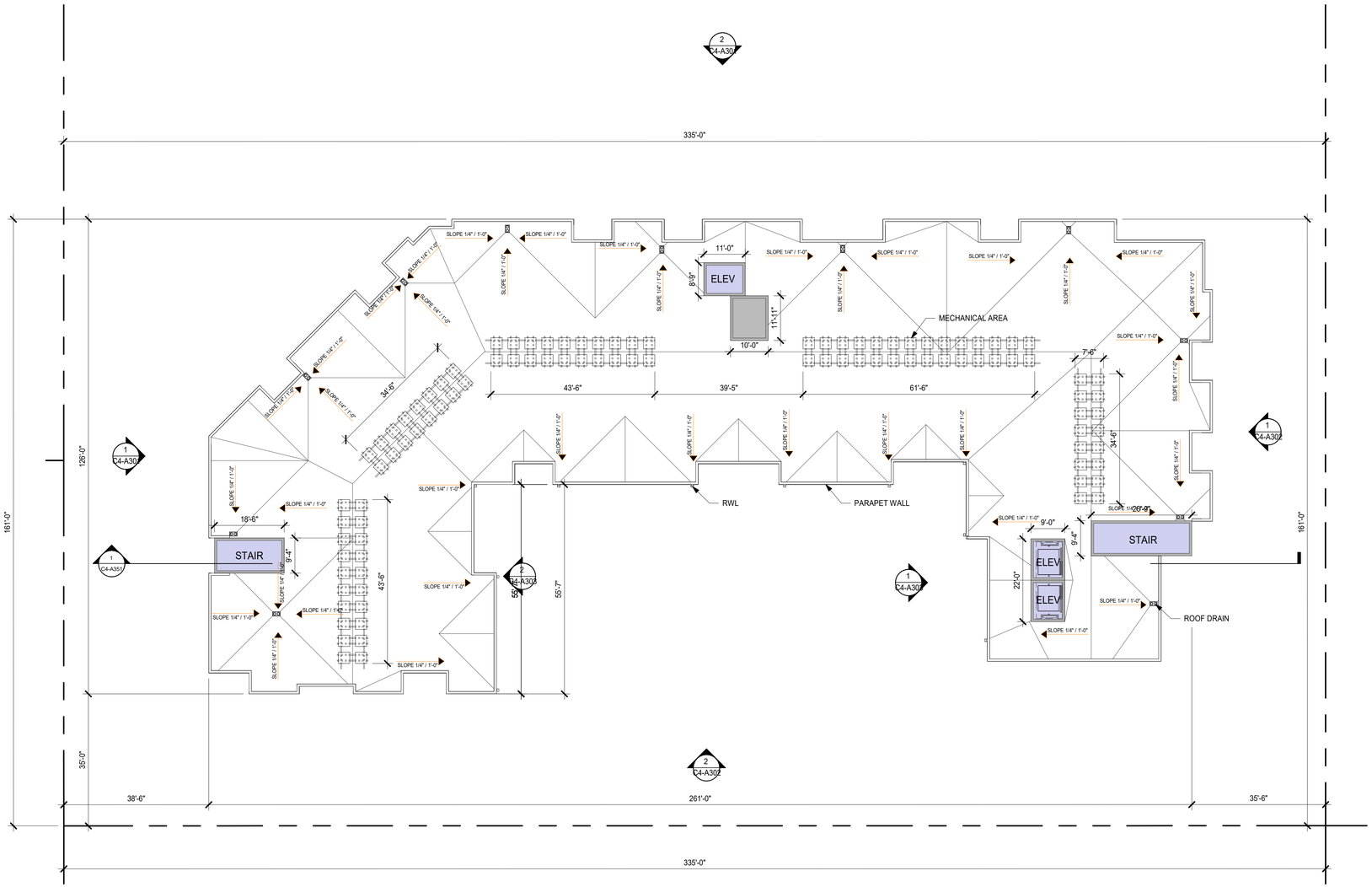
Sheet Title:

C4 - LEVEL 7 PLAN

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

Sheet Number

C4-A106



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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

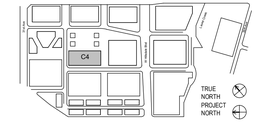
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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

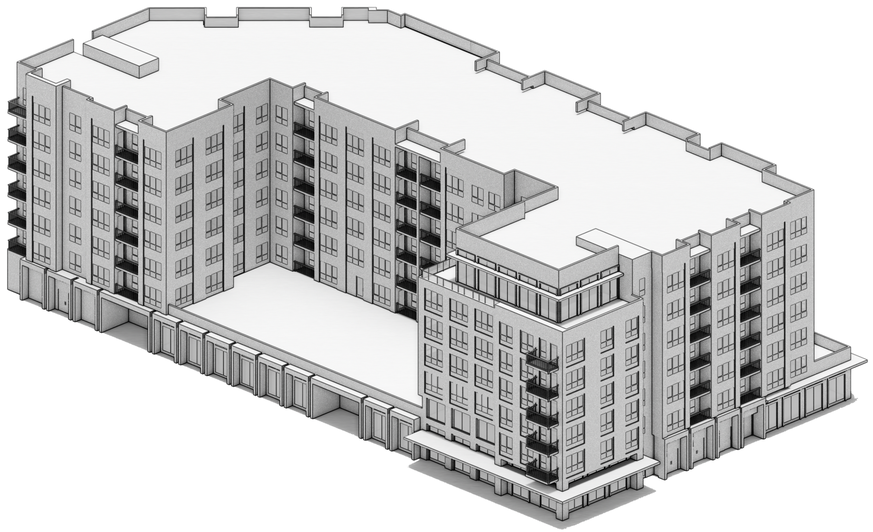
Sheet Title:

C4 - ROOF LEVEL PLAN

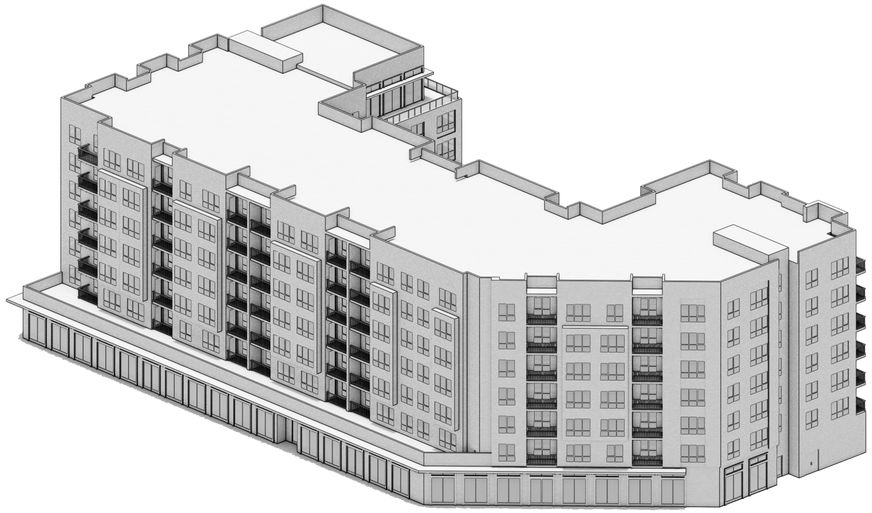
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C4-A107



1 C4 SOUTHEAST PERSPECTIVE
1" = 1'-0"



2 C4 NORTHWEST PERSPECTIVE
1" = 1'-0"

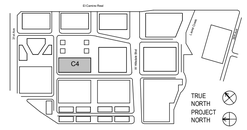
HSC Property Owner LLC

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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:

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"



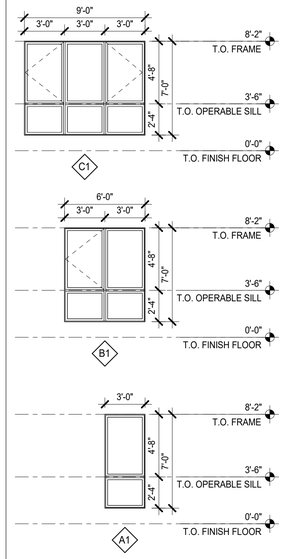
1 C4 32ND AVE ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND



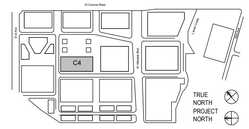
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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"



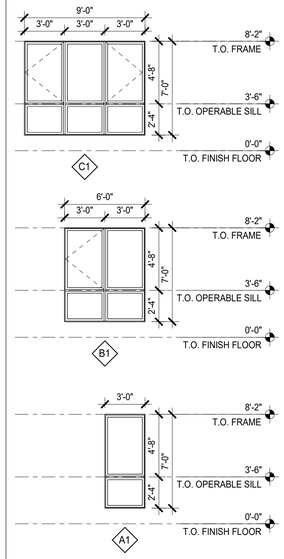
1 C4 GREENWAY ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND



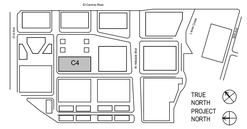
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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"



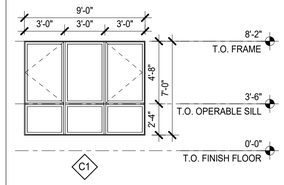
1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

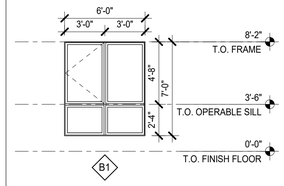
EXTERIOR MATERIAL LEGEND

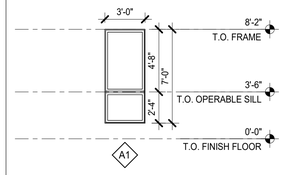
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







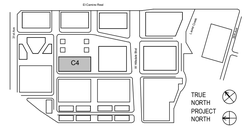
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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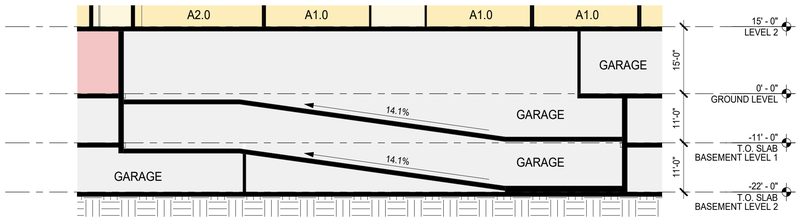
Sheet Title:

C4 - COURTYARD ELEVATIONS

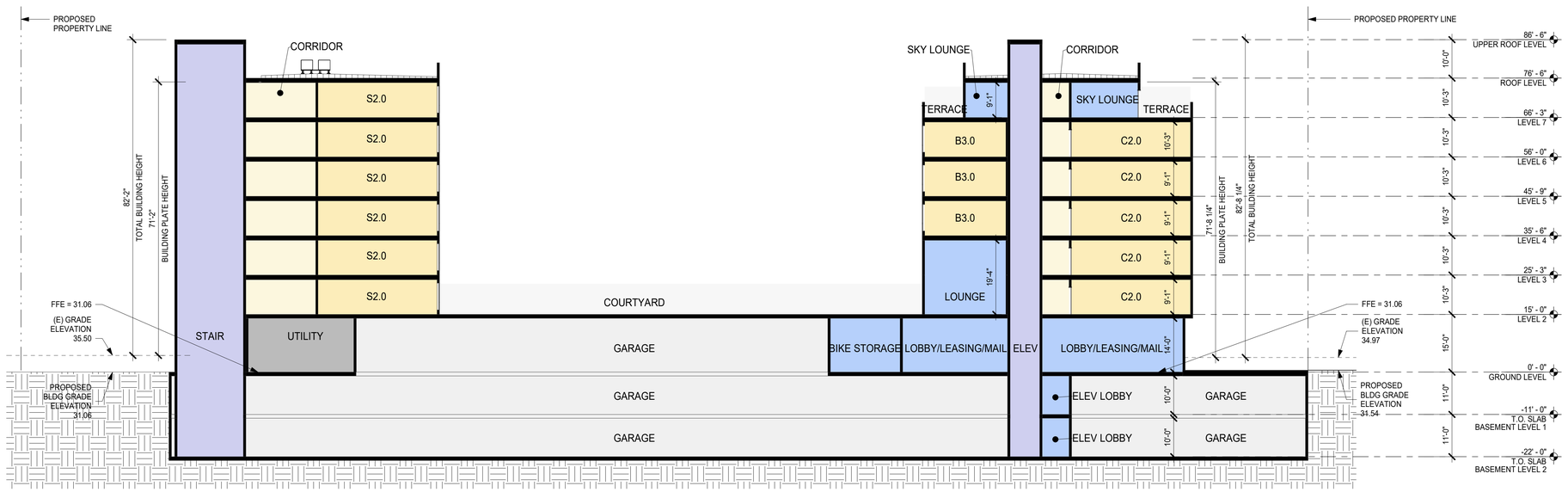
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C4-A303



2 C4 - RAMP SECTION
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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

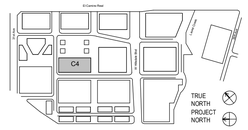
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

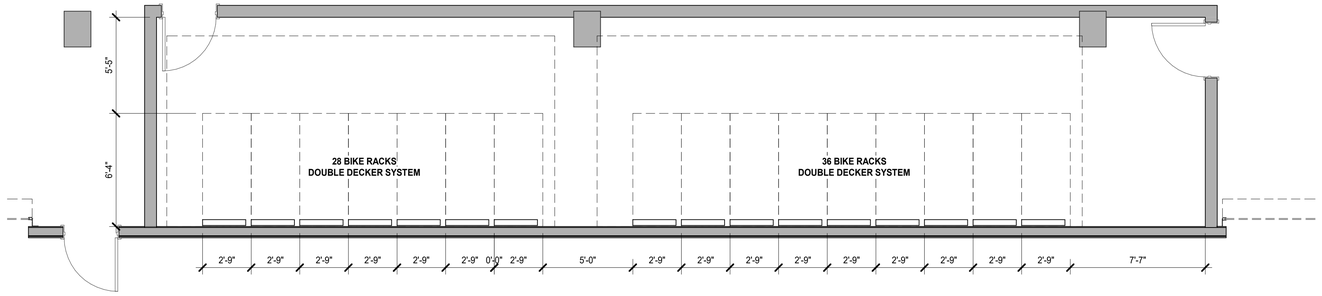
Sheet Title:

C4 - BUILDING SECTION

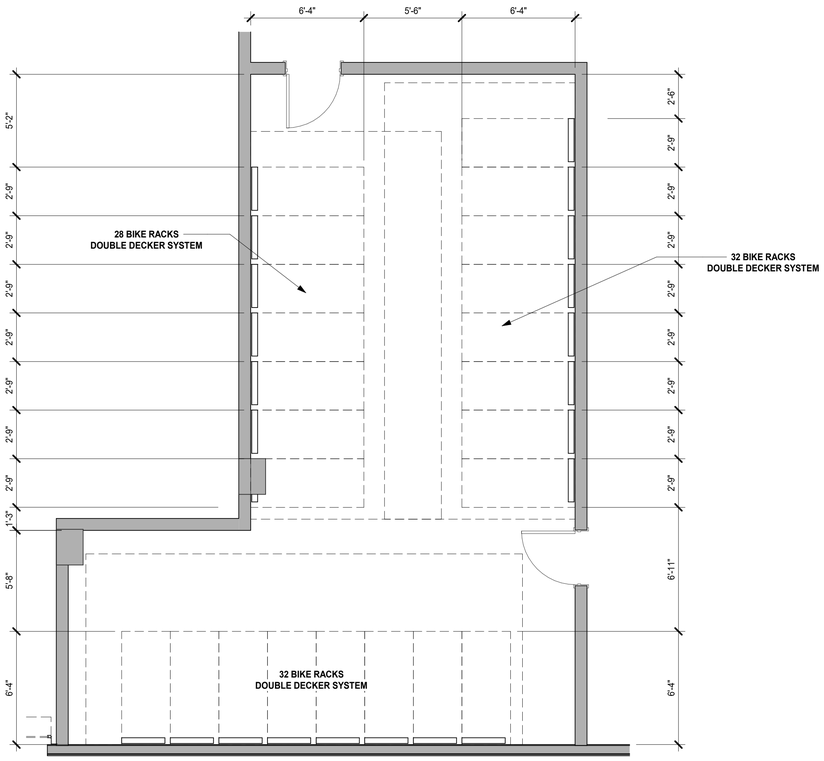
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C4-A351



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"

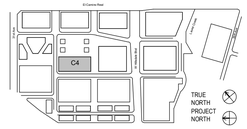
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Key Plan



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

Project No: 23.04025.00

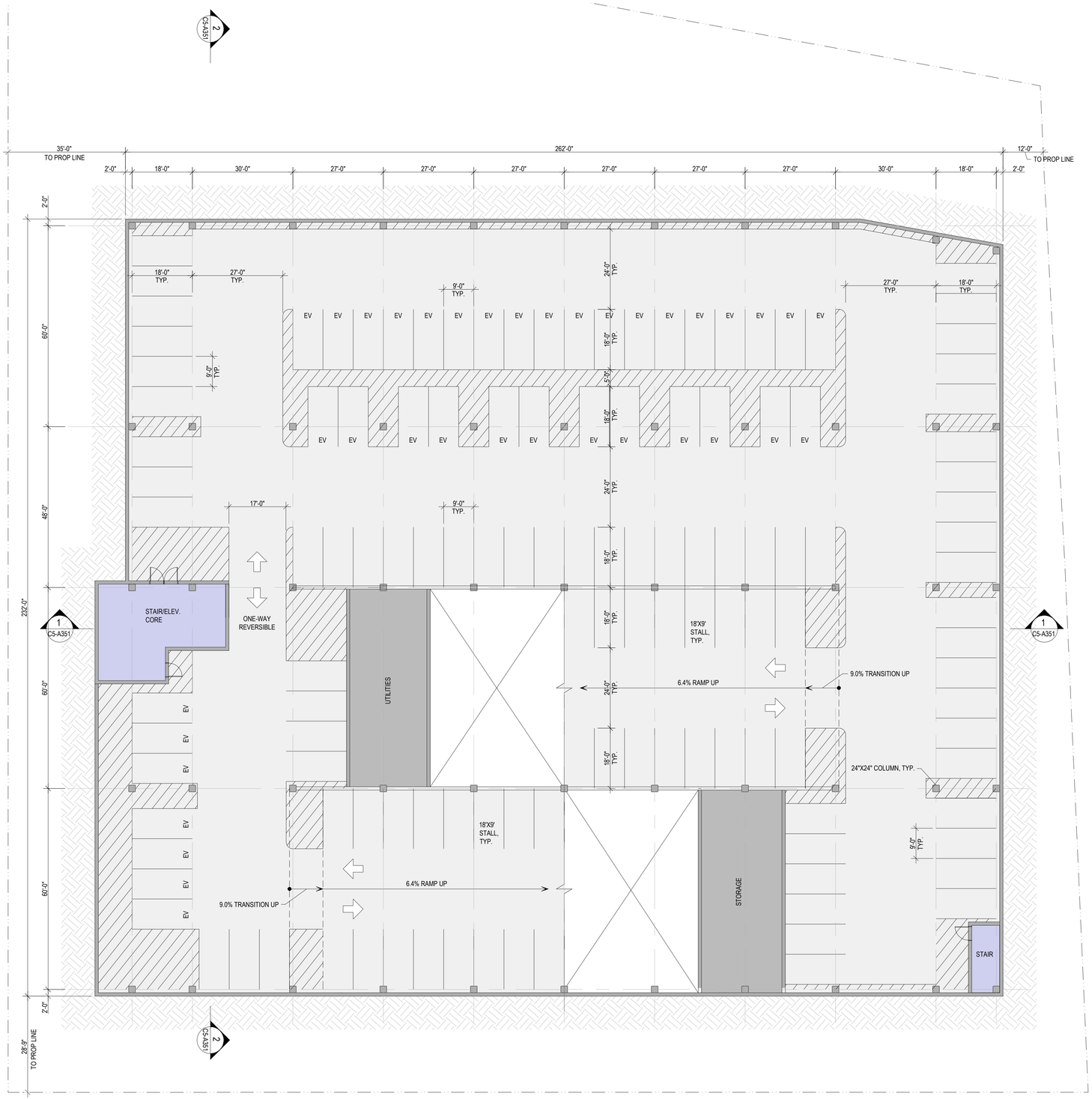
Sheet Title:

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

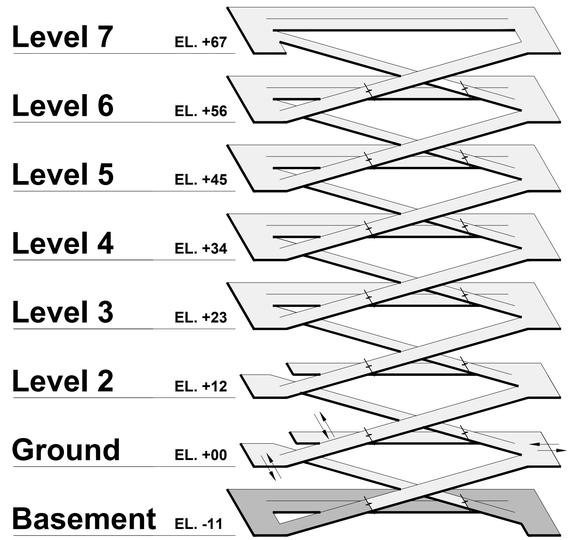
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
LEVEL 7	105	2	0	29	1	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	81
BASEMENT	91	0	0	37	0	0	0	0	0	128
TOTAL	861	15	3	203	7	2	8	0	0	**1099**

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.

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

NORTH

GRAPHIC SCALE IN FEET
0 8 16 32

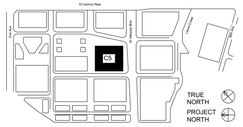
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Key Plan



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

Project No: 23.04025.00

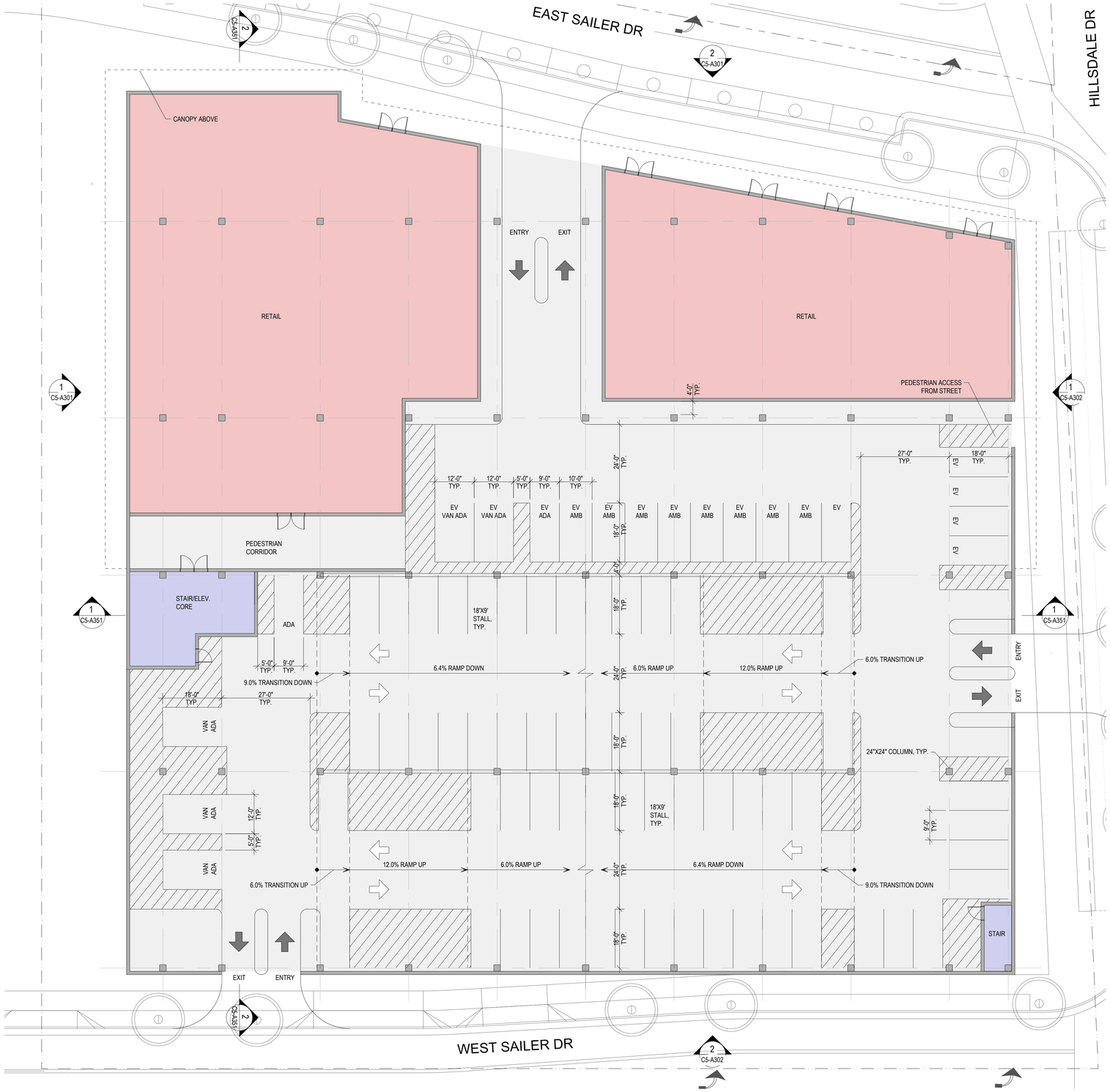
Sheet Title:

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"

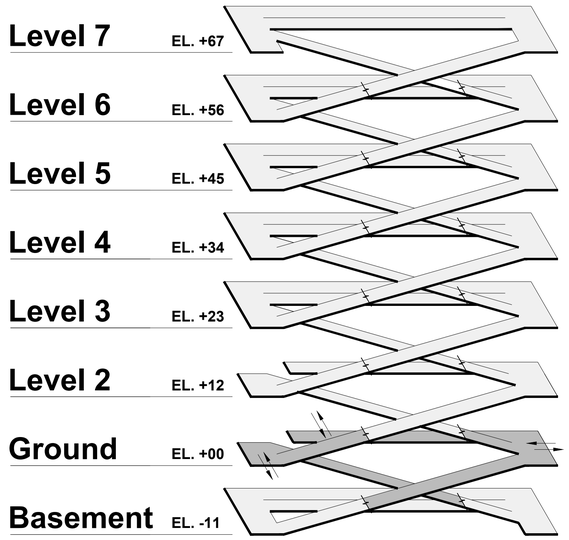
PARKING STALL TABULATION - BUILDING C5										
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
LEVEL 7	105	2	0	29	1	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	81
BASEMENT	91	0	0	37	0	0	0	0	0	128
TOTAL	861	15	3	203	7	2	8	0	0	**1099**

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.

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

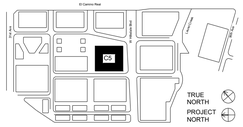


Isometric Looking NE

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Key Plan



NOT FOR CONSTRUCTION

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

Project No: 23.04025.00

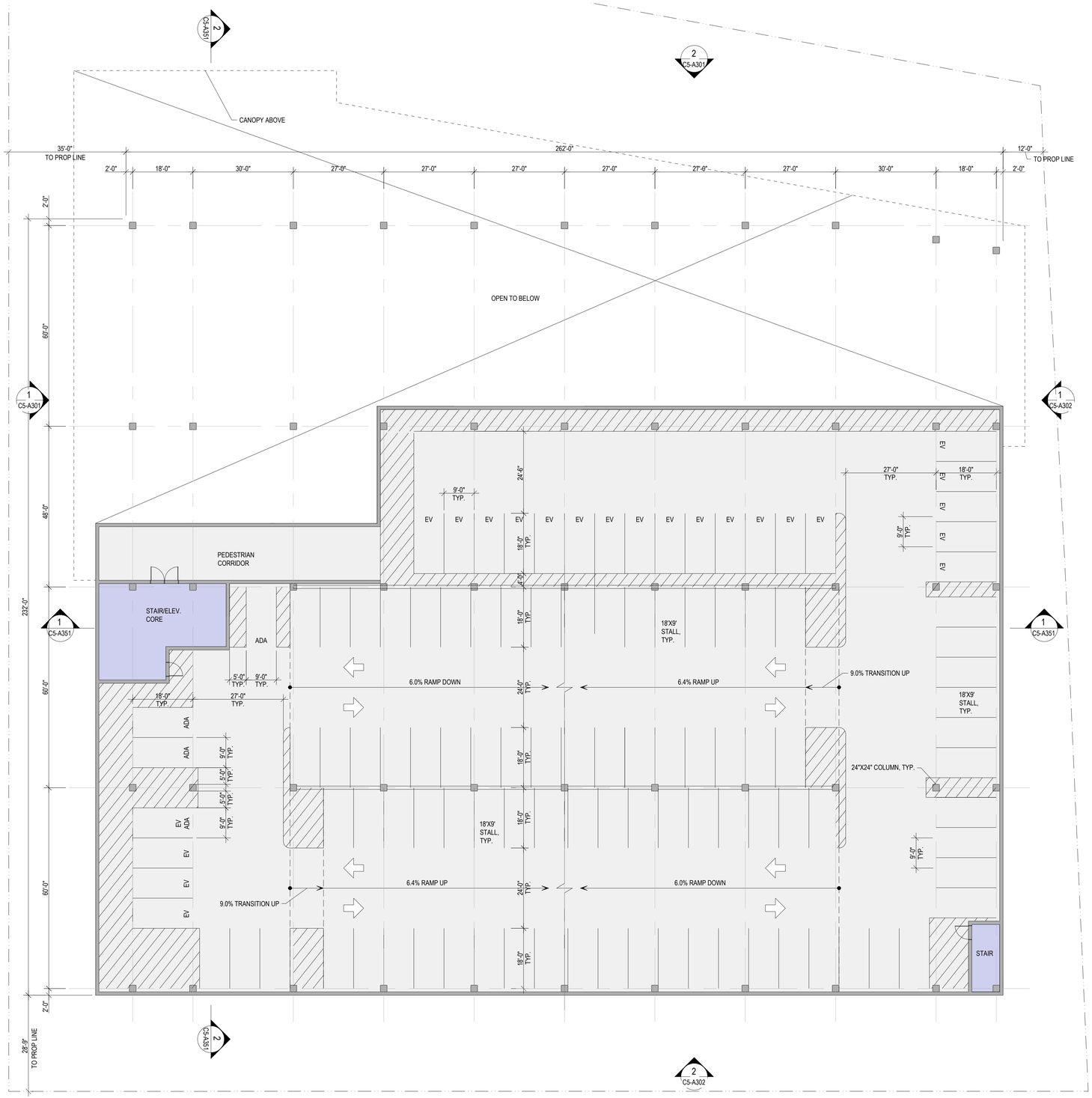
Sheet Title:

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

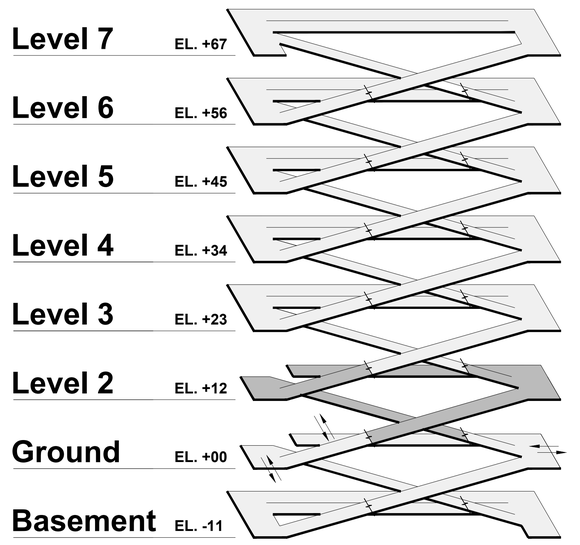
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
LEVEL 7	105	2	0	29	1	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	81
BASEMENT	91	0	0	37	0	0	0	0	0	128
TOTAL	861	15	3	203	7	2	8	0	0	**1099**

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.

LEGEND

- PROPOSED PROPERTY LINE
- BLDG OVERHANG
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS



Isometric Looking NE

NORTH

GRAPHIC SCALE IN FEET
0 8 16 32

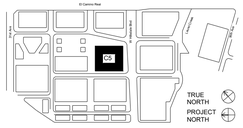
HSC Property Owner LLC

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Key Plan



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

Project No: 23.04025.00

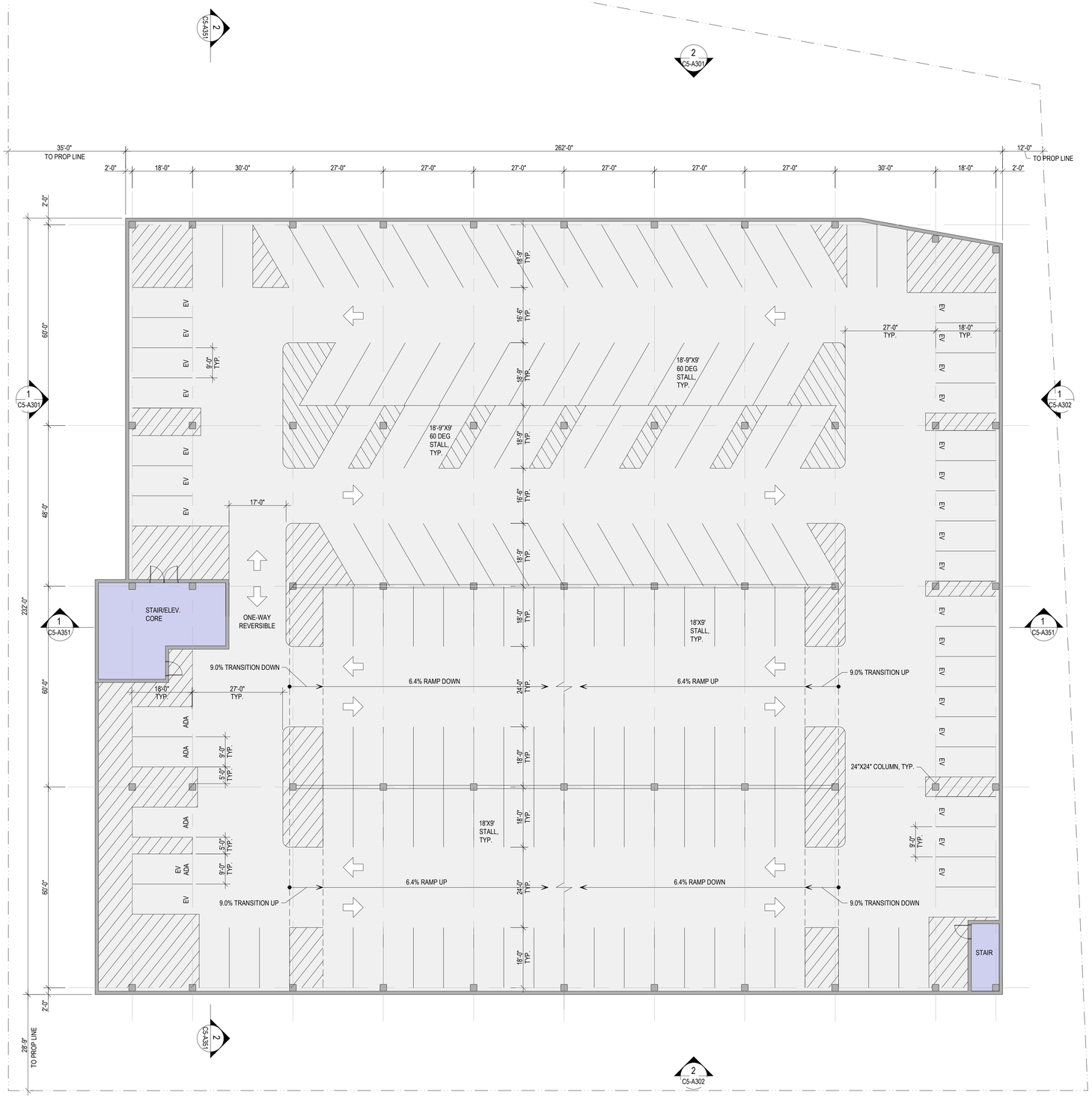
Sheet Title:

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

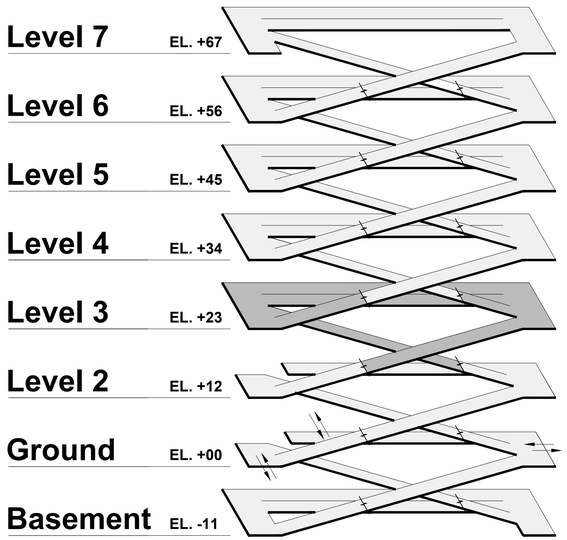
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
LEVEL 7	105	2	0	29	1	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	81
BASEMENT	91	0	0	37	0	0	0	0	0	128
TOTAL	861	15	3	203	7	2	8	0	0	**1099**

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
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5. ALL EV AMBULATORY STALLS SHOWN ARE 10'-0" WIDE. NO ACCESS AISLE REQUIRED.

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

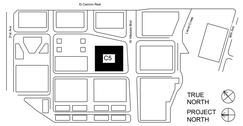
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Key Plan



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

Project No: 23.04025.00

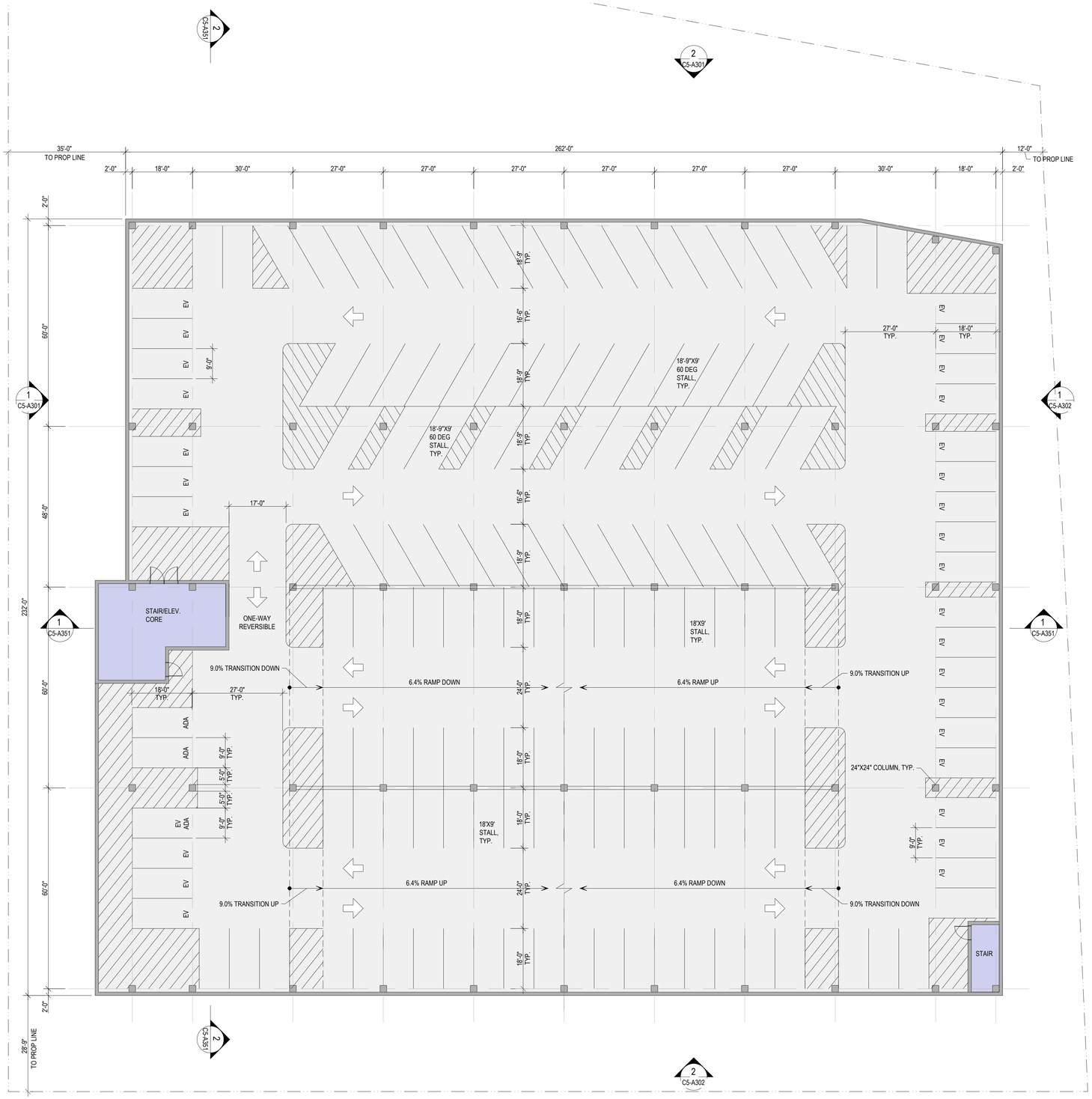
Sheet Title:

C5 - LEVEL 3 PLAN

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

Sheet Number

C5-A103



1 C5 - LEVEL 4 PLAN
1/16" = 1'-0"

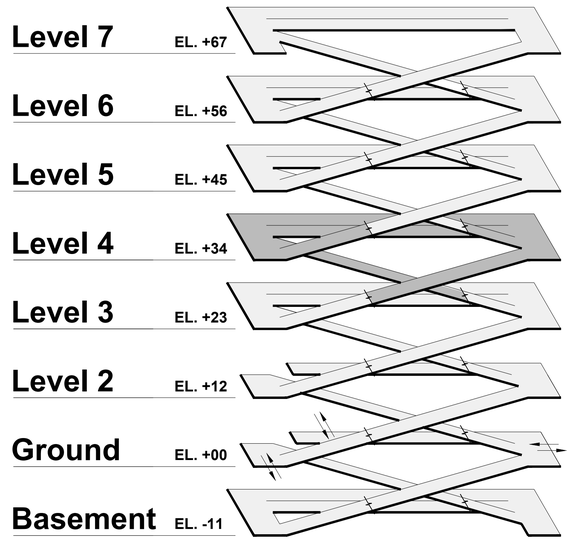
PARKING STALL TABULATION - BUILDING C5										
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
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LEVEL 6	130	2	0	28	1	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	81
BASEMENT	91	0	0	37	0	0	0	0	0	128
TOTAL	861	15	3	203	7	2	8	0	0	**1099**

SHEET NOTES

1. REQUIRED ADA STALLS FOR PARKING FACILITIES BETWEEN 500- 1,000 STALLS IS 2 PERCENT OF TOTAL = 18
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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

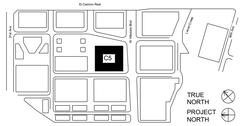
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Key Plan



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

Project No: 23.04025.00

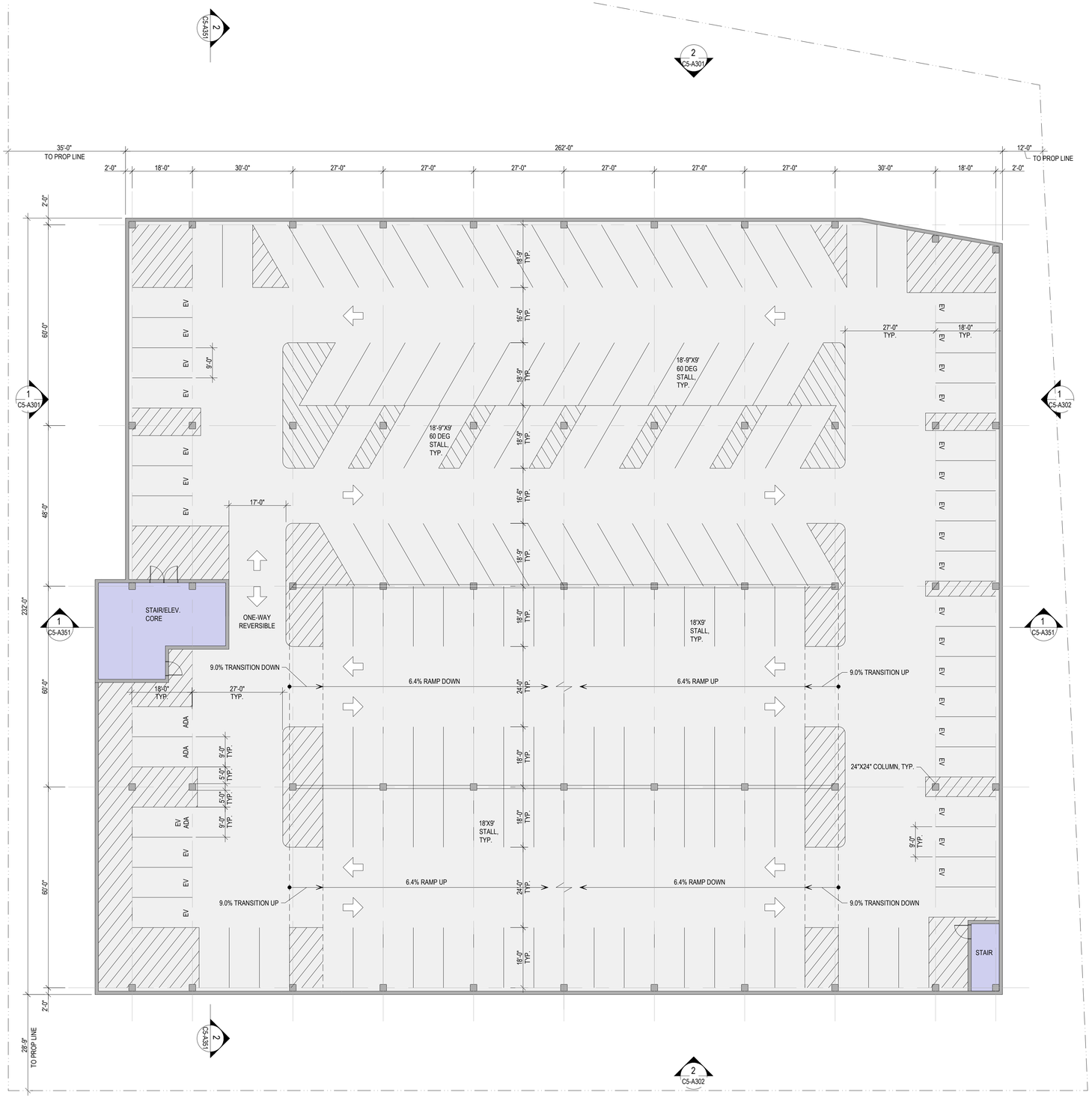
Sheet Title:

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

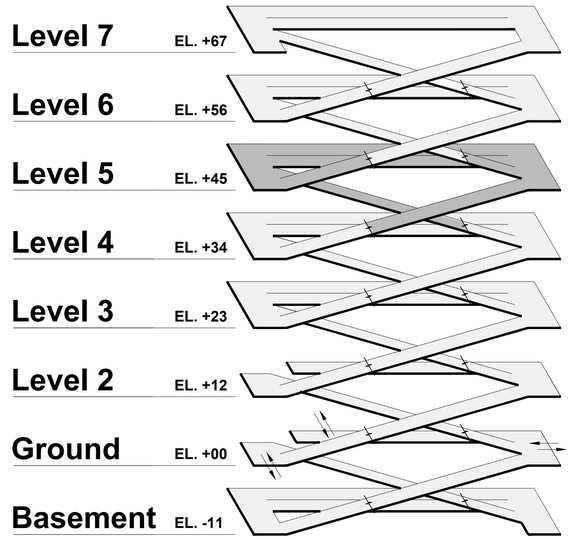
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
LEVEL 7	105	2	0	29	1	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	81
BASEMENT	91	0	0	37	0	0	0	0	0	128
TOTAL	861	15	3	203	7	2	8	0	0	**1099**

SHEET NOTES

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LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS



Isometric Looking NE





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Project No: 23.04025.00

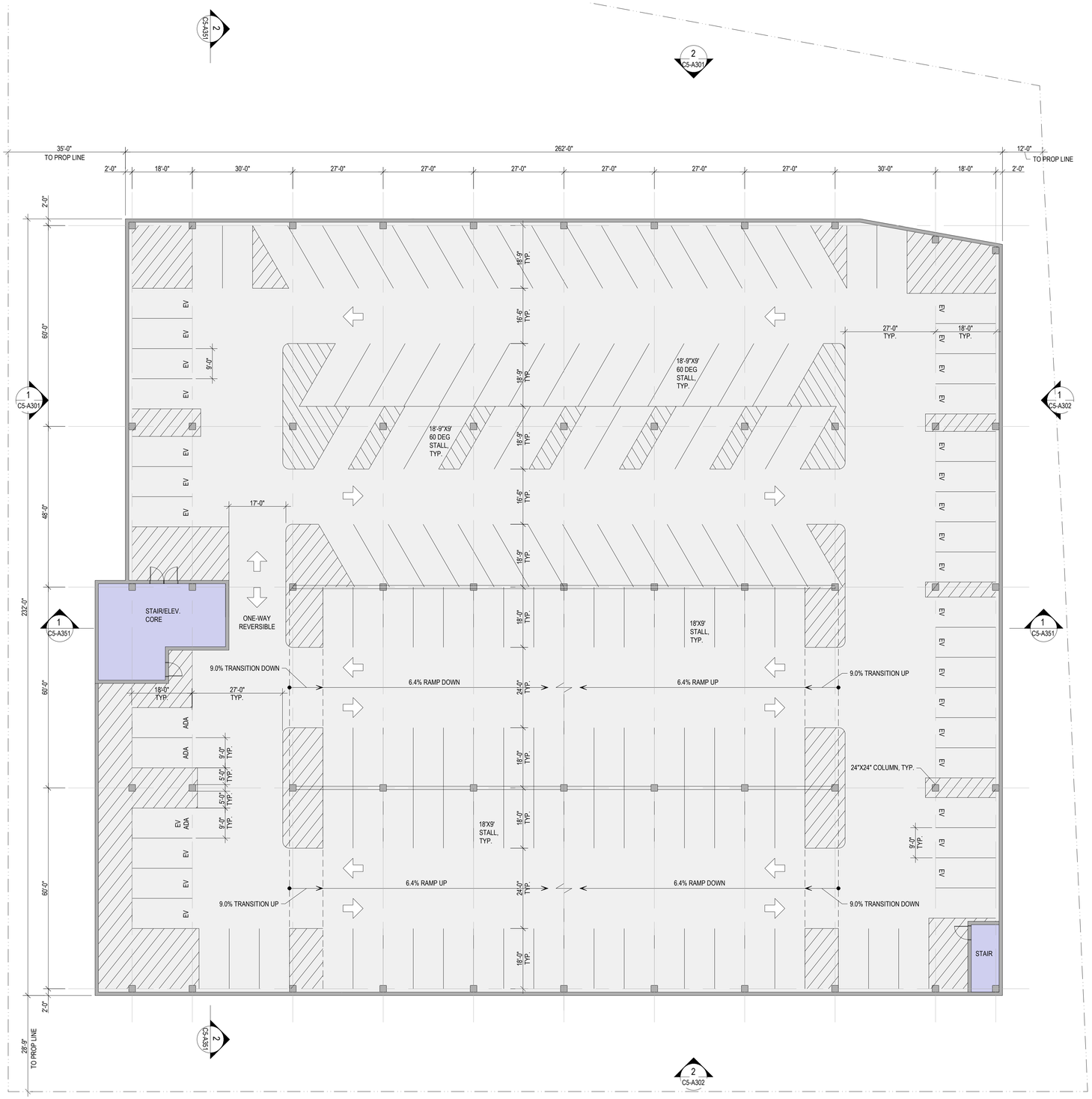
Sheet Title:

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

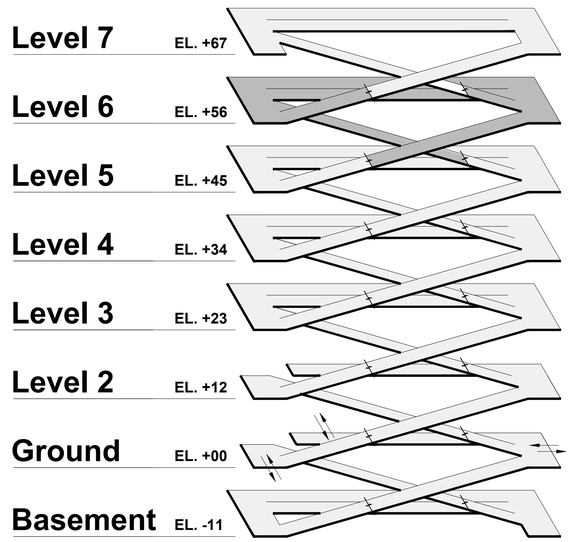
LEVEL	STALL TYPE								TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
LEVEL 7	105	2	0	29	1	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	81
BASEMENT	91	0	0	37	0	0	0	0	0	128
TOTAL	861	15	3	203	7	2	8	0	0	**1099**

SHEET NOTES

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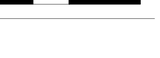
LEGEND

- PROPOSED PROPERTY LINE
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- PARKING, RAMPS LOADING/ SERVICE DOCK
- ELEVATOR, STAIRS



Isometric Looking NE





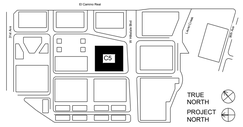
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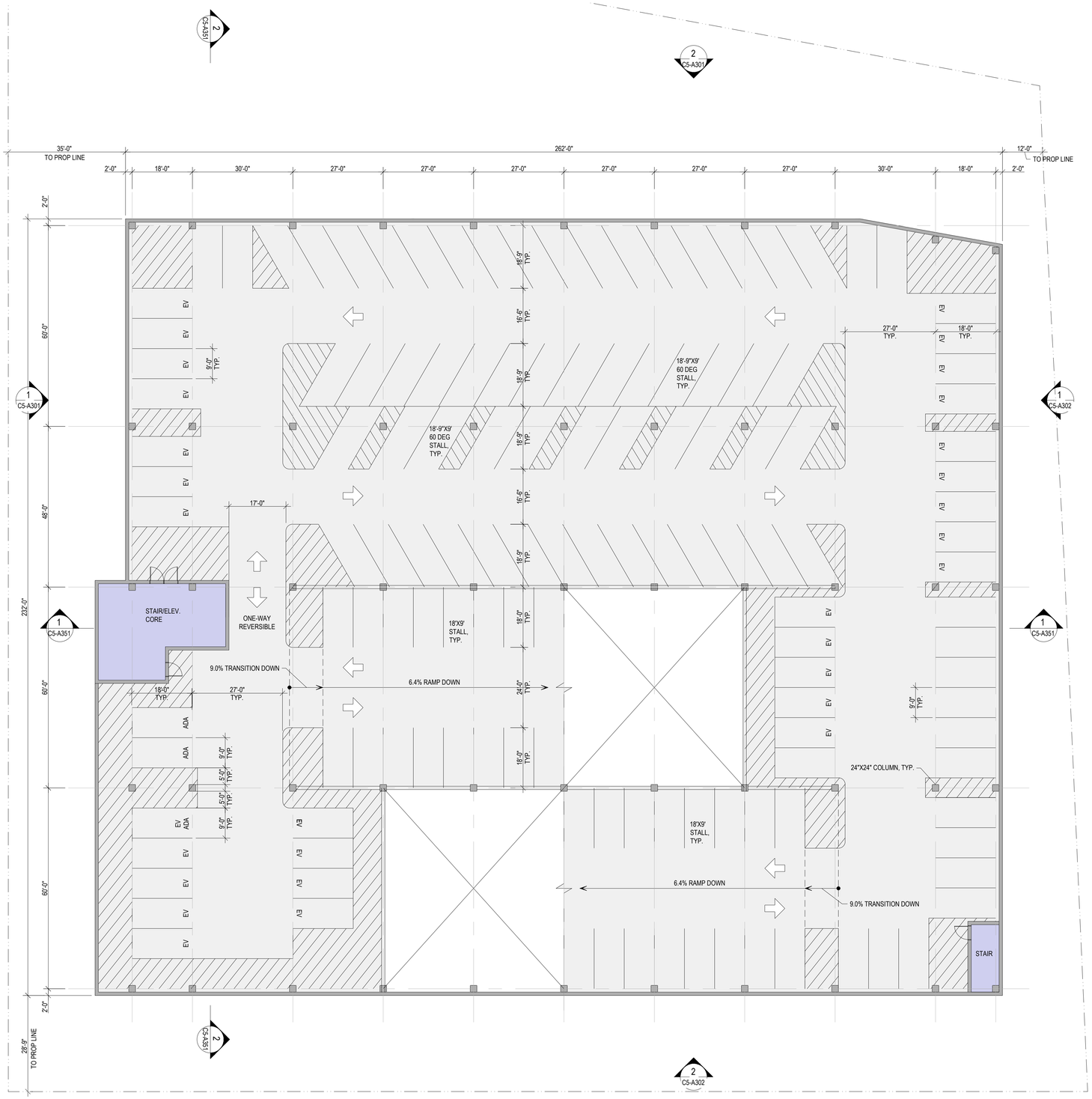
Sheet Title:

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"

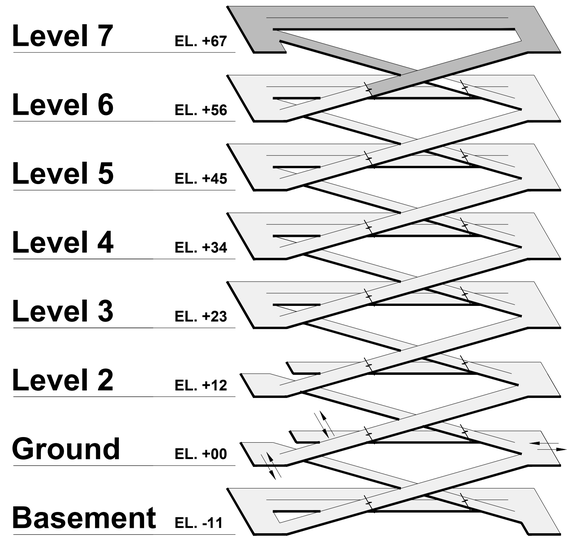
PARKING STALL TABULATION - BUILDING C5										
LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
LEVEL 7	105	2	0	29	1	0	0	0	0	137
LEVEL 6	130	2	0	28	1	0	0	0	0	161
LEVEL 5	130	2	0	28	1	0	0	0	0	161
LEVEL 4	130	2	0	28	1	0	0	0	0	161
LEVEL 3	130	3	0	26	1	0	0	0	0	160
LEVEL 2	84	3	0	22	1	0	0	0	0	110
GROUND	61	1	3	5	1	2	8	0	0	81
BASEMENT	91	0	0	37	0	0	0	0	0	128
TOTAL	861	15	3	203	7	2	8	0	0	**1099**

SHEET NOTES

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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

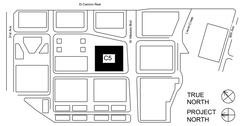
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	APPLICATION CHECKLIST PLANS	10-17-2025

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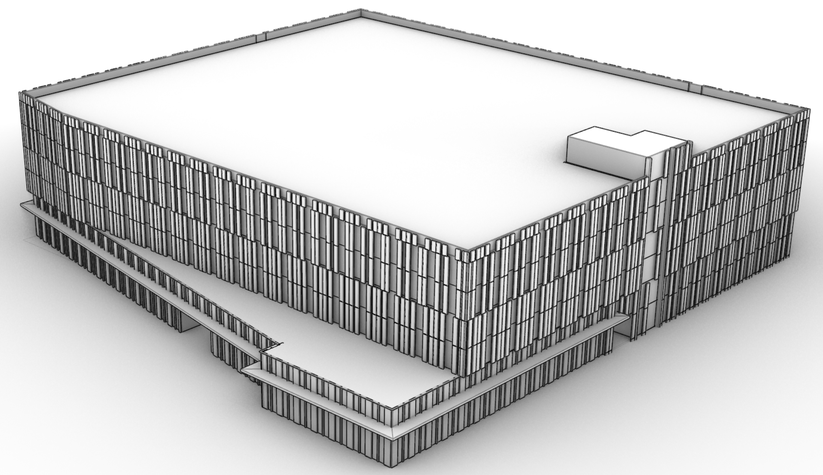
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C5 - LEVEL 7 PLAN

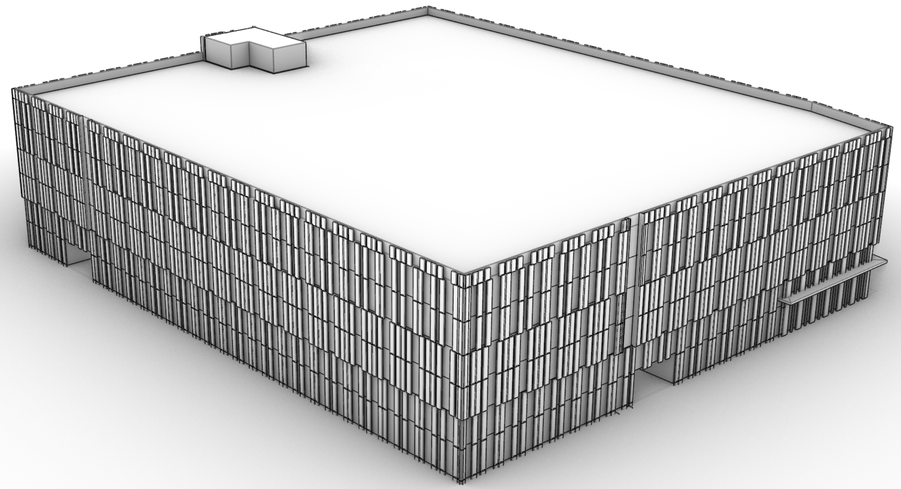
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Sheet Number

C5-A107



2 C5 NORTHEAST PERSPECTIVE
NTS



1 C5 SOUTHWEST PERSPECTIVE
NTS

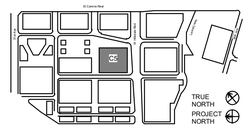
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

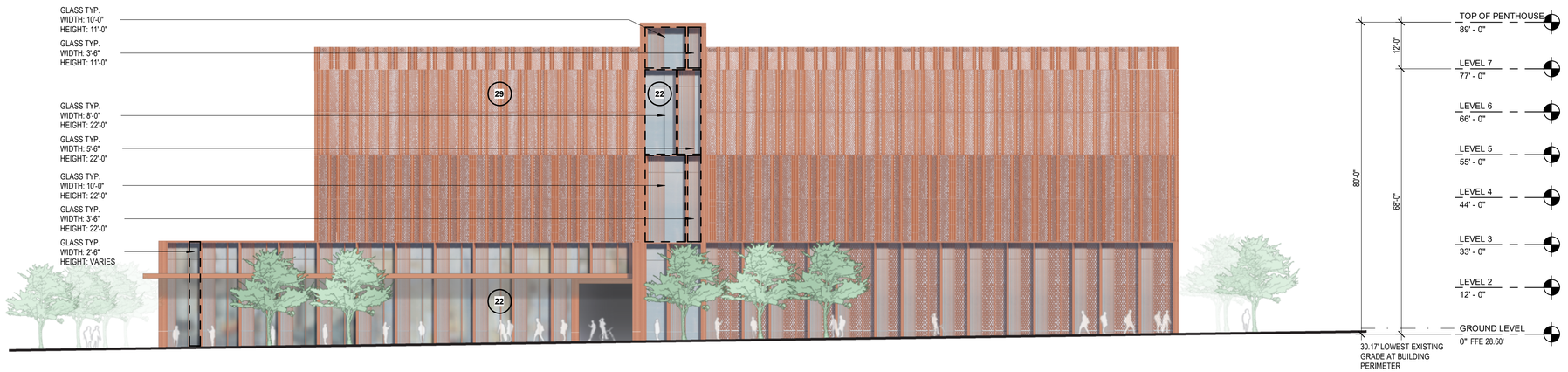
C5 - PERSPECTIVE VIEWS

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

Sheet Number

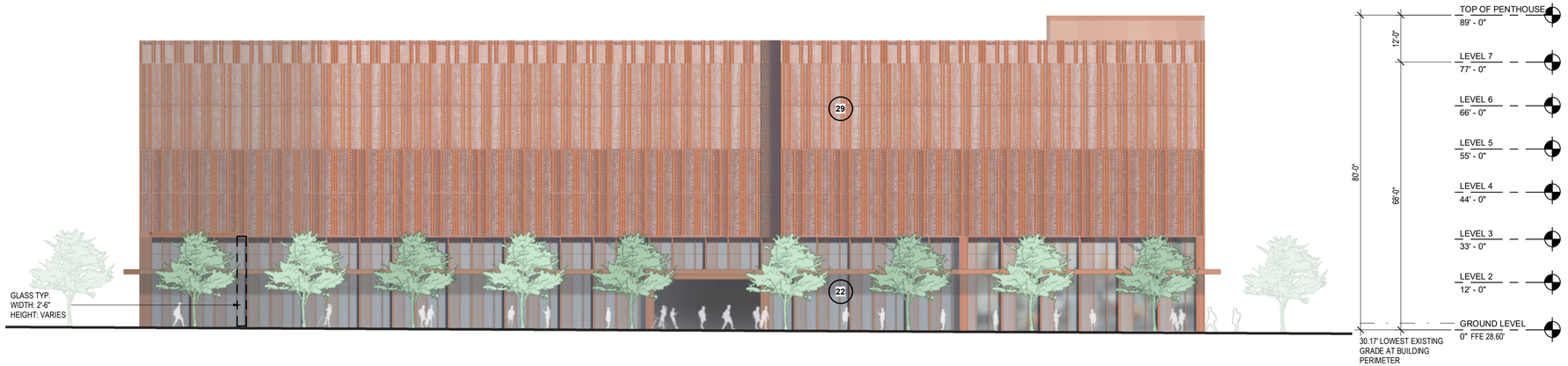
C5-A300

Autodesk Docs://23.04025.00 - Hillside MP Revised/HILLSIDE-HOK-AR.rvt
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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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1. **METAL**: DARK COLOR
2. **METAL**: WARM COLOR
3. **METAL**: PATINA COLOR
4. **METAL**: LIGHT COLOR
5. **METAL**: LIGHT COLOR
6. **METAL**: COOL COLOR
7. **BRICK**: DARK COLOR
8. **BRICK**: WARM COLOR
9. **BRICK**: LIGHT COLOR
10. **TERRACOTTA:** DARK COLOR
11. **TERRACOTTA:** WARM COLOR
12. **TERRACOTTA:** LIGHT COLOR
13. **TERRACOTTA:** TEXTURED, LIGHT COLOR
14. **TERRACOTTA:** COOL COLOR
15. **CONCRETE**: COOL COLOR
16. **PRECAST CONCRETE:** COLOR VARIES
17. **FIBER CEMENT PANEL:** COOL COLOR
18. **WOOD LOOK MATERIAL**: NATURAL COLOR
19. **WOOD LOOK MATERIAL:** LIGHT COLOR
20. **PHENOLIC MATERIAL:** DARK COLOR
21. **FIBER CEMENT SIDING:** LIGHT COLOR
22. **GLASS:** CLEAR GLASS COLOR
23. **FRITTED GLASS:** COLOR VARIES
24. **PLASTER**: COOL COLOR
25. **PLASTER**: WARM COLOR
26. **PLASTER**: COOL COLOR
27. **VINYL:** LIGHT COLOR
28. **VINYL:** DARK COLOR
29. **PERFORATED METAL**: WARM COLOR
30. **FIBER CEMENT SIDING**: DARK COLOR

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOK-AR.rvt
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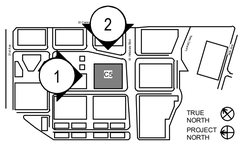
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

C5 - ELEVATIONS

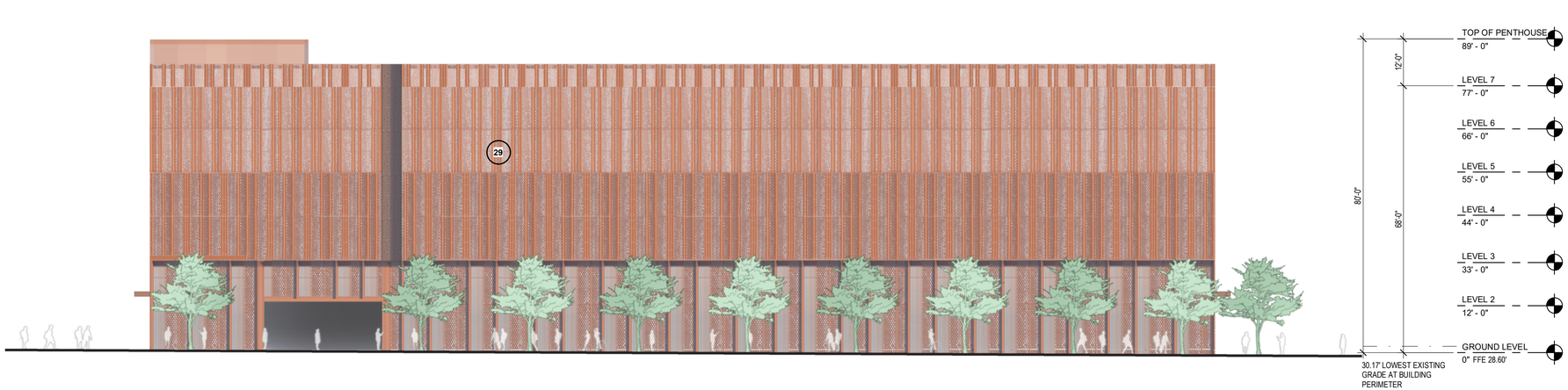
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C5-A301



1 C5 - SOUTH (HILLSDALE BLVD.) ELEVATION
1/16" = 1'-0"



2 C5 - WEST (WEST SAILER DR.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR
2 **METAL**: WARM COLOR
3 **METAL**: PATINA COLOR
4 **METAL**: LIGHT COLOR
5 **METAL**: LIGHT COLOR
6 **METAL**: COOL COLOR
7 **BRICK**: DARK COLOR
8 **BRICK**: WARM COLOR
9 **BRICK**: LIGHT COLOR
10 **TERRACOTTA:** DARK COLOR
11 **TERRACOTTA:** WARM COLOR
12 **TERRACOTTA:** LIGHT COLOR
13 **TERRACOTTA:** TEXTURED, LIGHT COLOR
14 **TERRACOTTA:** COOL COLOR
15 **CONCRETE**: COOL COLOR
16 **PRECAST CONCRETE:** COLOR VARIES
17 **FIBER CEMENT PANEL:** COOL COLOR
18 **WOOD LOOK MATERIAL**: NATURAL COLOR
19 **WOOD LOOK MATERIAL:** LIGHT COLOR
20 **PHENOLIC MATERIAL:** DARK COLOR
21 **FIBER CEMENT SIDING:** LIGHT COLOR
22 **GLASS:** CLEAR GLASS COLOR
23 **FRITTED GLASS:** COLOR VARIES
24 **PLASTER**: COOL COLOR
25 **PLASTER**: WARM COLOR
26 **PLASTER**: COOL COLOR
27 **VINYL:** LIGHT COLOR
28 **VINYL:** DARK COLOR
29 **PERFORATED METAL**: WARM COLOR
30 **FIBER CEMENT SIDING**: DARK COLOR

Autodesk Docs://23.04025.00 - Hillsdale MP Peer Review/HILLSDALE-HOK-AR.rvt
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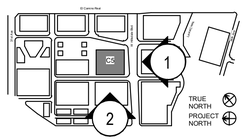
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Key Plan



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

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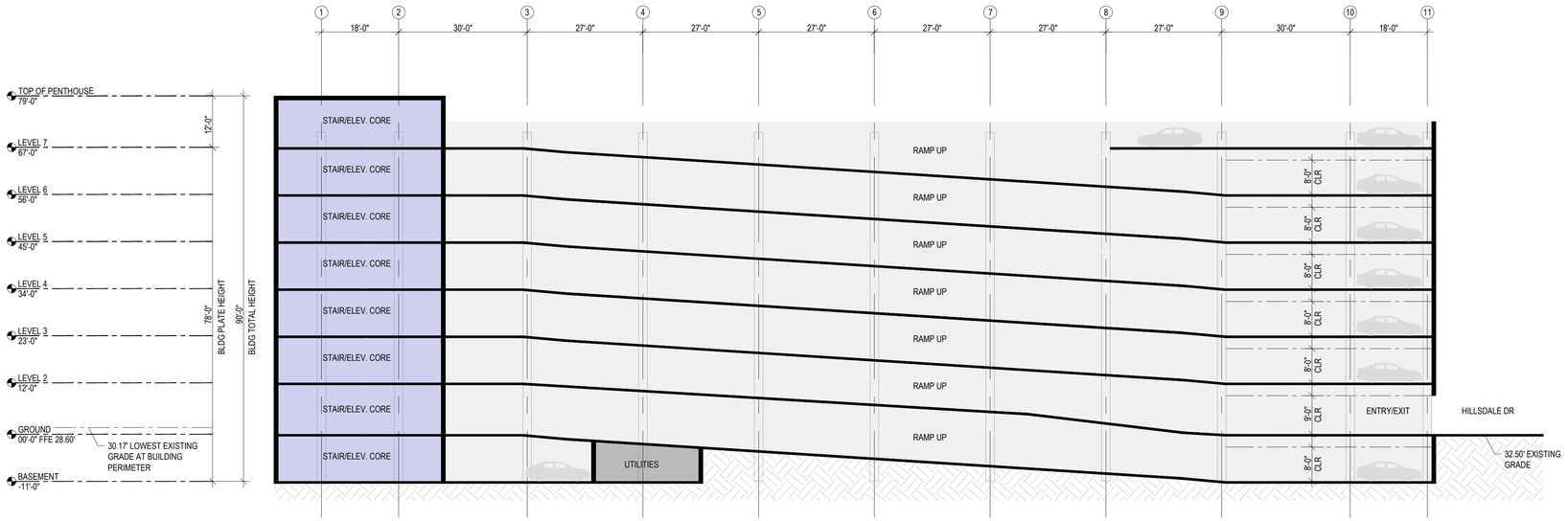
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C5 - ELEVATIONS

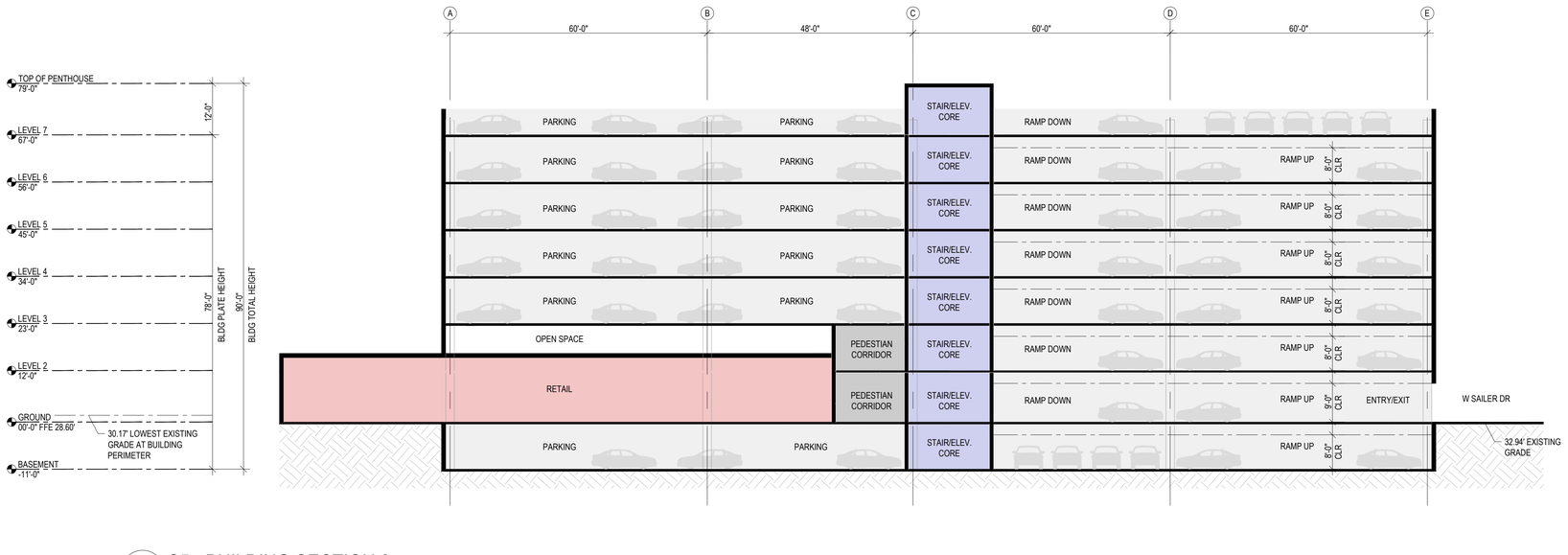
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

C5-A302



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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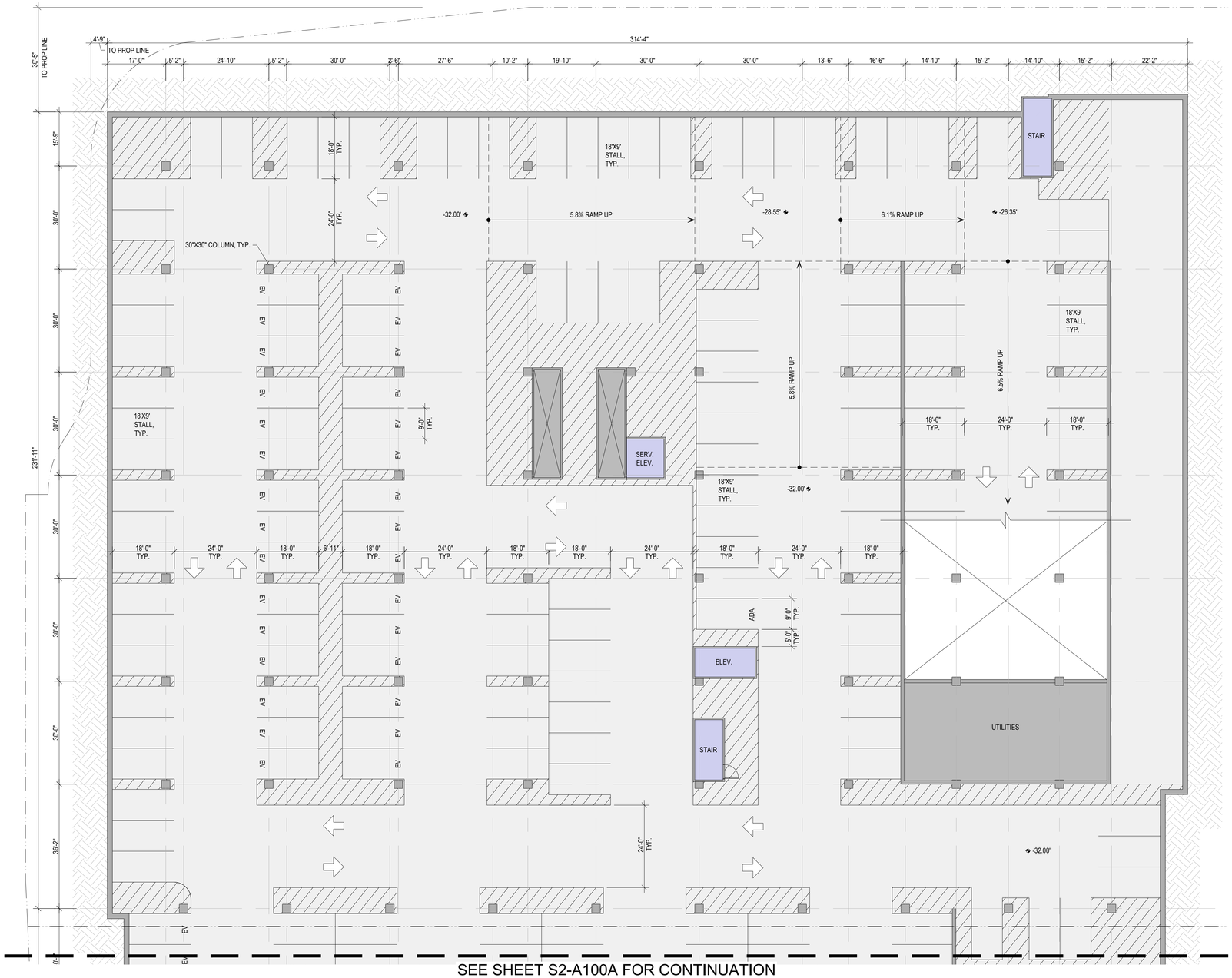
C5 - BUILDING SECTION

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

Sheet Number

C5-A351

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



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.

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

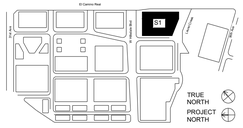
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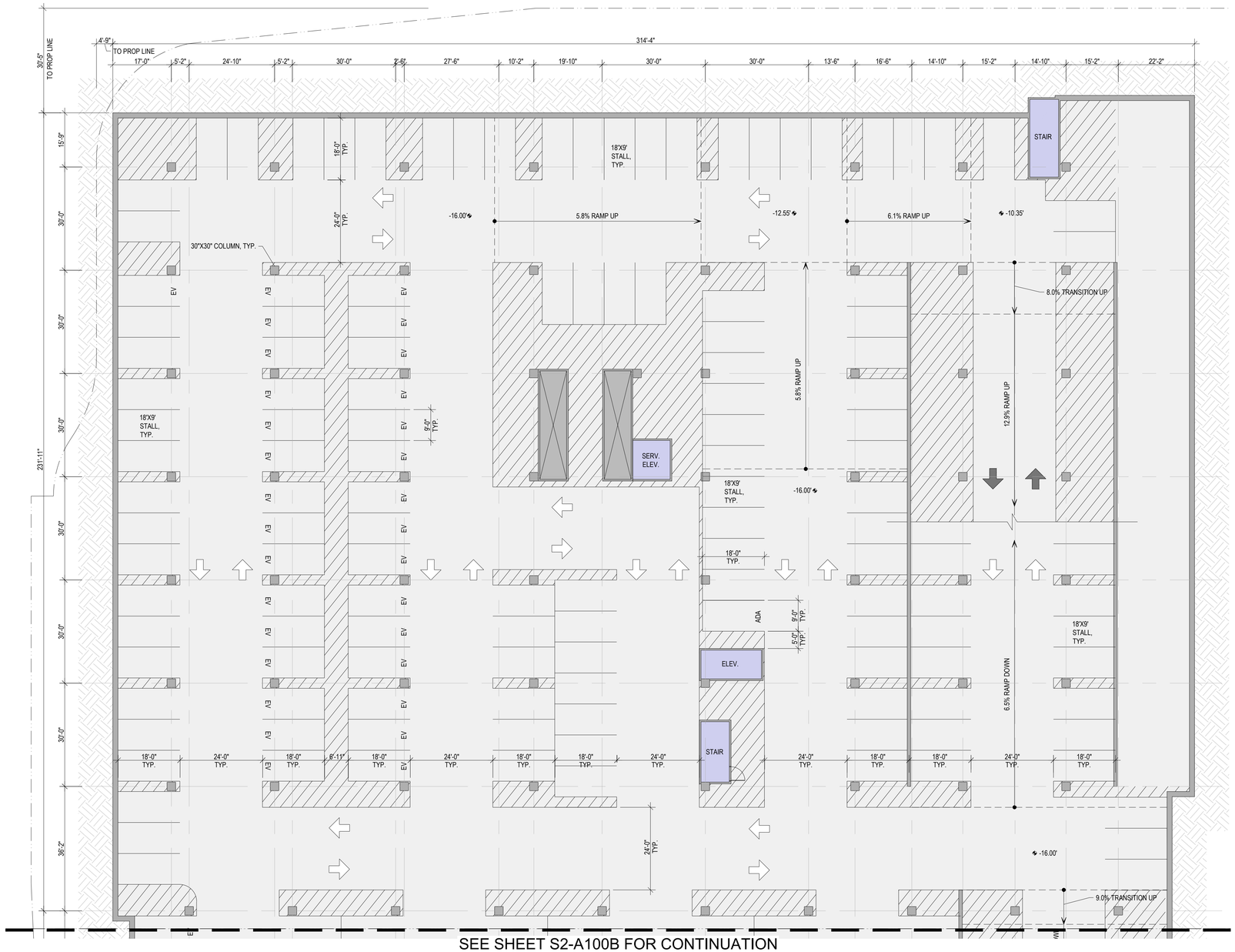
S1 - BASEMENT LEVEL 2 PLAN

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	
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



SEE SHEET S2-A100B 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.

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)

1 S1 - BASEMENT LEVEL 1 PLAN
1/16" = 1'-0"

NORTH

GRAPHIC SCALE IN FEET
0 8 16 32

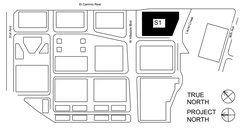
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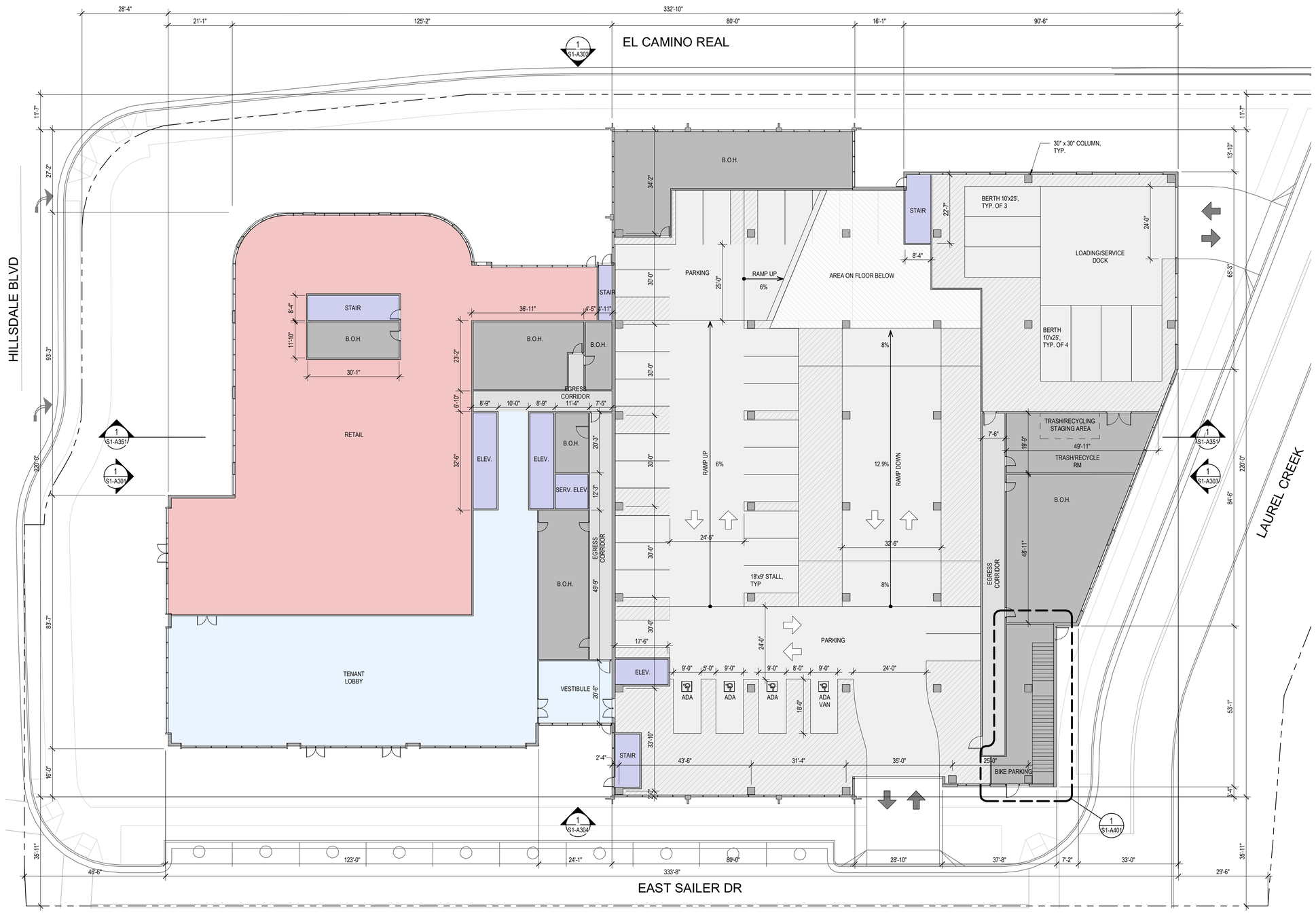
Sheet Title:

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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

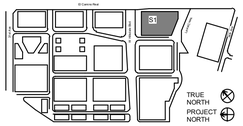
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Project No: 23.04025.00

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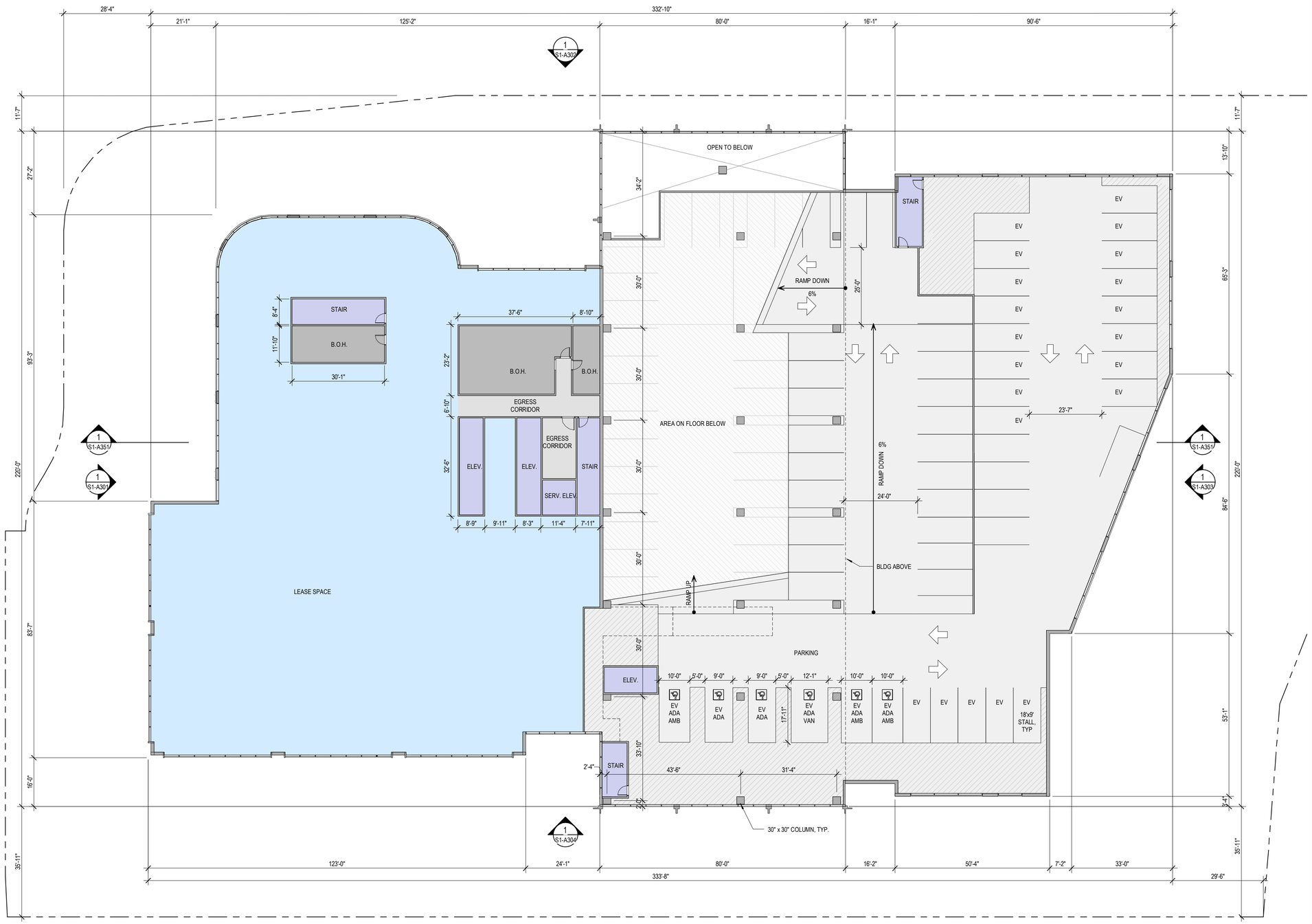
S1 - GROUND LEVEL PLAN

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**

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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

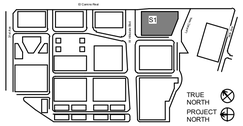
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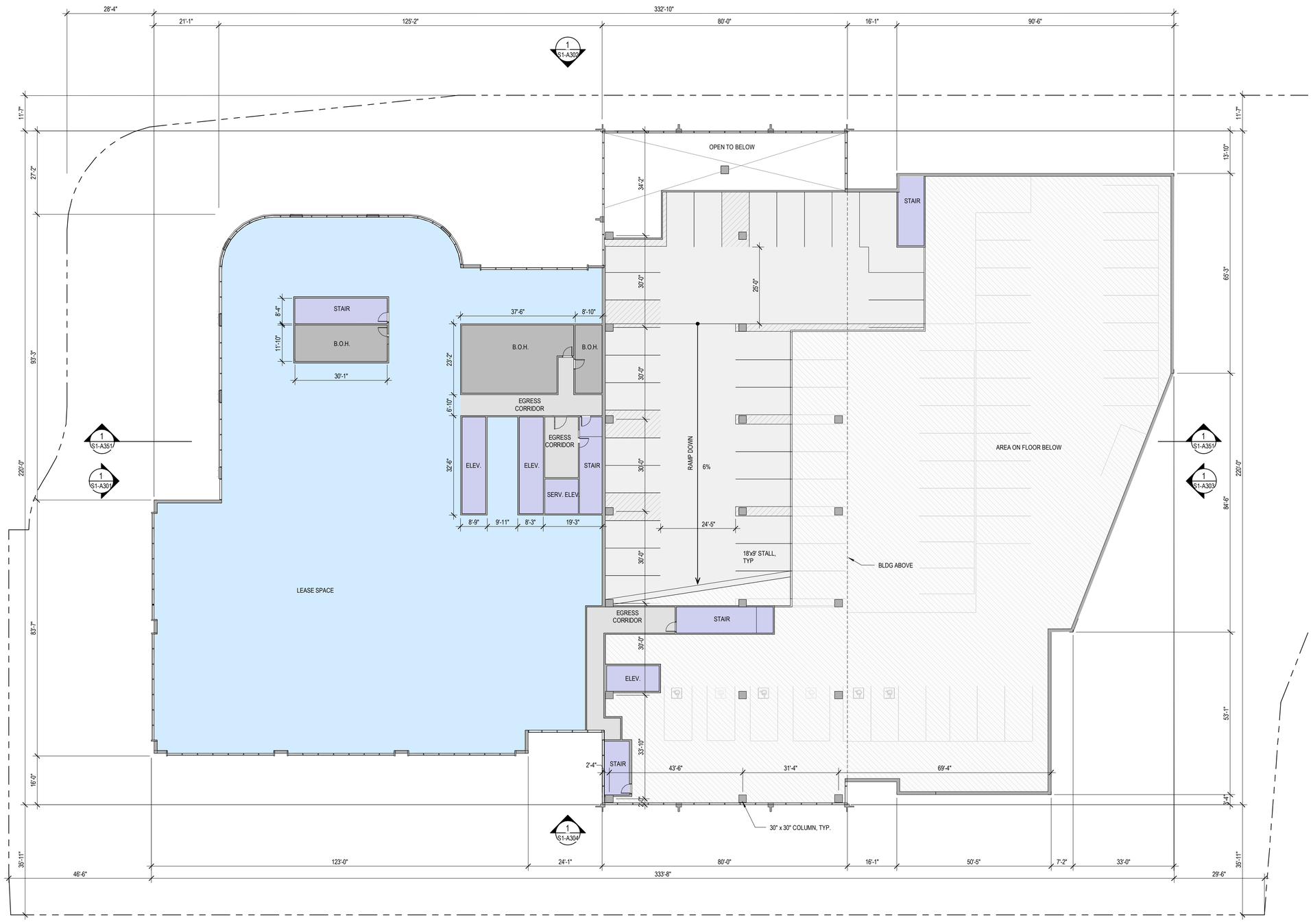
S1 - LEVEL 2 PLAN

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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

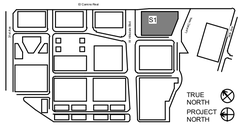
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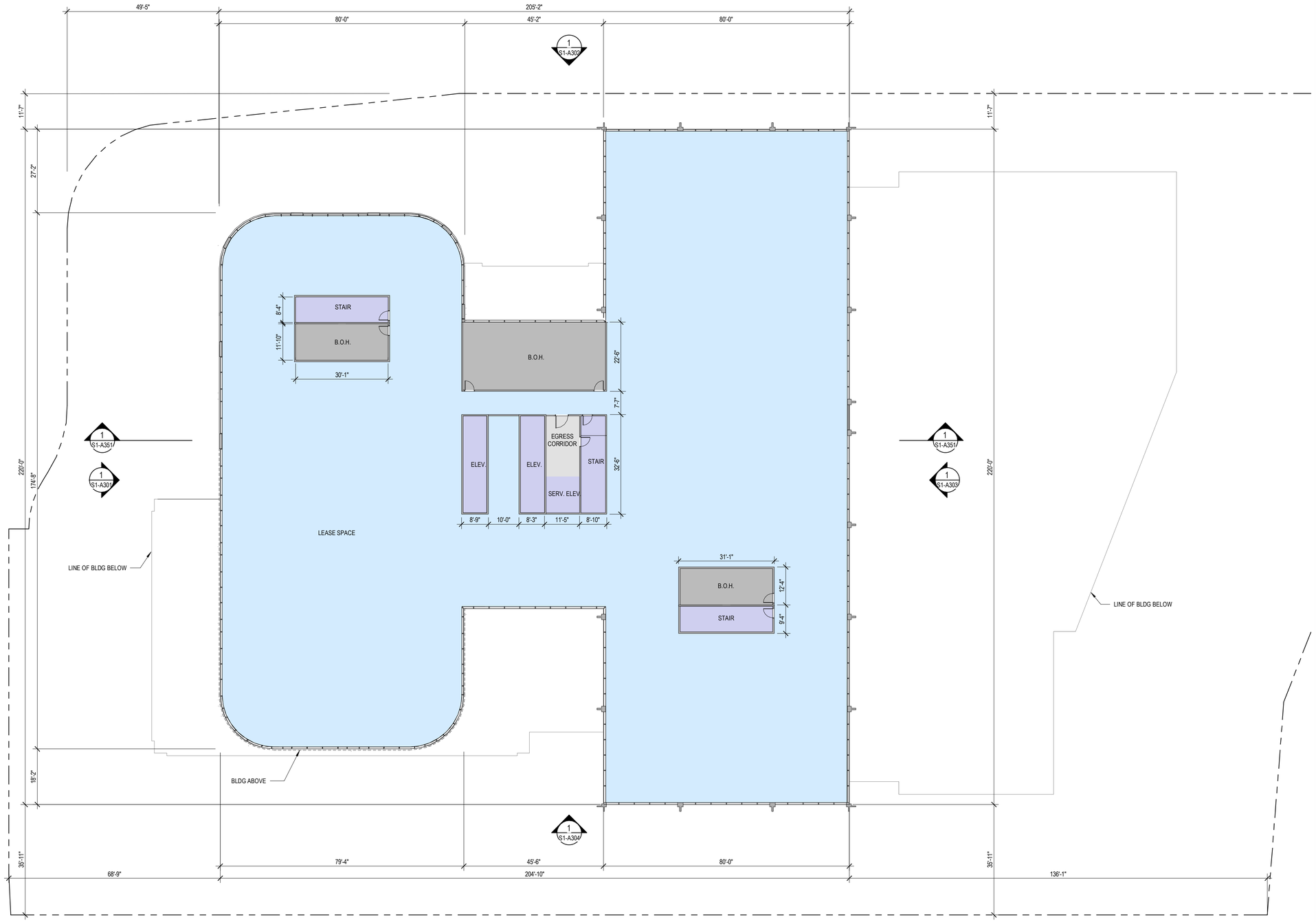
S1 - LEVEL 2.5 PLAN

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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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

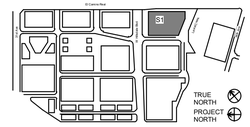
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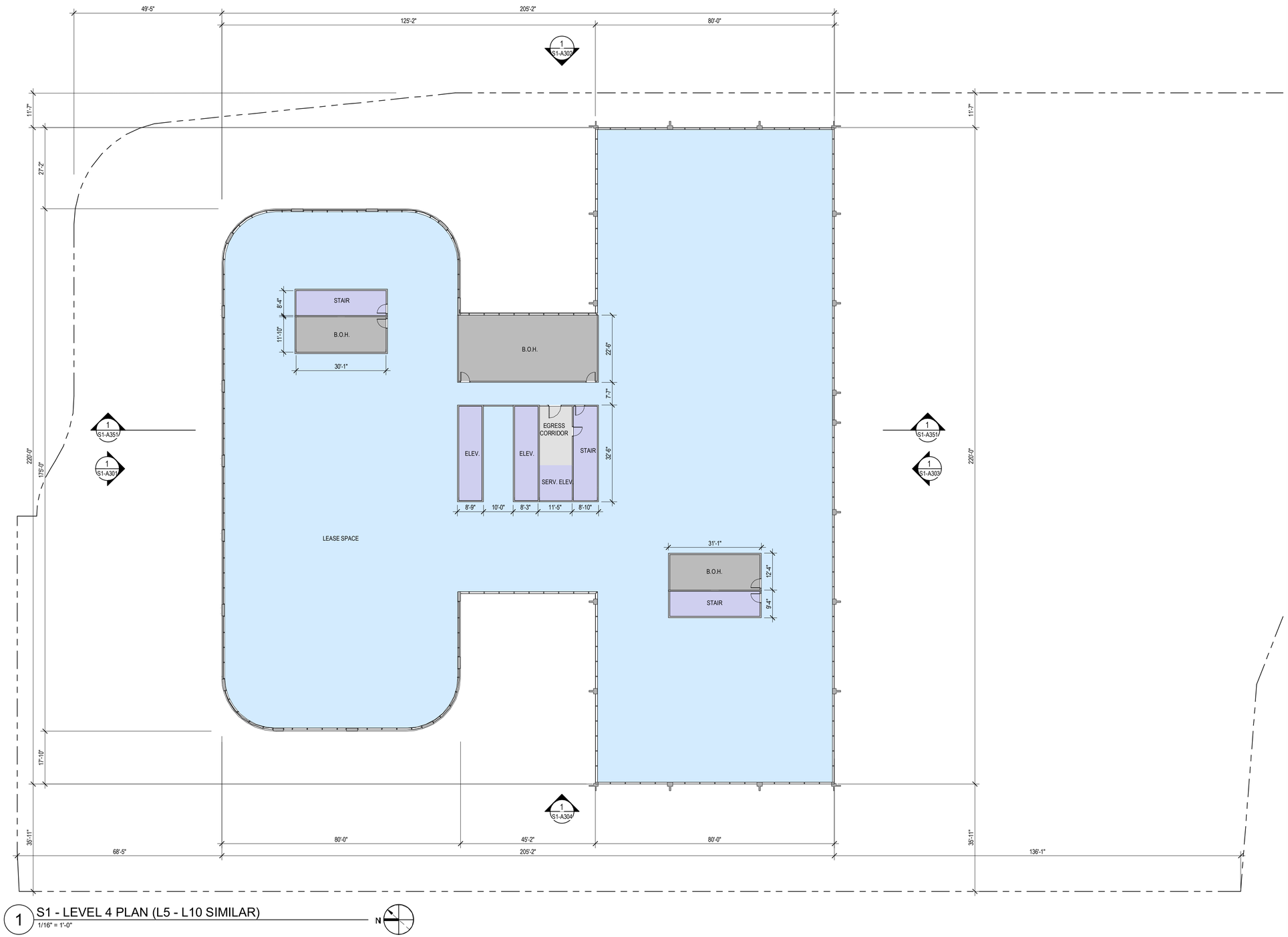
S1 - LEVEL 3 PLAN

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 (L5 - L10 SIMILAR)
1/16" = 1'-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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

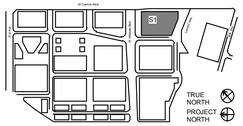
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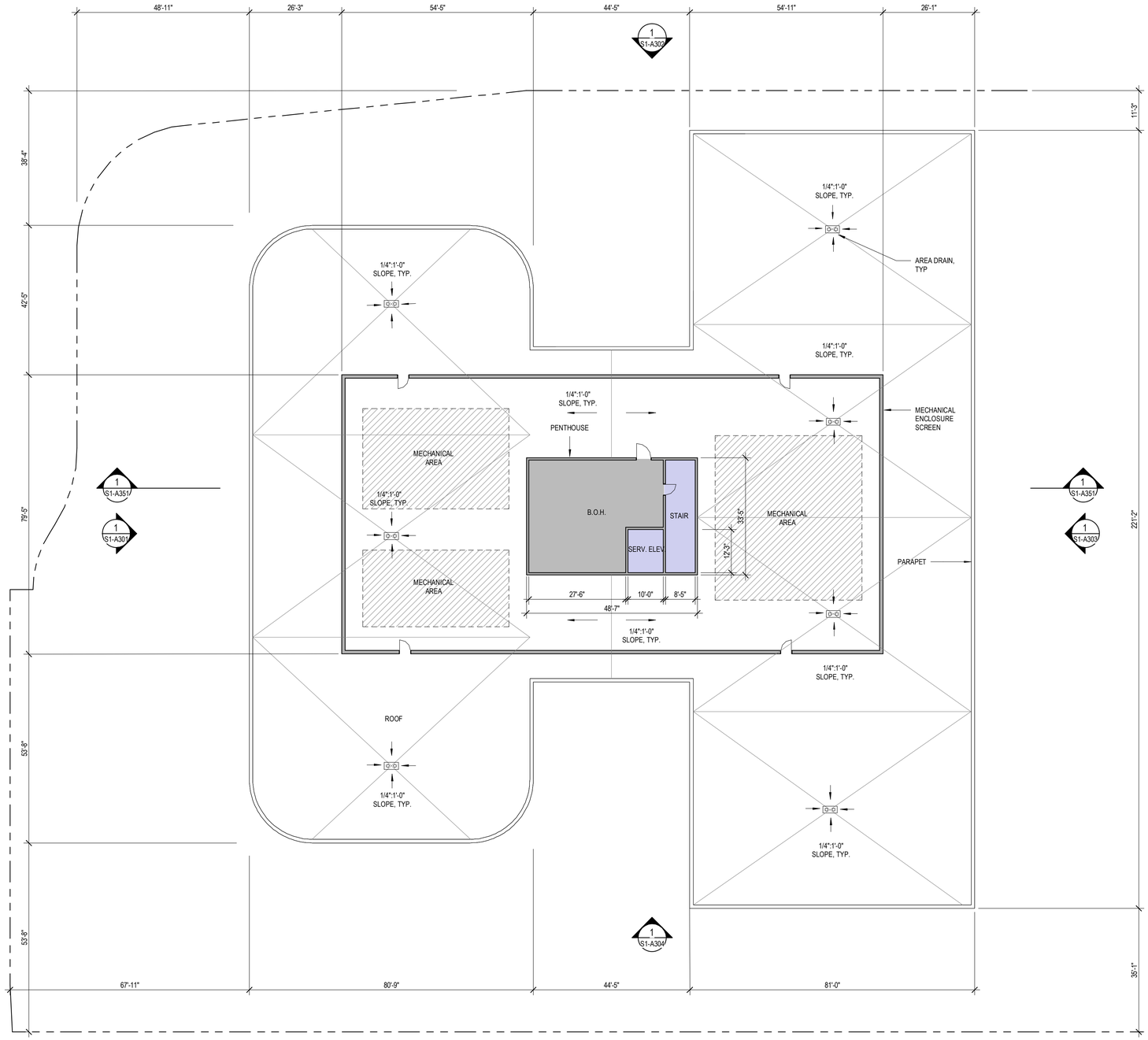
S1 - LEVEL 4-10 PLAN

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

Sheet Number

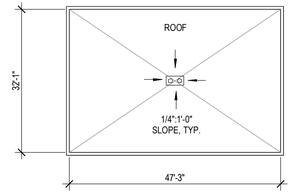
S1-A105

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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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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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	APPLICATION CHECKLIST PLANS	10-17-2025

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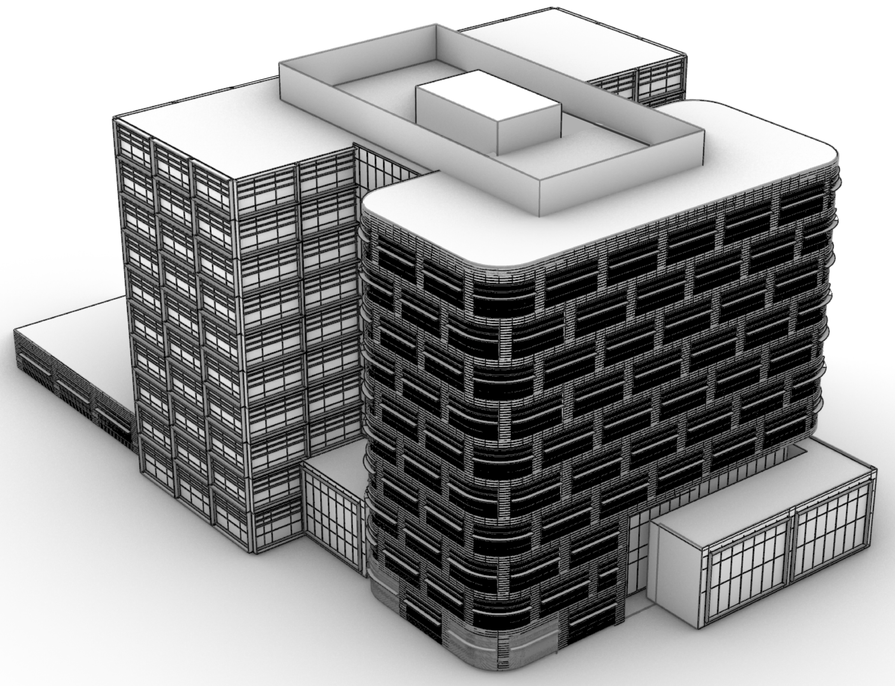
S1 - ROOF LEVEL PLAN

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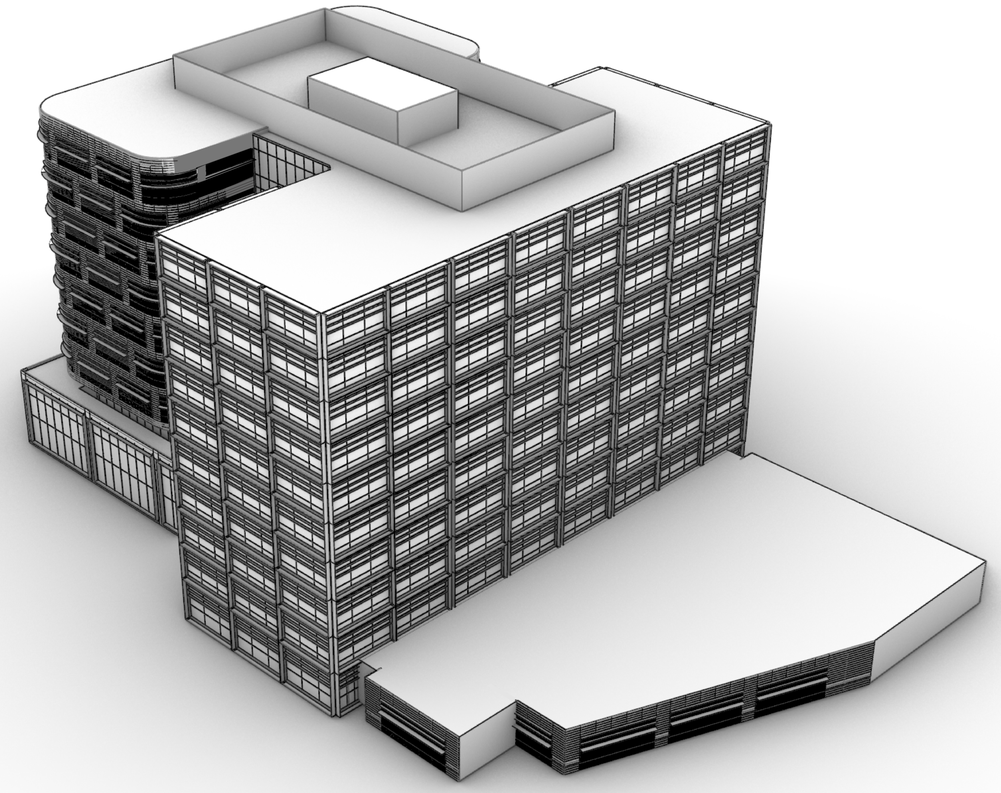
Sheet Number

S1-A106

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2 S1 NORTHEAST PERSPECTIVE
NTS



1 S1 SOUTHWEST PERSPECTIVE
NTS

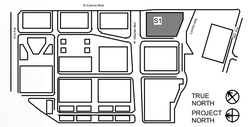
HSC Property Owner LLC

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Key Plan



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Project No: 23.04025.00

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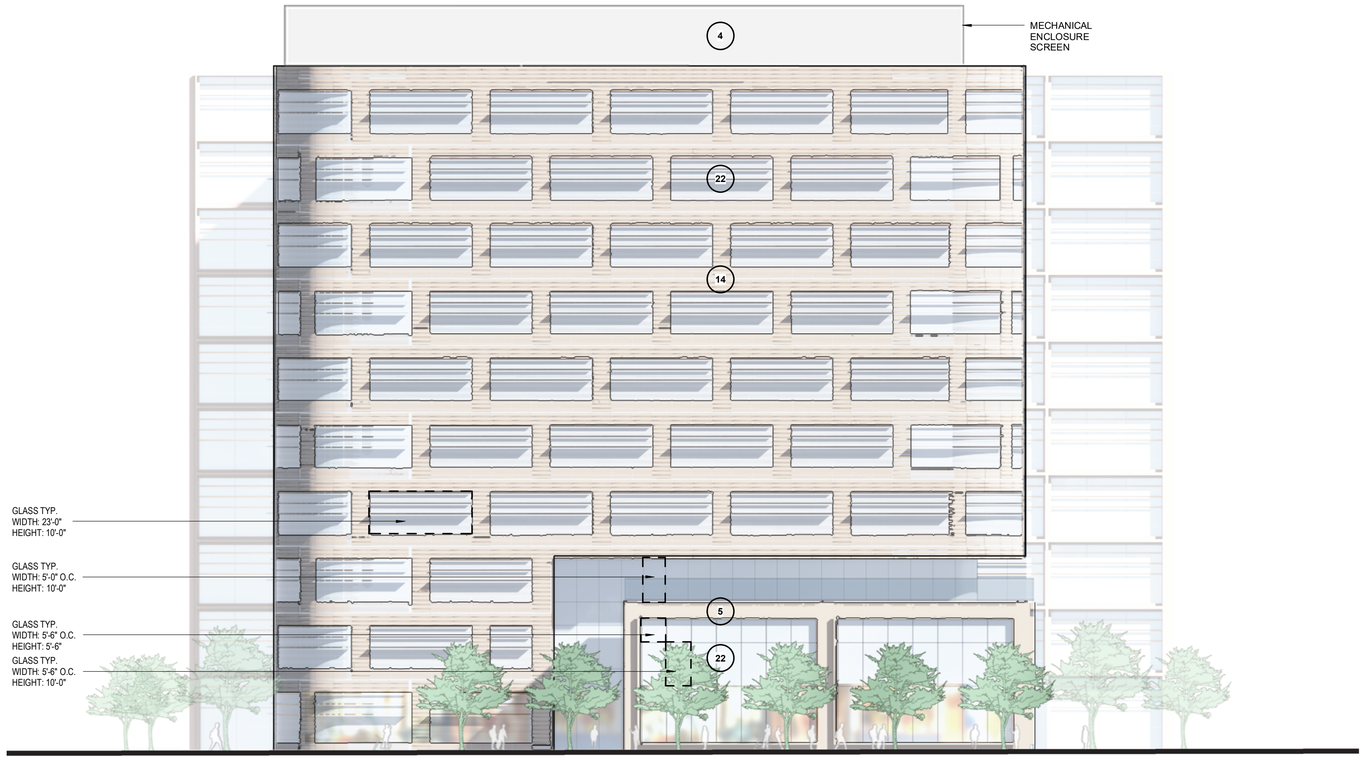
S1 - PERSPECTIVE VIEWS

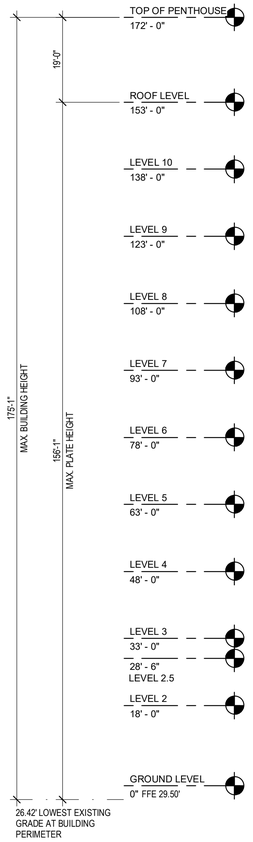
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

S1-A300

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1 S1 - NORTH (HILLSDALE BLVD) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1. **METAL**: DARK COLOR
2. **METAL**: WARM COLOR
3. **METAL**: PATINA COLOR
4. **METAL**: LIGHT COLOR
5. **METAL**: LIGHT COLOR
6. **METAL**: COOL COLOR
7. **BRICK**: DARK COLOR
8. **BRICK**: WARM COLOR
9. **BRICK**: LIGHT COLOR
10. **TERRACOTTA:** DARK COLOR
11. **TERRACOTTA:** WARM COLOR
12. **TERRACOTTA:** LIGHT COLOR
13. **TERRACOTTA:** TEXTURED, LIGHT COLOR
14. **TERRACOTTA:** COOL COLOR
15. **CONCRETE**: COOL COLOR
16. **PRECAST CONCRETE:** COLOR VARIES
17. **FIBER CEMENT PANEL:** COOL COLOR
18. **WOOD LOOK MATERIAL**: NATURAL COLOR
19. **WOOD LOOK MATERIAL:** LIGHT COLOR
20. **PHENOLIC MATERIAL:** DARK COLOR
21. **FIBER CEMENT SIDING:** LIGHT COLOR
22. **GLASS:** CLEAR GLASS COLOR
23. **FRITTED GLASS:** COLOR VARIES
24. **PLASTER**: COOL COLOR
25. **PLASTER**: WARM COLOR
26. **PLASTER**: COOL COLOR
27. **VINYL:** LIGHT COLOR
28. **VINYL:** DARK COLOR
29. **PERFORATED METAL**: WARM COLOR
30. **FIBER CEMENT SIDING**: DARK COLOR

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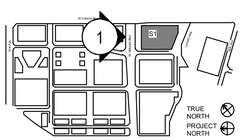
HSC Property Owner LLC

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

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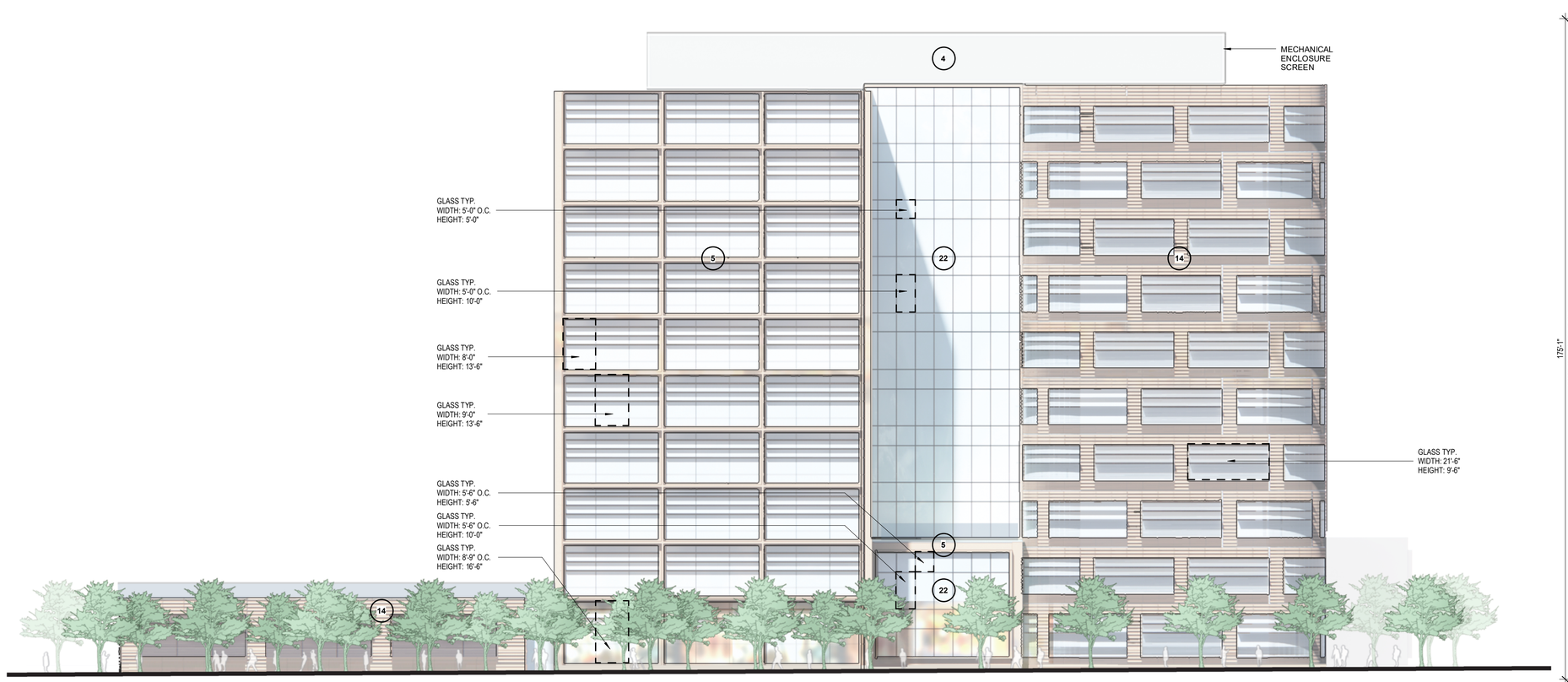
Sheet Title:

S1 - ELEVATIONS

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Sheet Number

S1-A301



1 S1 - EAST (EL CAMINO REAL) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR
2 **METAL**: WARM COLOR
3 **METAL**: PATINA COLOR
4 **METAL**: LIGHT COLOR
5 **METAL**: LIGHT COLOR
6 **METAL**: COOL COLOR
7 **BRICK**: DARK COLOR
8 **BRICK**: WARM COLOR
9 **BRICK**: LIGHT COLOR
10 **TERRACOTTA:** DARK COLOR
11 **TERRACOTTA:** WARM COLOR
12 **TERRACOTTA:** LIGHT COLOR
13 **TERRACOTTA:** TEXTURED, LIGHT COLOR
14 **TERRACOTTA:** COOL COLOR
15 **CONCRETE**: COOL COLOR
16 **PRECAST CONCRETE:** COLOR VARIES
17 **FIBER CEMENT PANEL:** COOL COLOR
18 **WOOD LOOK MATERIAL**: NATURAL COLOR
19 **WOOD LOOK MATERIAL:** LIGHT COLOR
20 **PHENOLIC MATERIAL:** DARK COLOR
21 **FIBER CEMENT SIDING:** LIGHT COLOR
22 **GLASS:** CLEAR GLASS COLOR
23 **FRITTED GLASS:** COLOR VARIES
24 **PLASTER**: COOL COLOR
25 **PLASTER**: WARM COLOR
26 **PLASTER**: COOL COLOR
27 **VINYL:** LIGHT COLOR
28 **VINYL:** DARK COLOR
29 **PERFORATED METAL**: WARM COLOR
30 **FIBER CEMENT SIDING**: DARK COLOR

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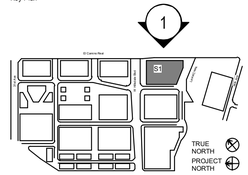
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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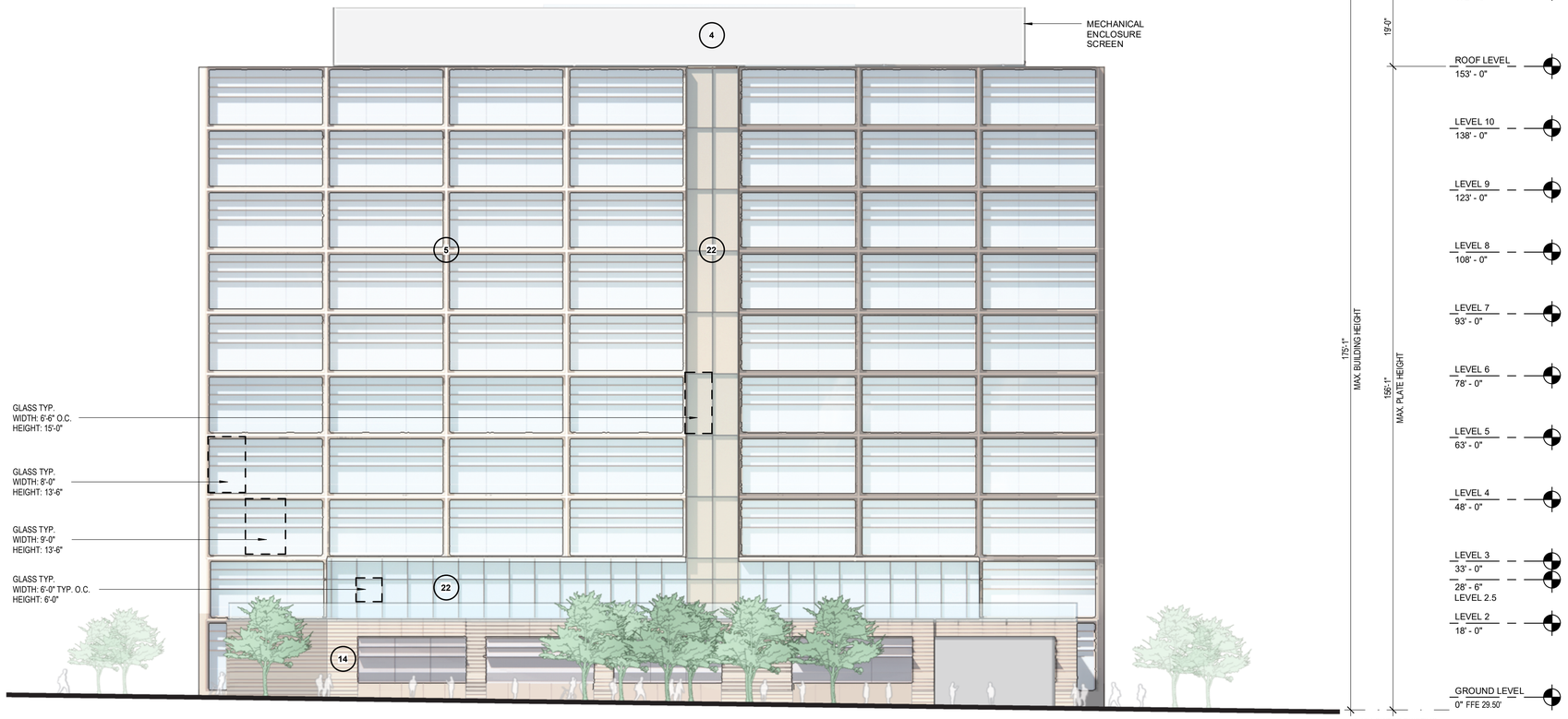
Sheet Title:

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR	5 **METAL**: LIGHT COLOR	9 **BRICK**: LIGHT COLOR	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHT COLOR	25 **PLASTER**: WARM COLOR	29 **PERFORATED METAL**: WARM COLOR
2 **METAL**: WARM COLOR	6 **METAL**: COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL**: NATURAL COLOR	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER**: COOL COLOR	30 **FIBER CEMENT SIDING**: DARK COLOR
3 **METAL**: PATINA COLOR	7 **BRICK**: DARK COLOR	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE**: COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHT COLOR	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
4 **METAL**: LIGHT COLOR	8 **BRICK**: WARM COLOR	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER**: COOL COLOR	28 **VINYL:** DARK COLOR	

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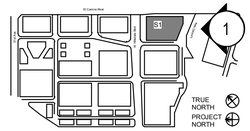
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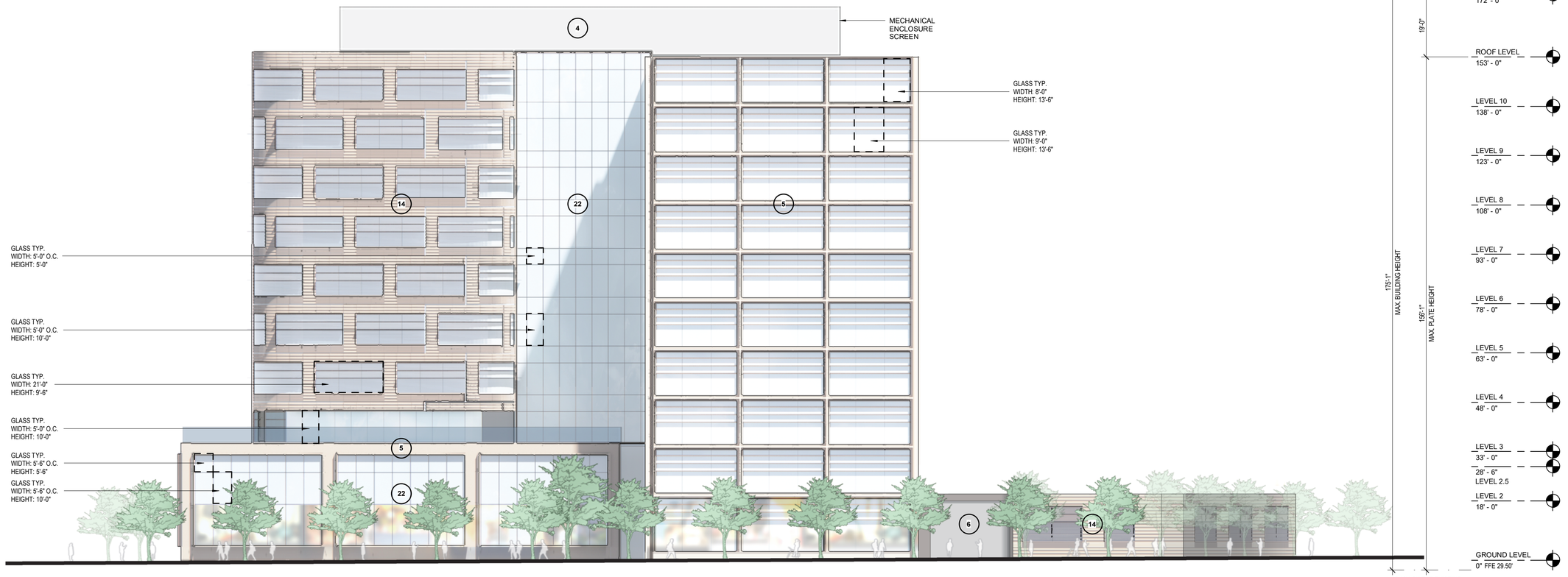
Sheet Title:

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR	5 **METAL**: LIGHT COLOR	9 **BRICK**: LIGHT COLOR	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHT COLOR	25 **PLASTER**: WARM COLOR	29 **PERFORATED METAL**: WARM COLOR
2 **METAL**: WARM COLOR	6 **METAL**: COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL**: NATURAL COLOR	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER**: COOL COLOR	30 **FIBER CEMENT SIDING**: DARK COLOR
3 **METAL**: PATINA COLOR	7 **BRICK**: DARK COLOR	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE**: COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHT COLOR	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
4 **METAL**: LIGHT COLOR	8 **BRICK**: WARM COLOR	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER**: COOL COLOR	28 **VINYL:** DARK COLOR	

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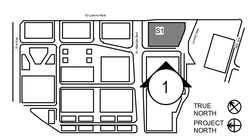
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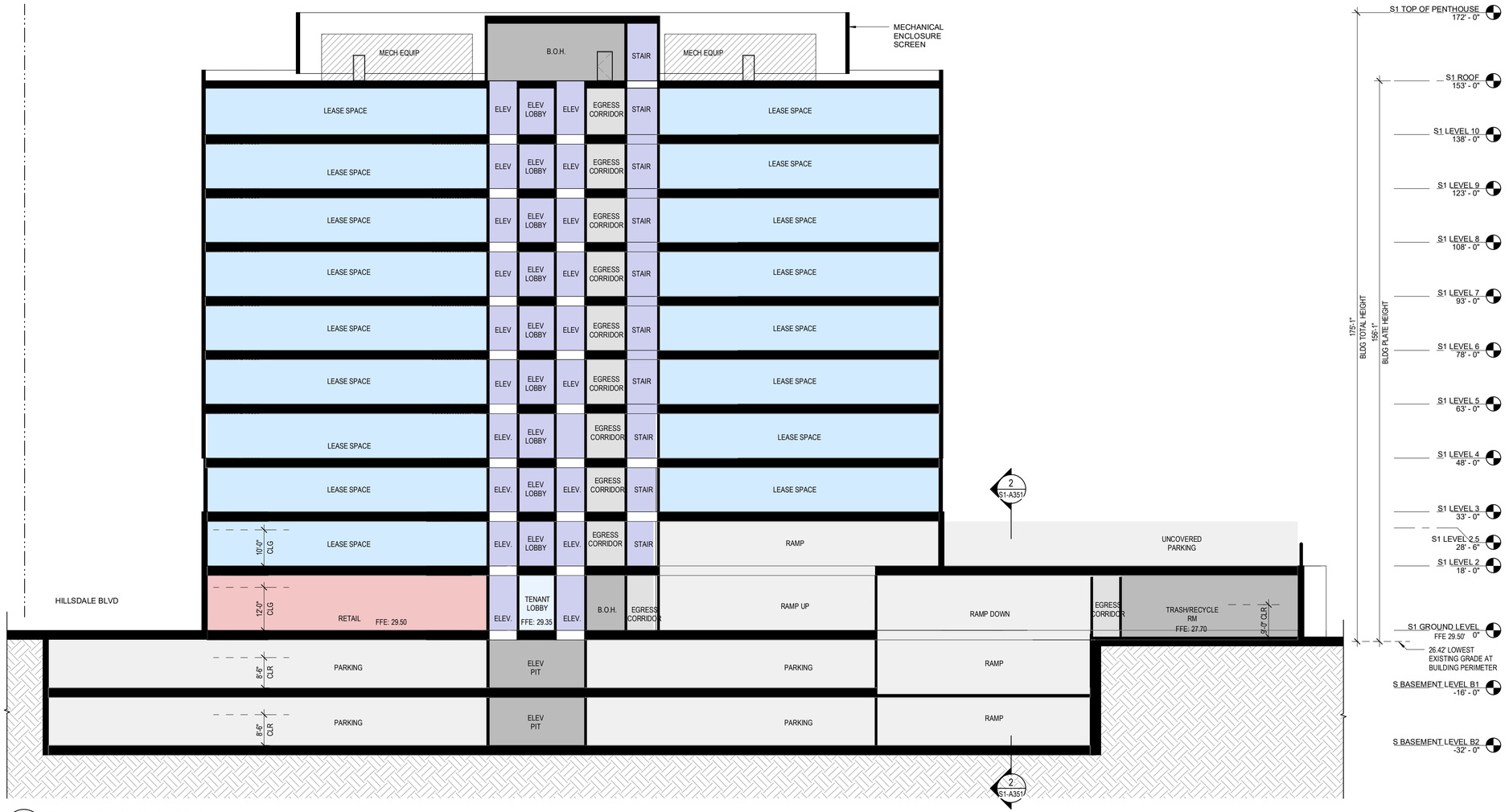
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S1 - ELEVATIONS

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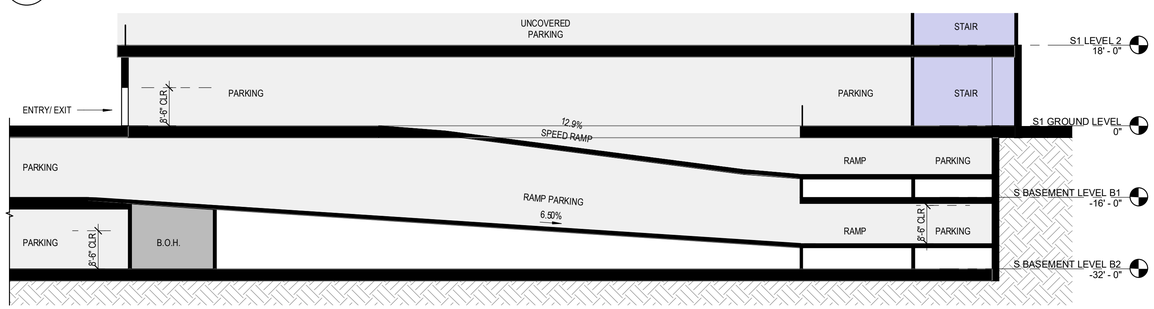
Sheet Number

S1-A304



1 S1 - BUILDING SECTION

1/16" = 1'-0"



2 S1 RAMP SECTION

1/16" = 1'-0"

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

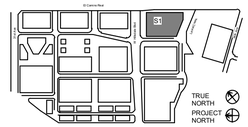
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

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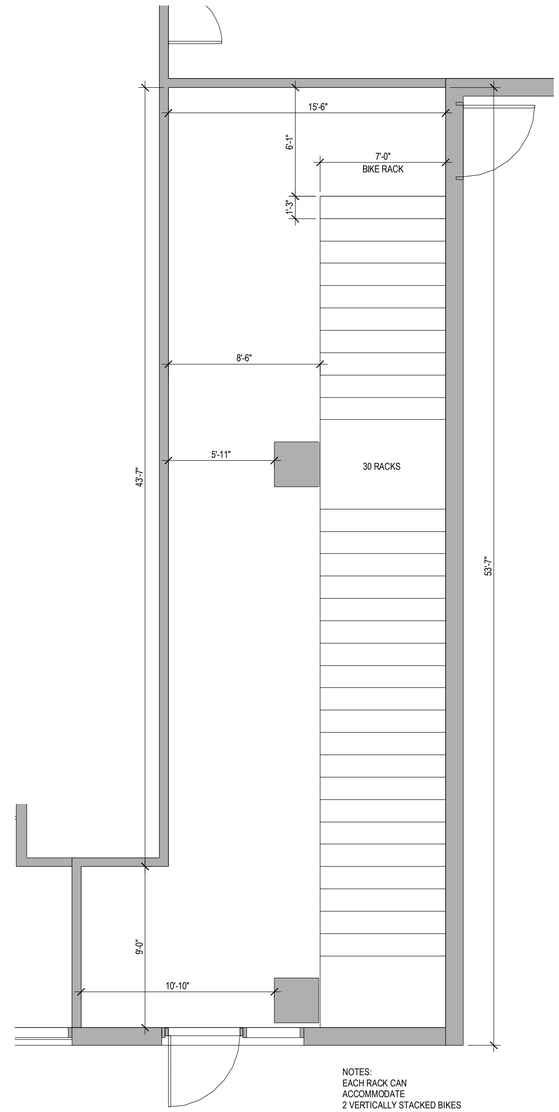
S1 - BUILDING SECTION

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Sheet Number

S1-A351

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NOTES:
EACH RACK CAN
ACCOMMODATE
2 VERTICALLY STACKED BIKES

30 X 2 = 60 TOTAL BIKES

1 S1 - LONG TERM BIKE PARKING PLAN
1/4" = 1'-0"

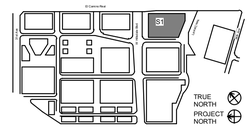
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No.	Description	Date
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Sheet Title:

S1 - ENLARGED PLANS

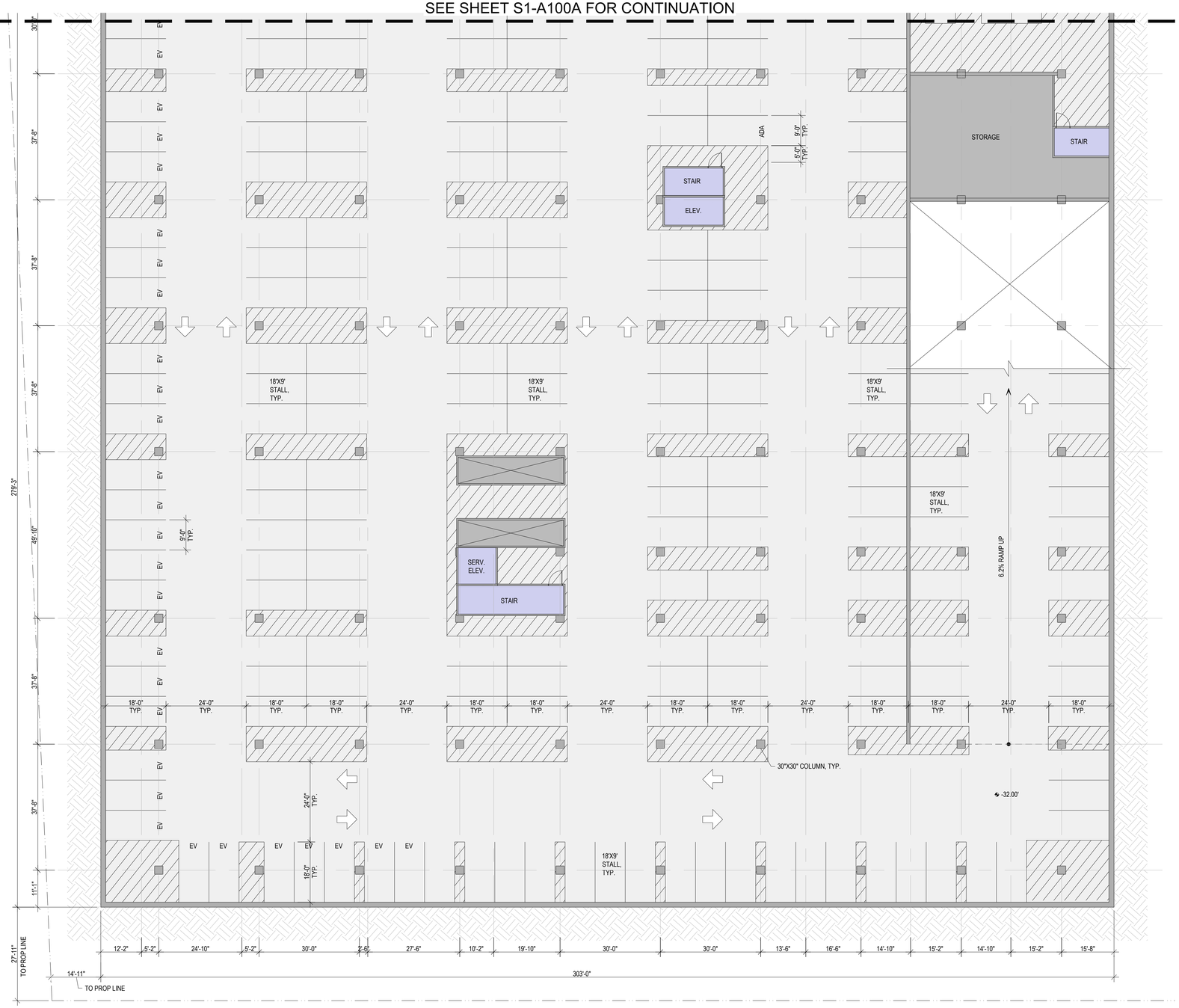
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Sheet Number

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	
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

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.

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

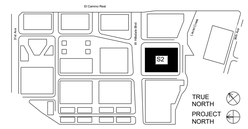
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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Sheet Title:

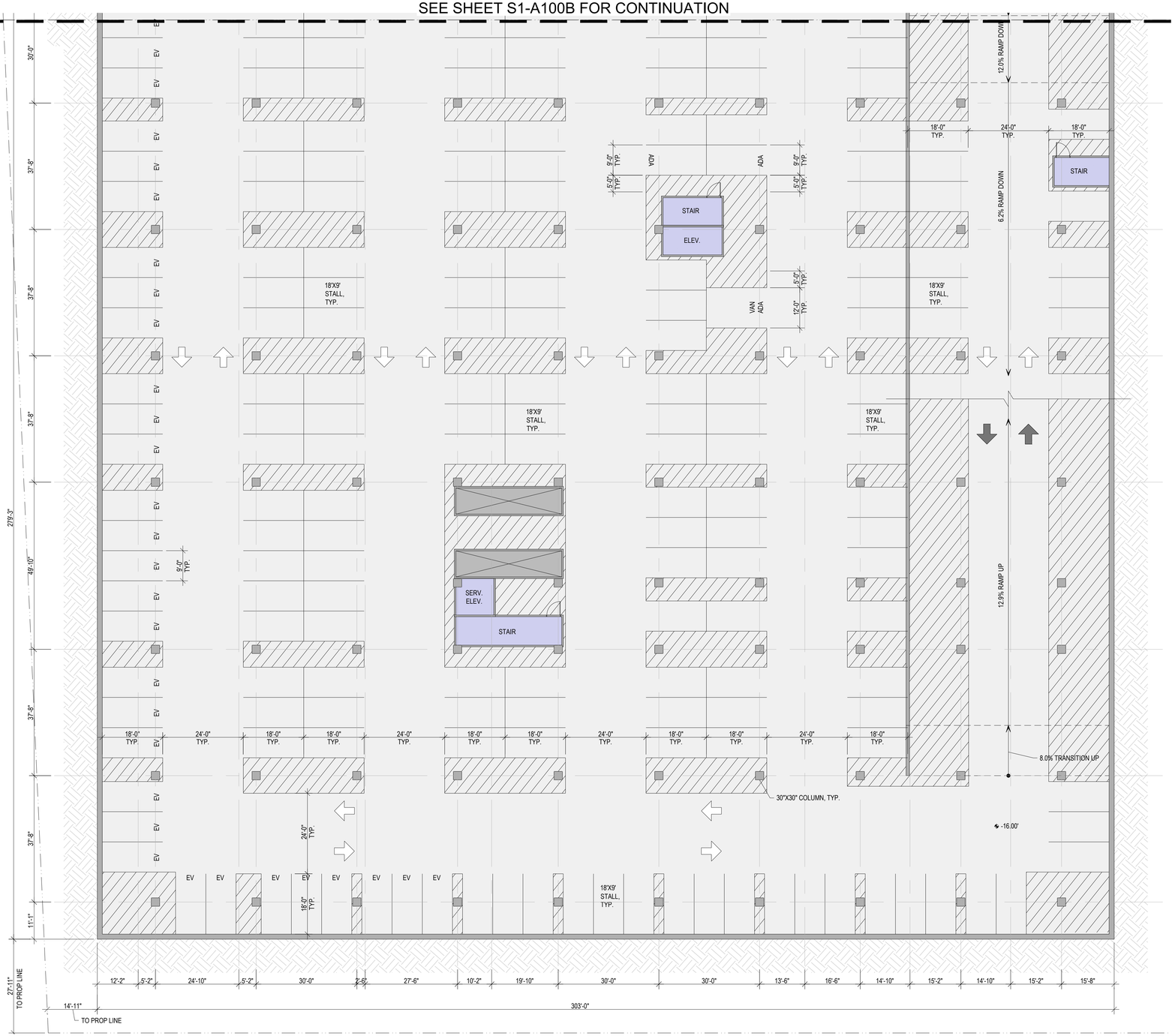
S2 - BASEMENT LEVEL 2 PLAN

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	
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

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.

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

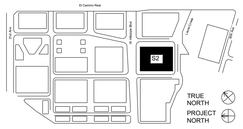
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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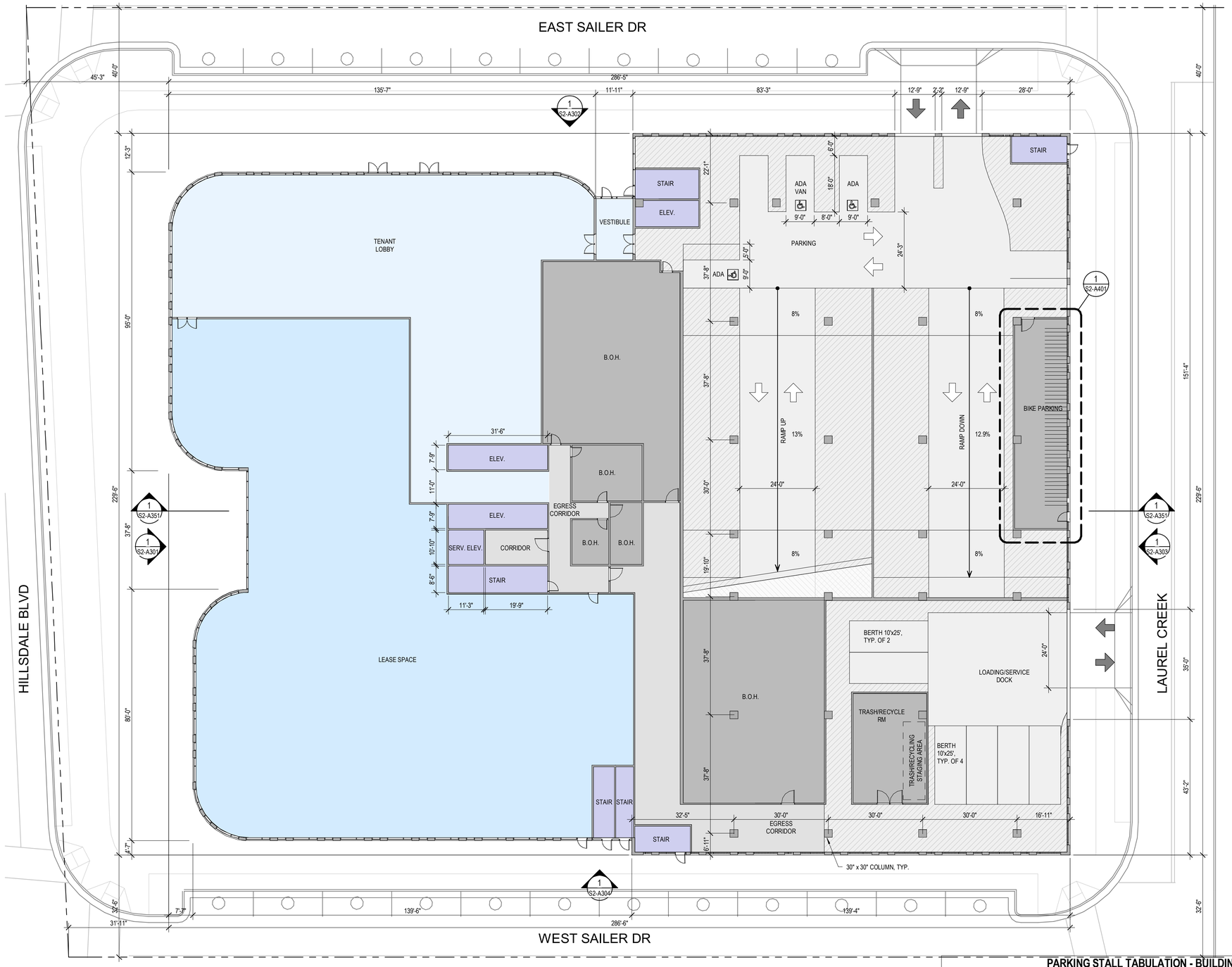
Sheet Title:

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"

N

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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

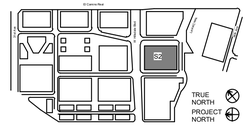
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Key Plan



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

Project No: 23.04025.00

Sheet Title:

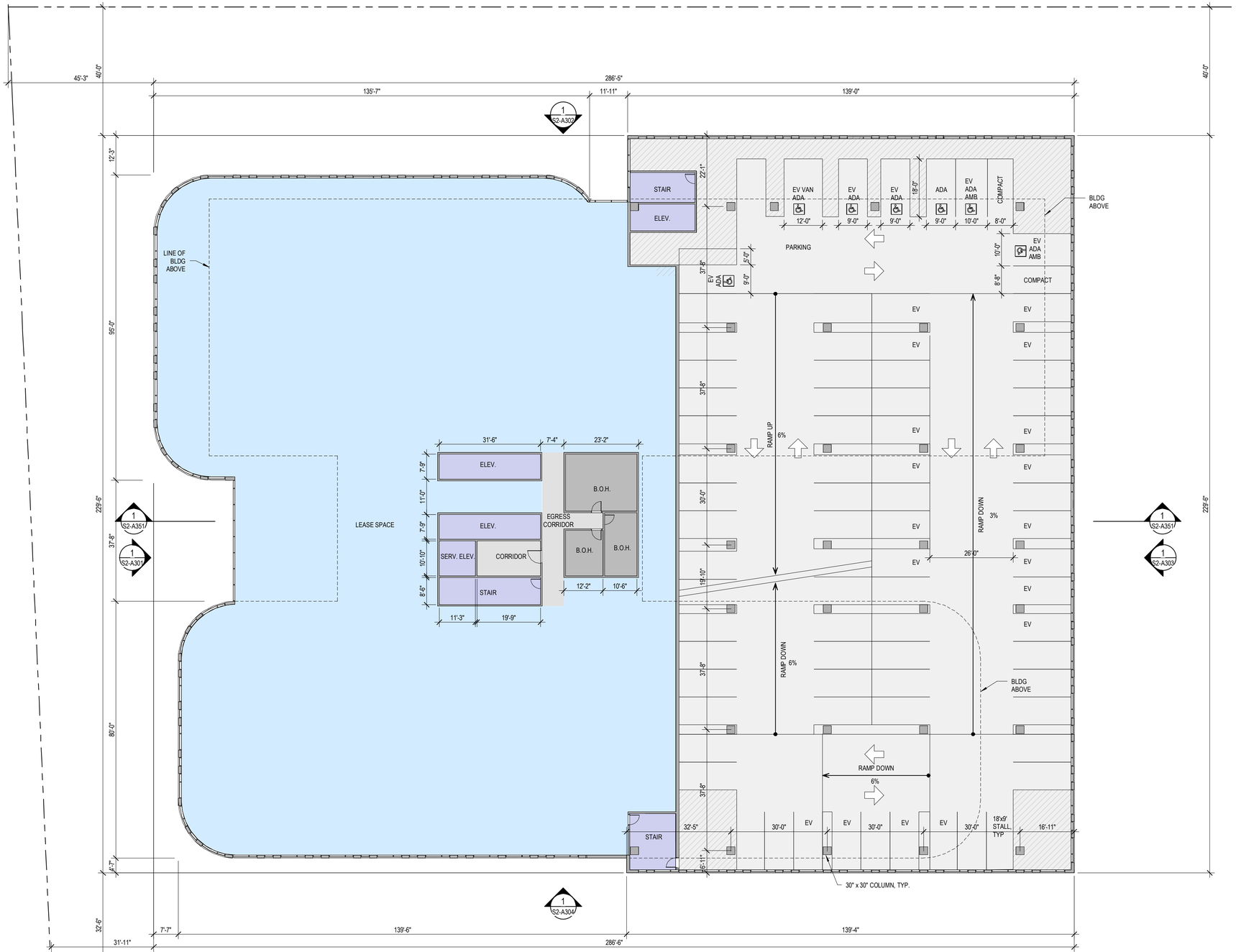
S2 - GROUND LEVEL PLAN

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Sheet Number

S2-A101

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1 S2 - LEVEL 2 PLAN
1/16" = 1'-0"

N

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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

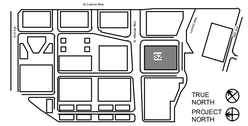
HSC Property Owner LLC

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Key Plan



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

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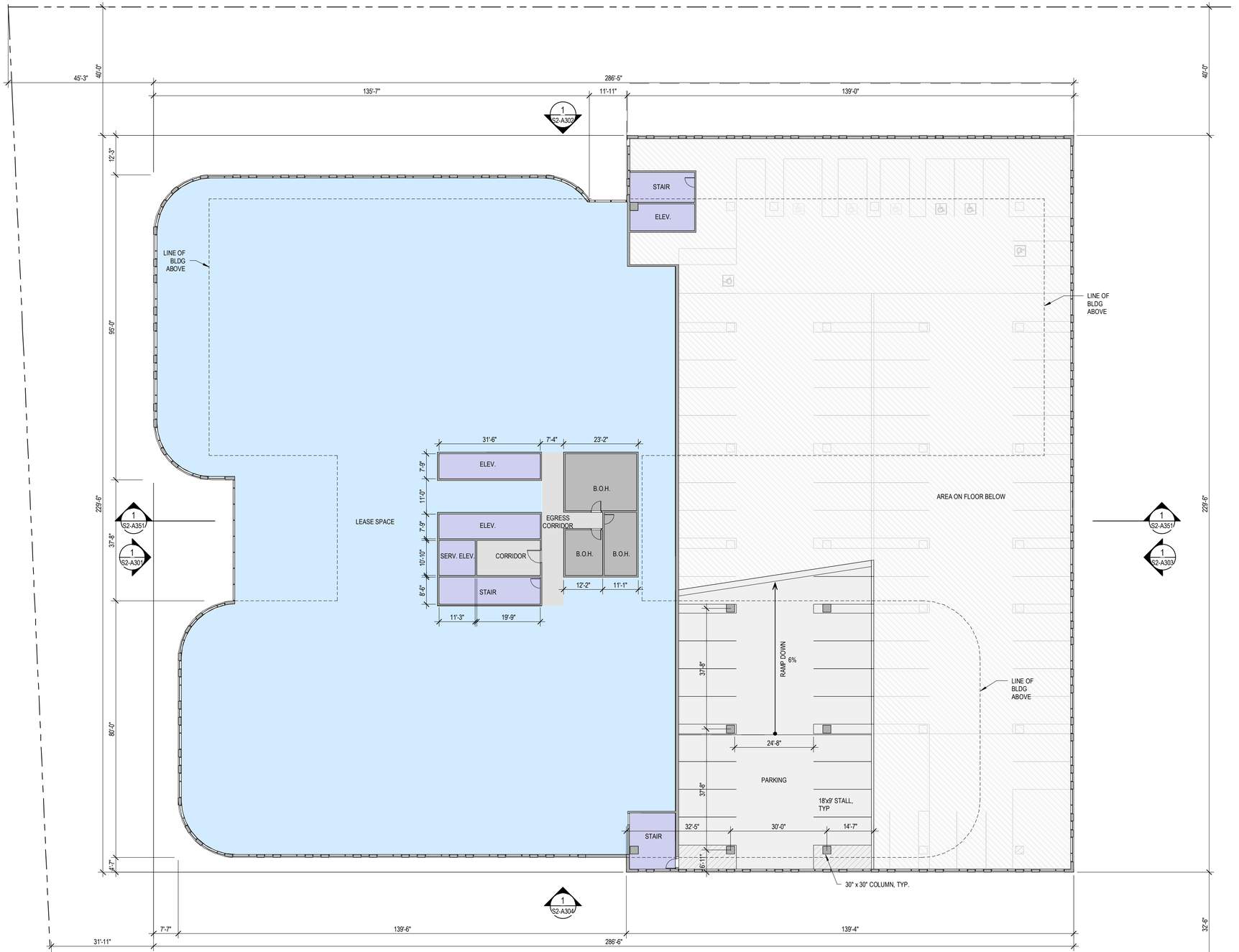
S2 - LEVEL 2 PLAN

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Sheet Number

S2-A102

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1 S2 - LEVEL 2.5 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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

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**

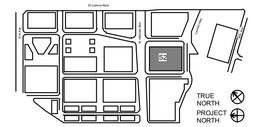
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Key Plan



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

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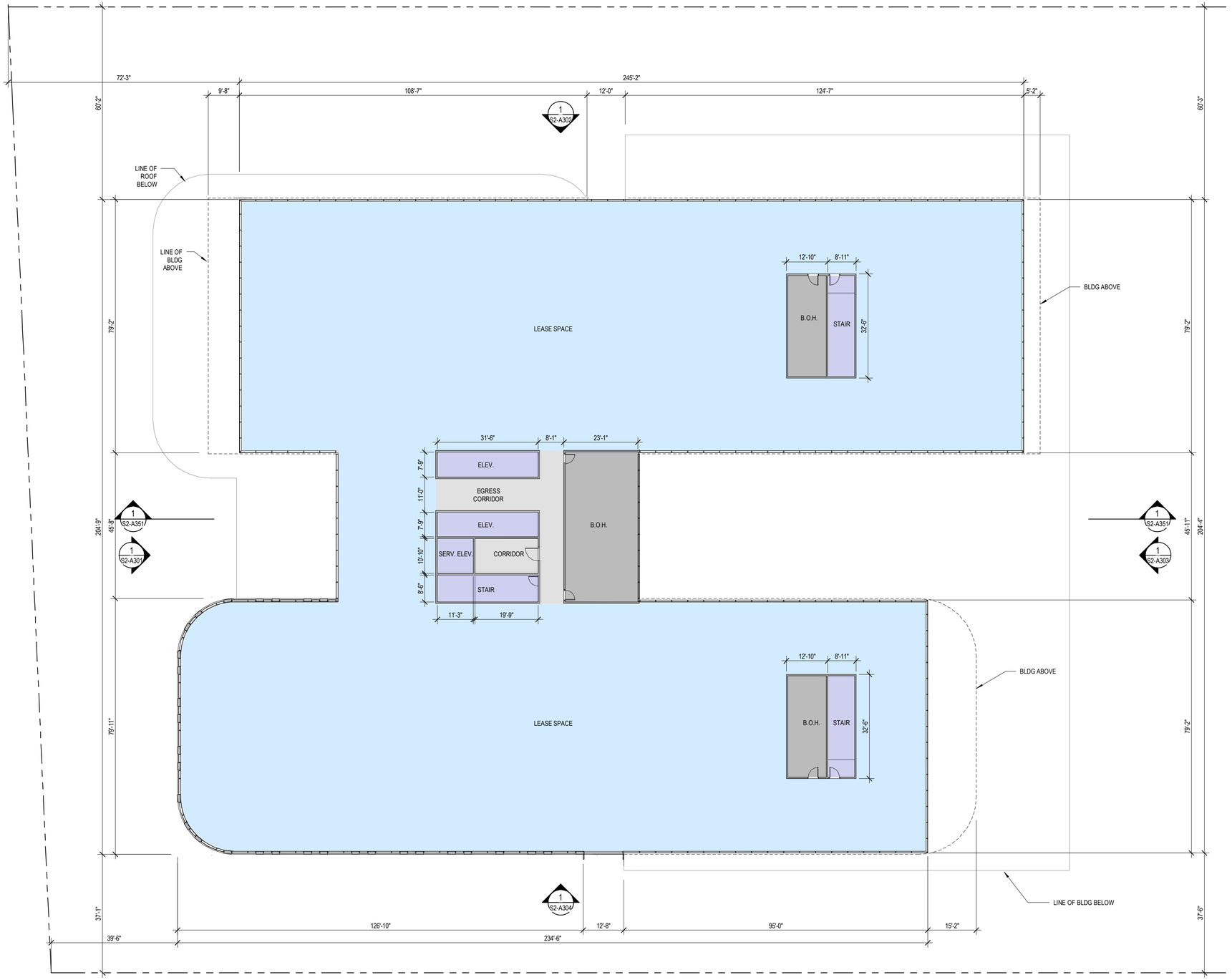
S2 - LEVEL 2.5 PLAN

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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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

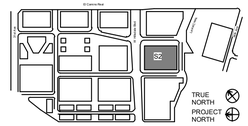
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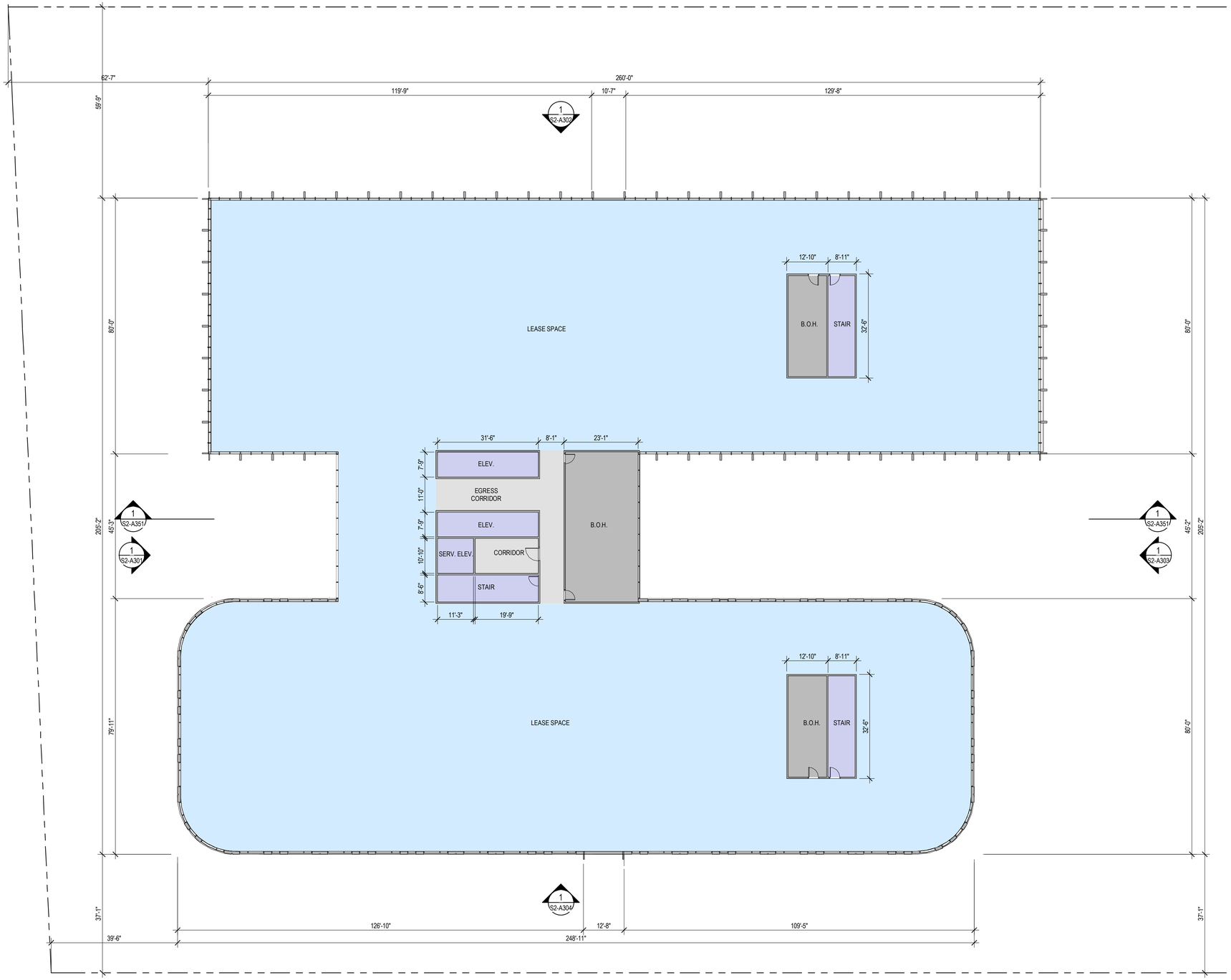
S2 - LEVEL 3 PLAN

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Sheet Number

S2-A104

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1 S2 - LEVEL 4 PLAN (L5 - L8 SIMILAR)
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
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

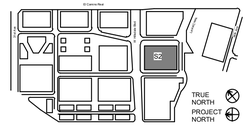
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No.	Description	Date
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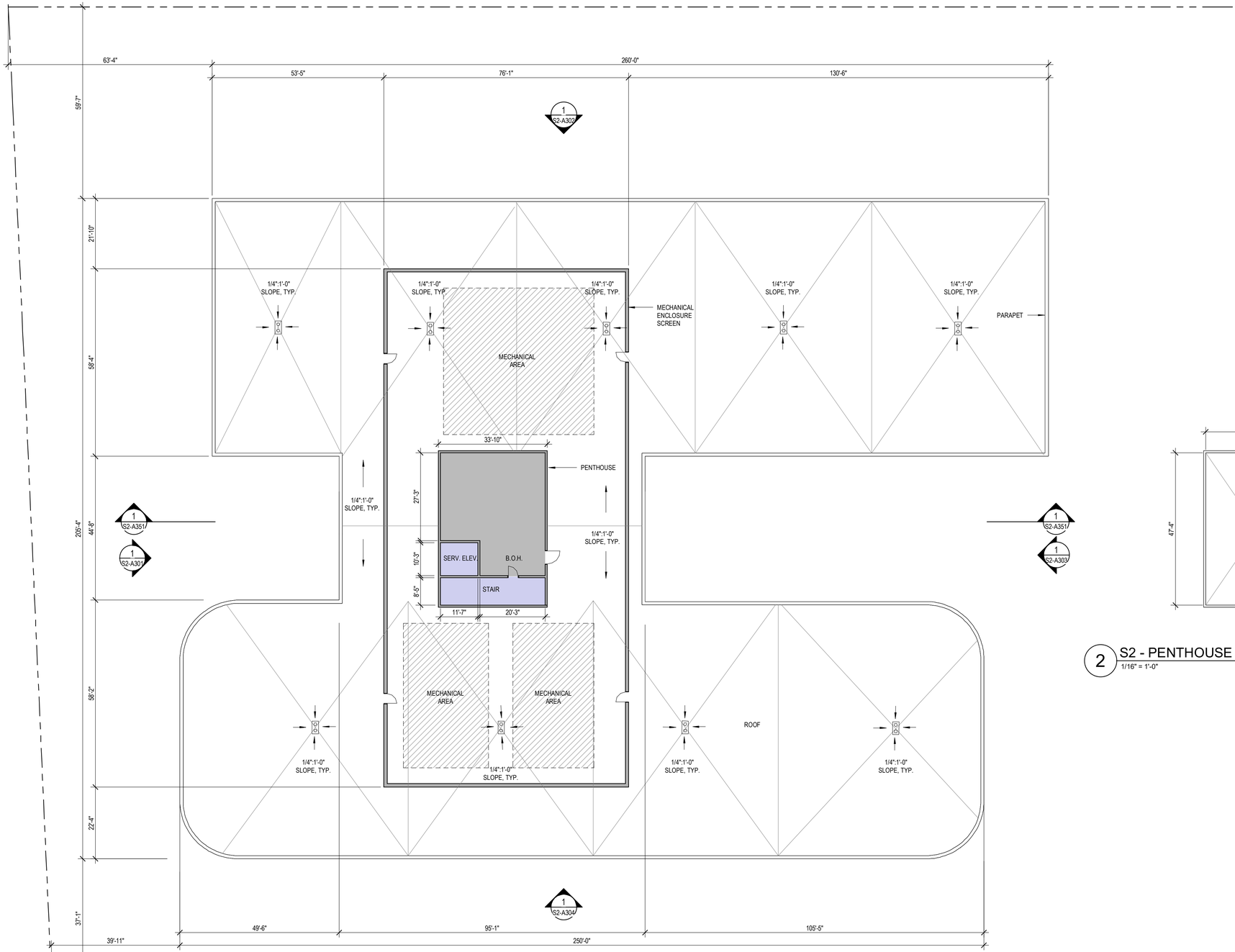
S2 - LEVEL 4-8 PLAN

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

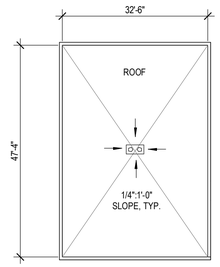
Sheet Number

S2-A105

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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 SHEETS,
- FOR SHORT-TERM BIKE PARKING, SEE LANDSCAPE SHEETS,
- FOR ON-STREET PARKING, SEE CIVIL SHEETS
- BOTTOM OF MECHANICAL SCREEN RAISED 2'-0" OFF OF ROOF

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

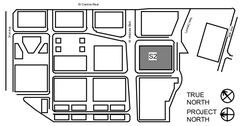
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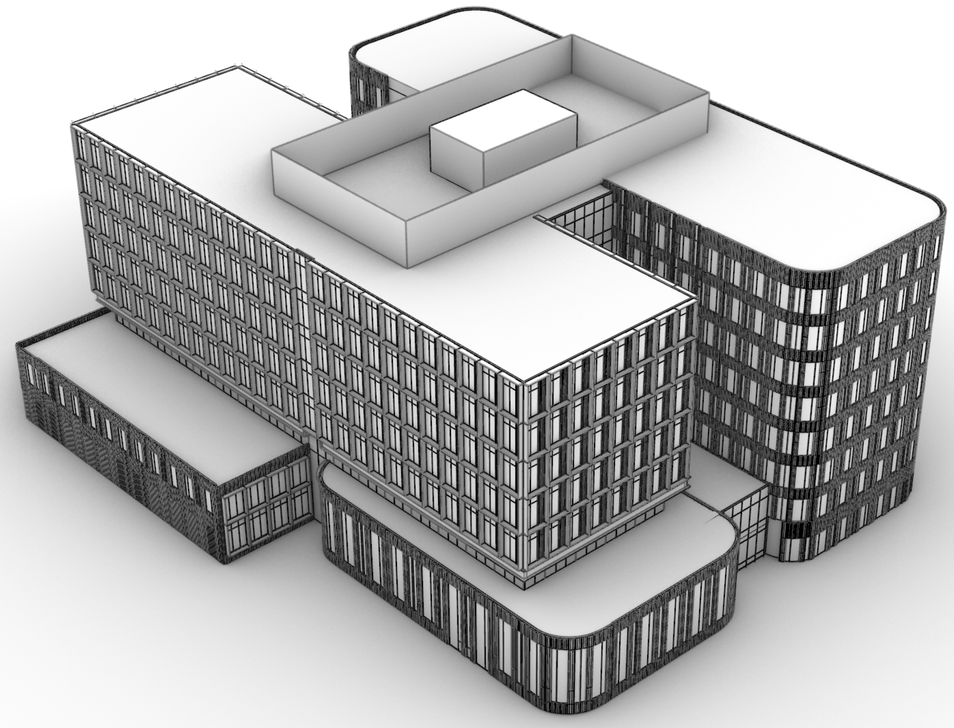
S2 - ROOF LEVEL PLAN

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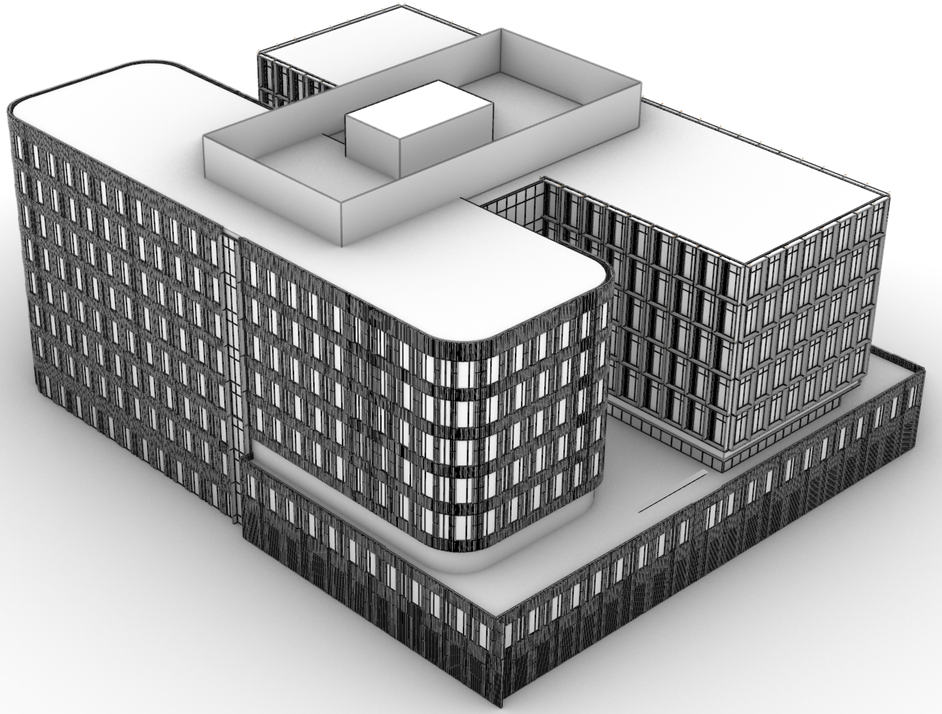
Sheet Number

S2-A106

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2 S2 NORTHEAST PERSPECTIVE
NTS



1 S2 SOUTHWEST PERSPECTIVE
NTS

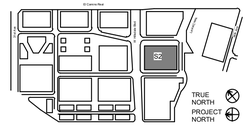
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Project No: 23.04025.00

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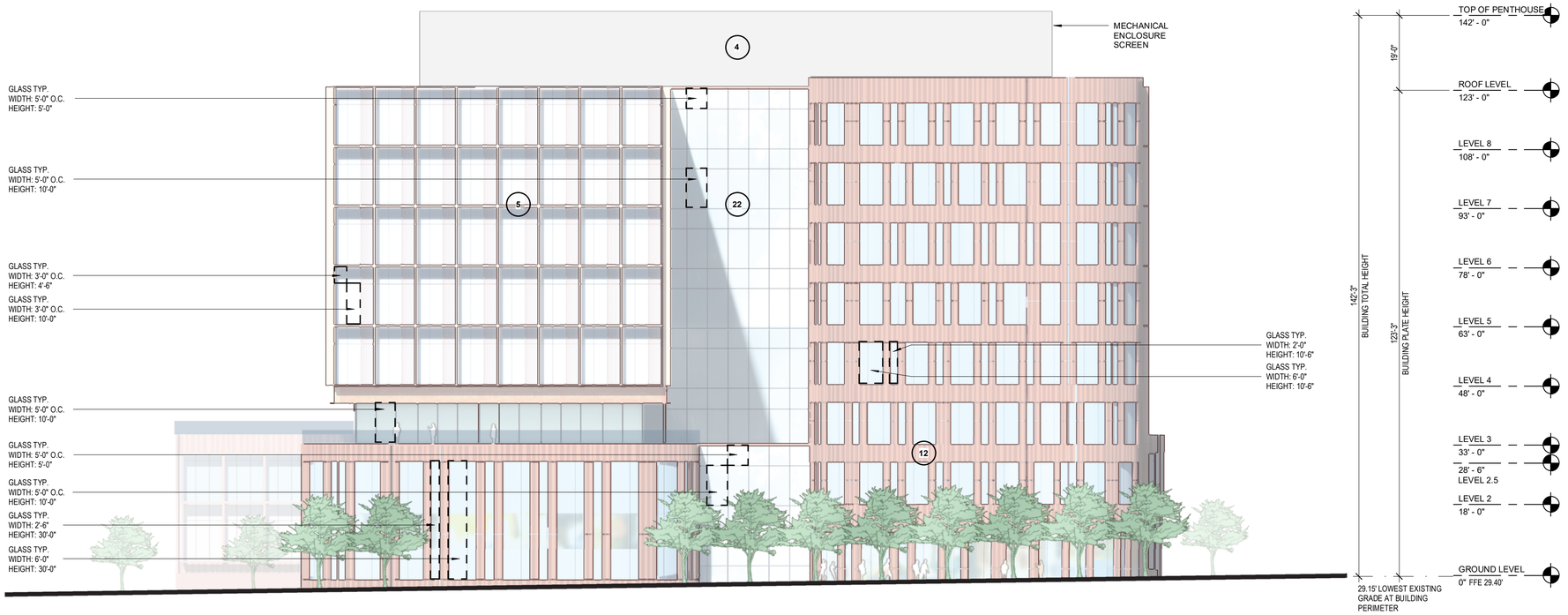
S2 - PERSPECTIVE VIEWS

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1. **METAL**: DARK COLOR
2. **METAL**: WARM COLOR
3. **METAL**: PATINA COLOR
4. **METAL**: LIGHT COLOR
5. **METAL**: LIGHT COLOR
6. **METAL**: COOL COLOR
7. **BRICK**: DARK COLOR
8. **BRICK**: WARM COLOR
9. **BRICK**: LIGHT COLOR
10. **TERRACOTTA:** DARK COLOR
11. **TERRACOTTA:** WARM COLOR
12. **TERRACOTTA:** LIGHT COLOR
13. **TERRACOTTA:** TEXTURED, LIGHT COLOR
14. **TERRACOTTA:** COOL COLOR
15. **CONCRETE**: COOL COLOR
16. **PRECAST CONCRETE:** COLOR VARIES
17. **FIBER CEMENT PANEL:** COOL COLOR
18. **WOOD LOOK MATERIAL**: NATURAL COLOR
19. **WOOD LOOK MATERIAL:** LIGHT COLOR
20. **PHENOLIC MATERIAL:** DARK COLOR
21. **FIBER CEMENT SIDING:** LIGHT COLOR
22. **GLASS:** CLEAR GLASS COLOR
23. **FRITTED GLASS:** COLOR VARIES
24. **PLASTER**: COOL COLOR
25. **PLASTER**: WARM COLOR
26. **PLASTER**: COOL COLOR
27. **VINYL:** LIGHT COLOR
28. **VINYL:** DARK COLOR
29. **PERFORATED METAL**: WARM COLOR
30. **FIBER CEMENT SIDING**: DARK COLOR

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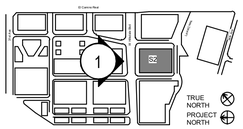
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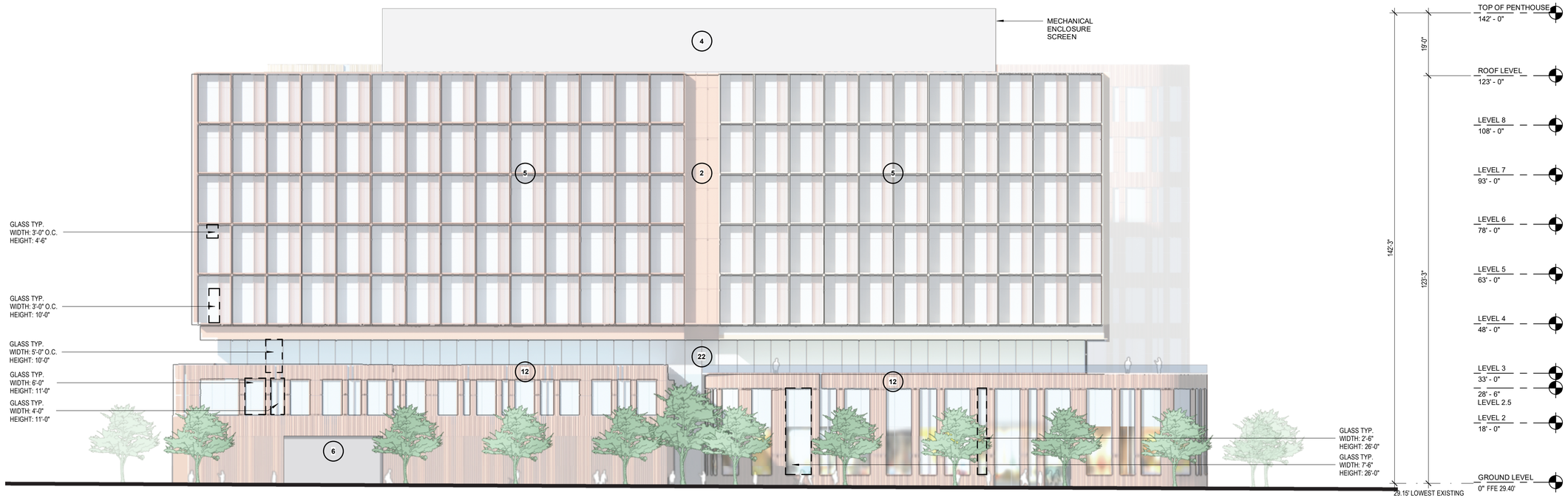
Sheet Title:

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR	5 **METAL**: LIGHT COLOR	9 **BRICK**: LIGHT COLOR	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHT COLOR	25 **PLASTER**: WARM COLOR	29 **PERFORATED METAL**: WARM COLOR
2 **METAL**: WARM COLOR	6 **METAL**: COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL**: NATURAL COLOR	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER**: COOL COLOR	30 **FIBER CEMENT SIDING**: DARK COLOR
3 **METAL**: PATINA COLOR	7 **BRICK**: DARK COLOR	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE**: COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHT COLOR	23 **FRITTED GLASS**: COLOR VARIES	27 **VINYL:** LIGHT COLOR	
4 **METAL**: LIGHT COLOR	8 **BRICK**: WARM COLOR	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER**: COOL COLOR	28 **VINYL:** DARK COLOR	

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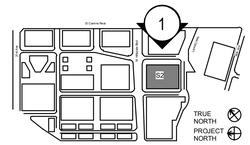
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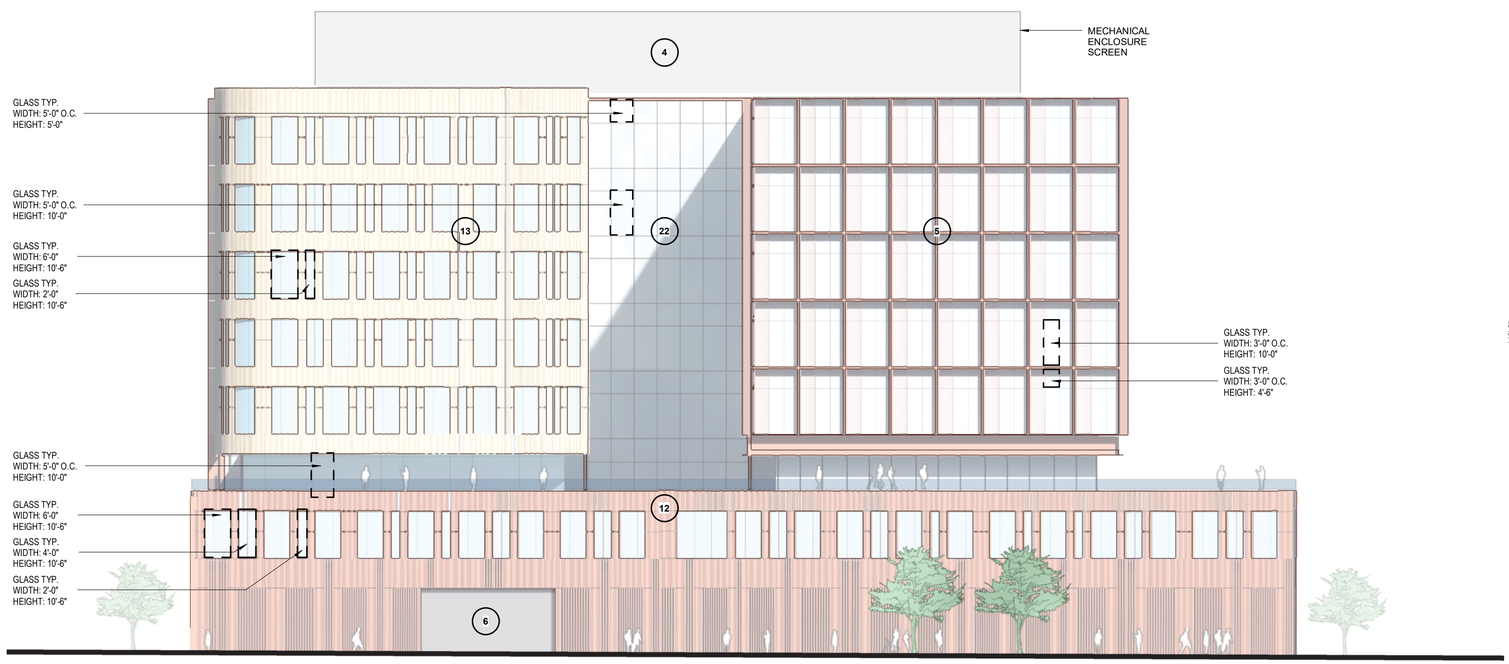
Sheet Title:

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

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1 **METAL**: DARK COLOR
2 **METAL**: WARM COLOR
3 **METAL**: PATINA COLOR
4 **METAL**: LIGHT COLOR
5 **METAL**: LIGHT COLOR
6 **METAL**: COOL COLOR
7 **BRICK**: DARK COLOR
8 **BRICK**: WARM COLOR
9 **BRICK**: LIGHT COLOR
10 **TERRACOTTA:** DARK COLOR
11 **TERRACOTTA:** WARM COLOR
12 **TERRACOTTA:** LIGHT COLOR
13 **TERRACOTTA:** TEXTURED, LIGHT COLOR
14 **TERRACOTTA:** COOL COLOR
15 **CONCRETE**: COOL COLOR
16 **PRECAST CONCRETE:** COLOR VARIES
17 **FIBER CEMENT PANEL:** COOL COLOR
18 **WOOD LOOK MATERIAL**: NATURAL COLOR
19 **WOOD LOOK MATERIAL:** LIGHT COLOR
20 **PHENOLIC MATERIAL:** DARK COLOR
21 **FIBER CEMENT SIDING:** LIGHT COLOR
22 **GLASS:** CLEAR GLASS COLOR
23 **FRITTED GLASS:** COLOR VARIES
24 **PLASTER**: COOL COLOR
25 **PLASTER**: WARM COLOR
26 **PLASTER**: COOL COLOR
27 **VINYL:** LIGHT COLOR
28 **VINYL:** DARK COLOR
29 **PERFORATED METAL**: WARM COLOR
30 **FIBER CEMENT SIDING**: DARK COLOR

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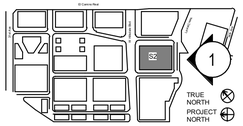
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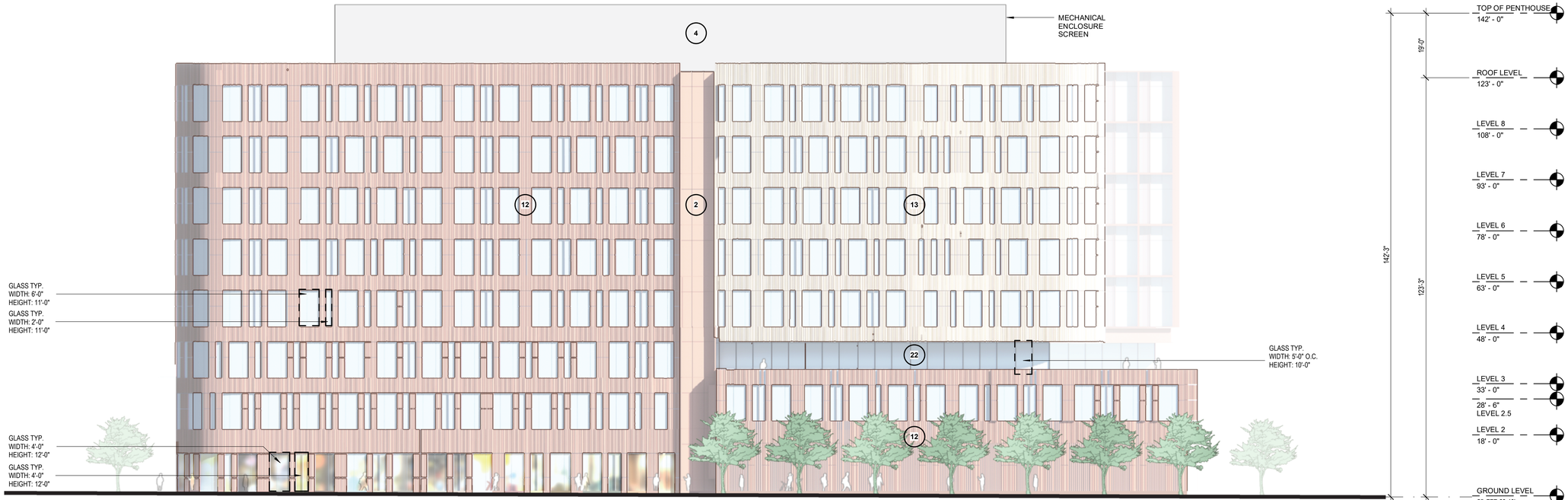
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00
Sheet Title:
S2 - ELEVATIONS

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Sheet Number
S2-A303



1 S2 - WEST (WEST SAILER DR.) ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 & G041 FOR MATERIAL PHOTOGRAPHS

1. **METAL**: DARK COLOR
2. **METAL**: WARM COLOR
3. **METAL**: PATINA COLOR
4. **METAL**: LIGHT COLOR
5. **METAL**: LIGHT COLOR
6. **METAL**: COOL COLOR
7. **BRICK**: DARK COLOR
8. **BRICK**: WARM COLOR
9. **BRICK**: LIGHT COLOR
10. **TERRACOTTA:** DARK COLOR
11. **TERRACOTTA:** WARM COLOR
12. **TERRACOTTA:** LIGHT COLOR
13. **TERRACOTTA:** TEXTURED, LIGHT COLOR
14. **TERRACOTTA:** COOL COLOR
15. **CONCRETE**: COOL COLOR
16. **PRECAST CONCRETE:** COLOR VARIES
17. **FIBER CEMENT PANEL:** COOL COLOR
18. **WOOD LOOK MATERIAL**: NATURAL COLOR
19. **WOOD LOOK MATERIAL:** LIGHT COLOR
20. **PHENOLIC MATERIAL:** DARK COLOR
21. **FIBER CEMENT SIDING:** LIGHT COLOR
22. **GLASS:** CLEAR GLASS COLOR
23. **FRITTED GLASS:** COLOR VARIES
24. **PLASTER**: COOL COLOR
25. **PLASTER**: WARM COLOR
26. **PLASTER**: COOL COLOR
27. **VINYL:** LIGHT COLOR
28. **VINYL:** DARK COLOR
29. **PERFORATED METAL**: WARM COLOR
30. **FIBER CEMENT SIDING**: DARK COLOR

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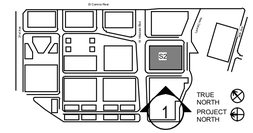
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

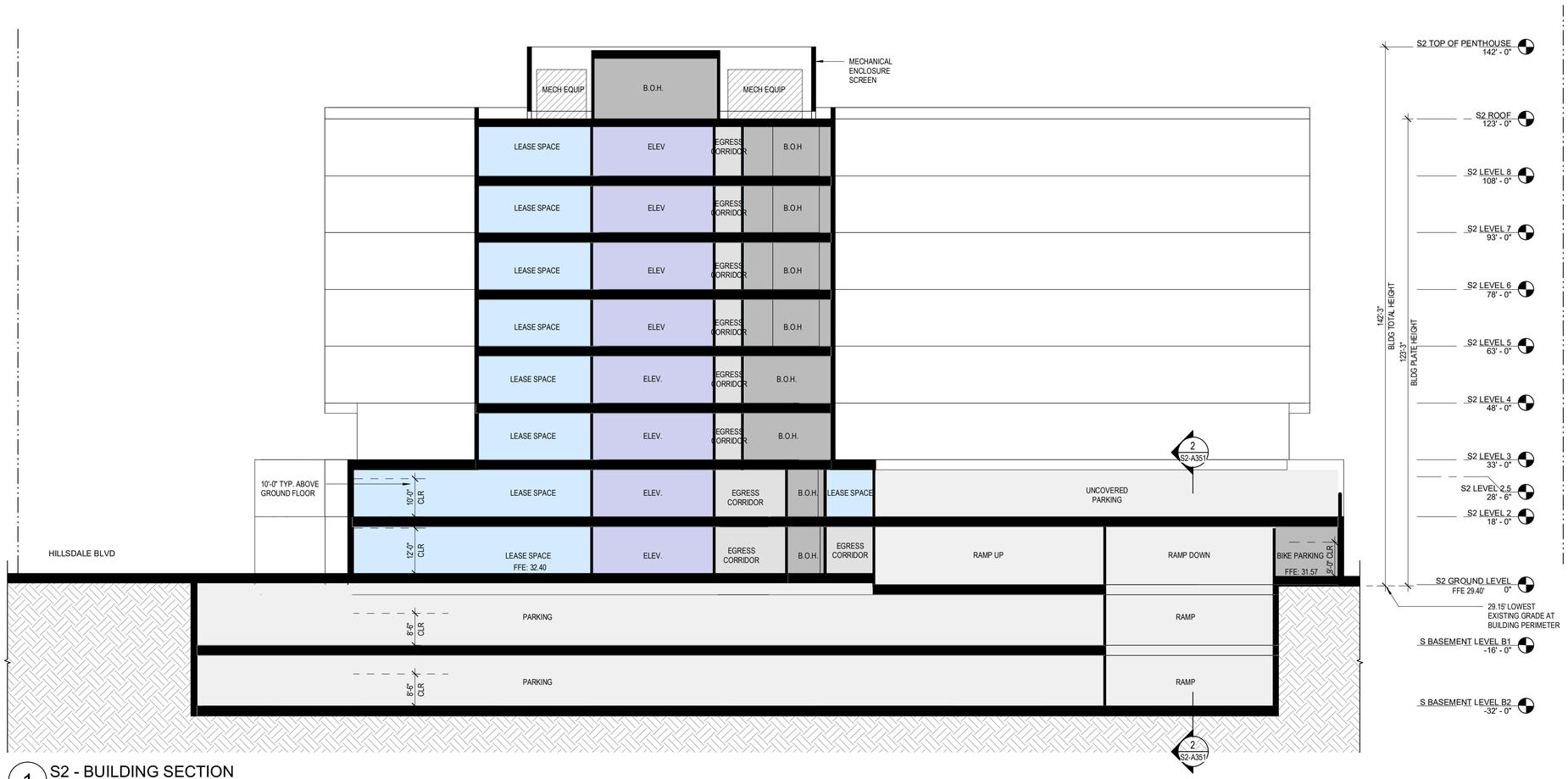
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S2 - ELEVATIONS

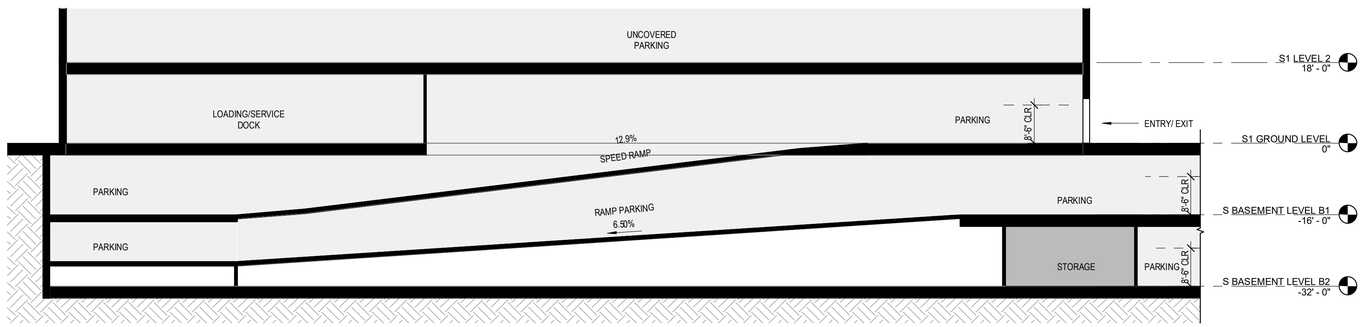
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

S2-A304



1 S2 - BUILDING SECTION
1/16" = 1'-0"



2 S2 RAMP SECTION
1/16" = 1'-0"

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

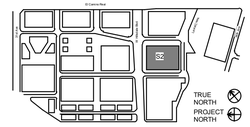
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

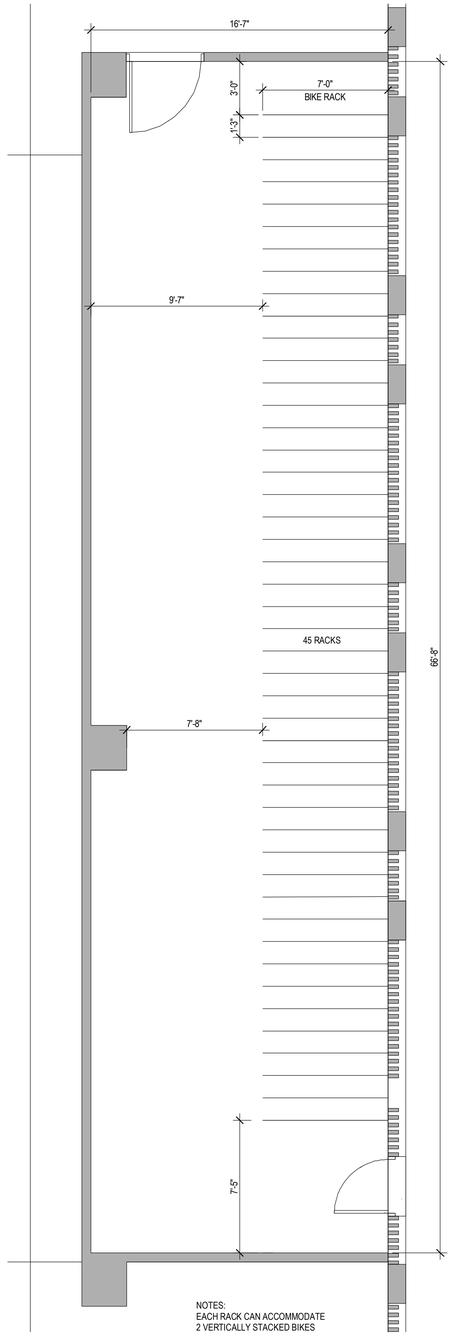
S2 - BUILDING SECTION

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

Sheet Number

S2-A351

Autodesk Docs://23.04025.00 - Hillsdale MF Peer Review/HILLSDALE-HOUR.rvt
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NOTES:
EACH RACK CAN ACCOMMODATE
2 VERTICALLY STACKED BIKES

45 X 2 = 90 TOTAL BIKES

1 S2 - LONG TERM BIKE PARKING PLAN
1/4" = 1'-0"

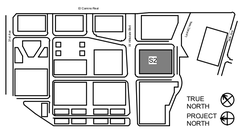
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

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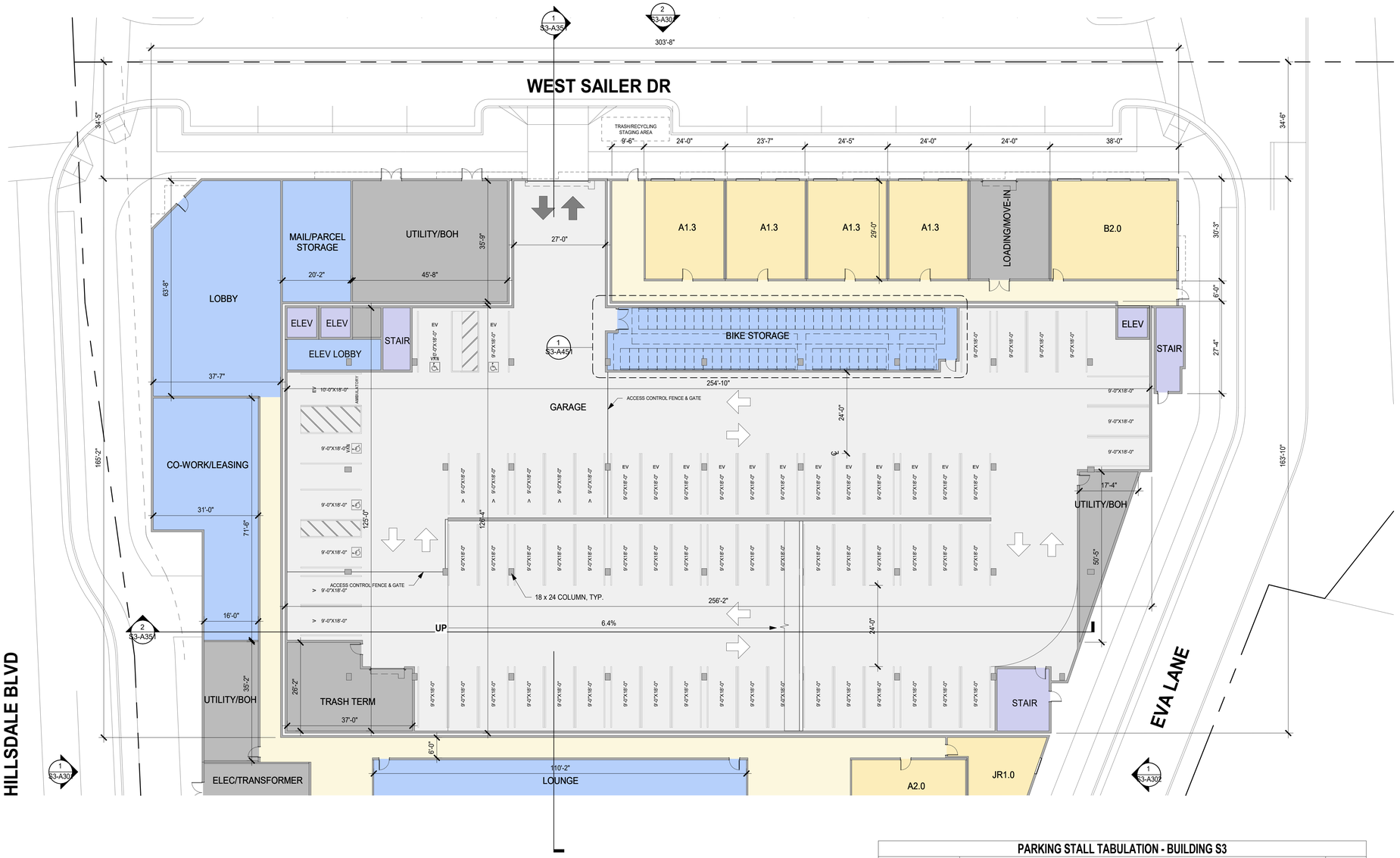
S2 - ENLARGED PLANS

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

Sheet Number

S2-A401

Autodesk Docs://23.04025.00 - Hillsdale MF Peer Review/HILLSDALE-HOUR.rvt
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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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

PARKING STALL TABULATION - BUILDING S3

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
GROUND	44	2*	1*	12	1*	1*	1*	0	11	67
LEVEL 2	66	3	1	11	1	0	1	0	0	83
LEVEL 3	75	1	0	10	0	0	0	0	0	86
LEVEL 4	75	0	0	10	0	0	0	0	0	85
LEVEL 5	54	0	0	10	0	0	0	0	0	64
TOTAL	314	6*	2*	53	2*	1*	2*	0	11	**385**

1 S3 - GROUND LEVEL PLAN - ZONE A
1/16" = 1'-0"

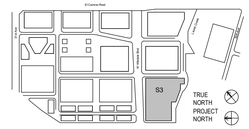
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	APPLICATION CHECKLIST PLANS	10-17-2025

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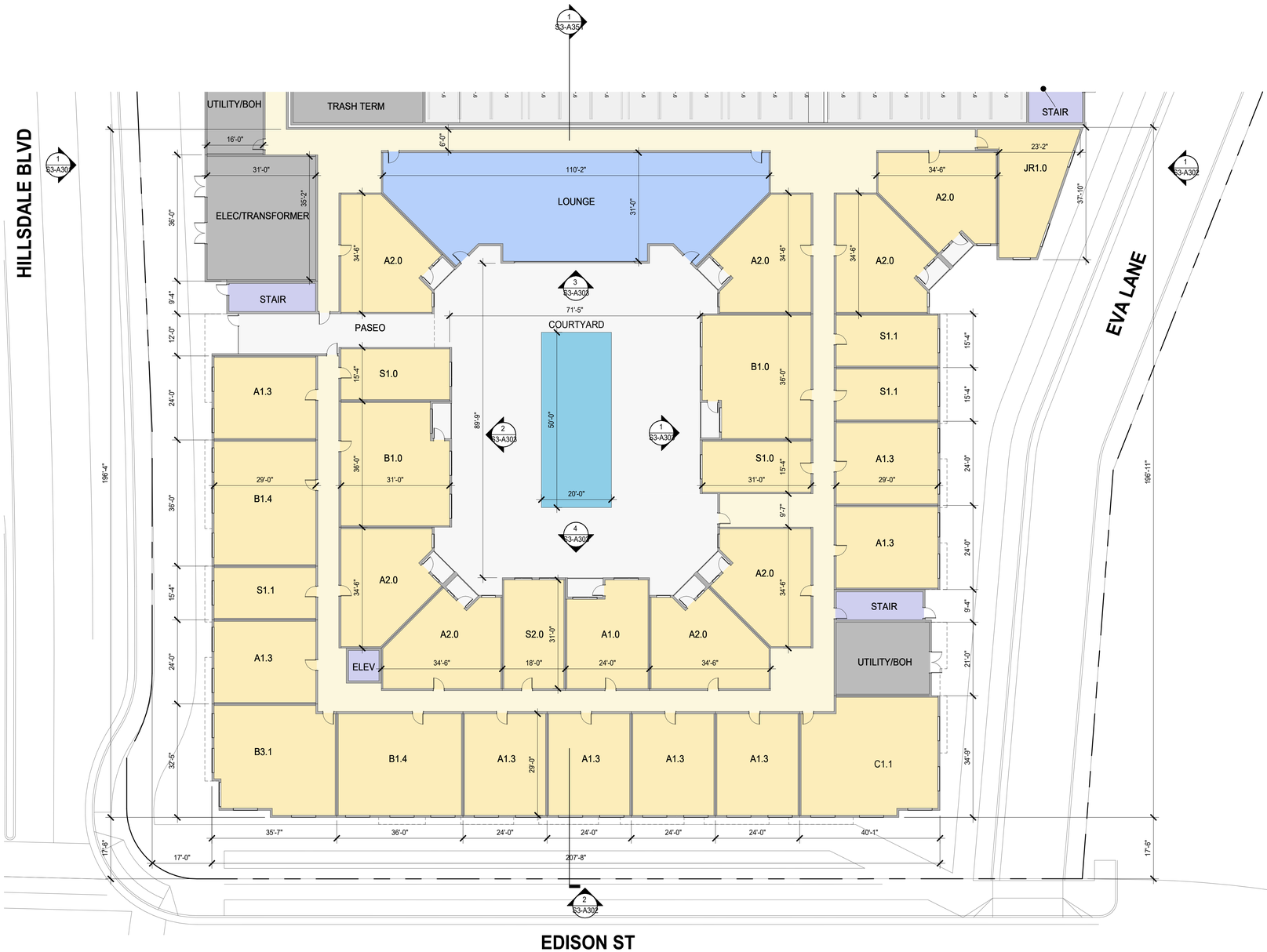
Sheet Title:

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

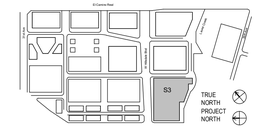
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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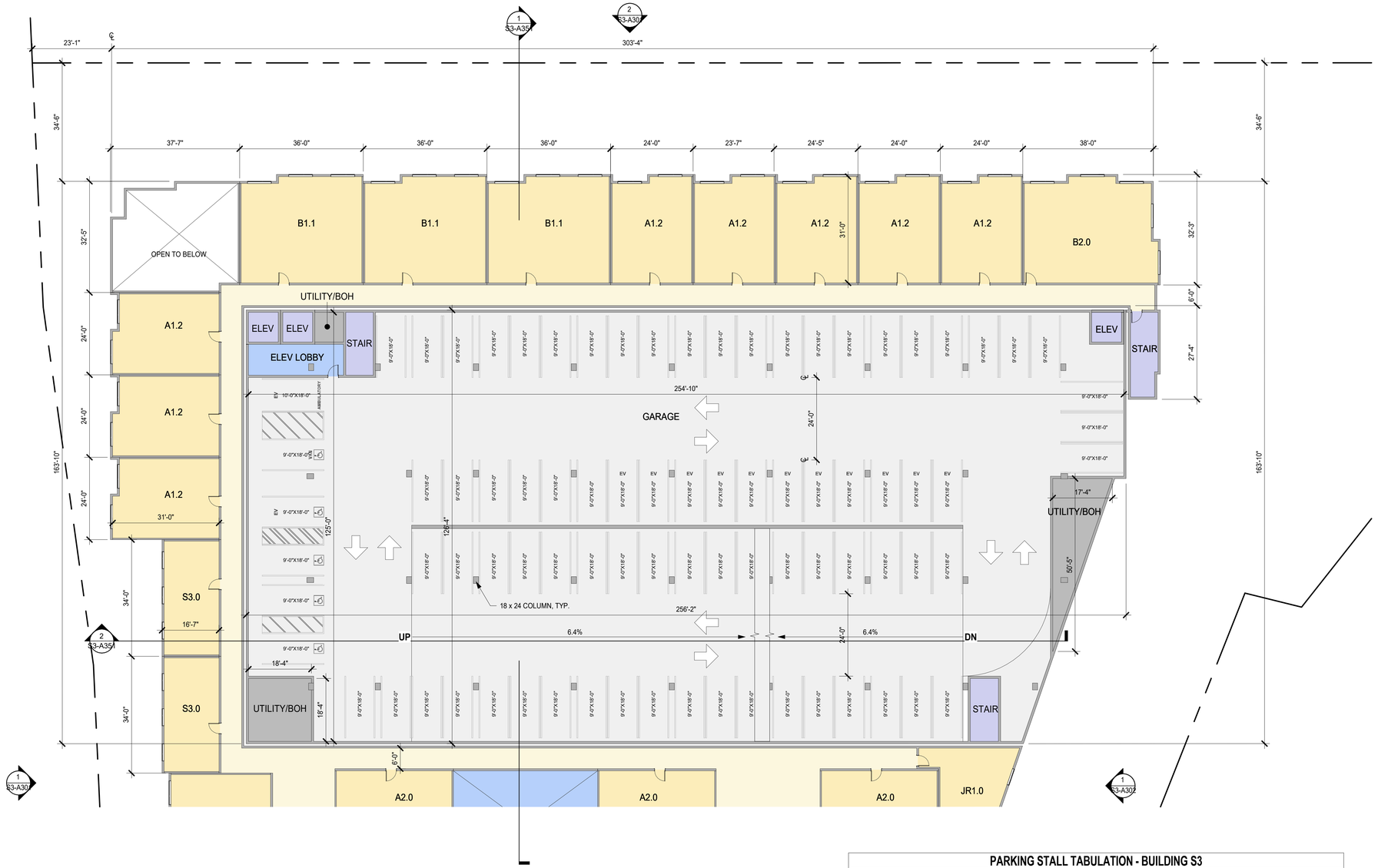
Sheet Title:

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	
GROUND	44	2*	1*	12	1*	1*	1*	0	11	67
LEVEL 2	66	3	1	11	1	0	1	0	0	83
LEVEL 3	75	1	0	10	0	0	0	0	0	86
LEVEL 4	75	0	0	10	0	0	0	0	0	85
LEVEL 5	54	0	0	10	0	0	0	0	0	64
TOTAL	314	6*	2*	53	2*	1*	2*	0	11	**385**

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

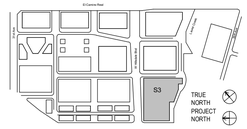
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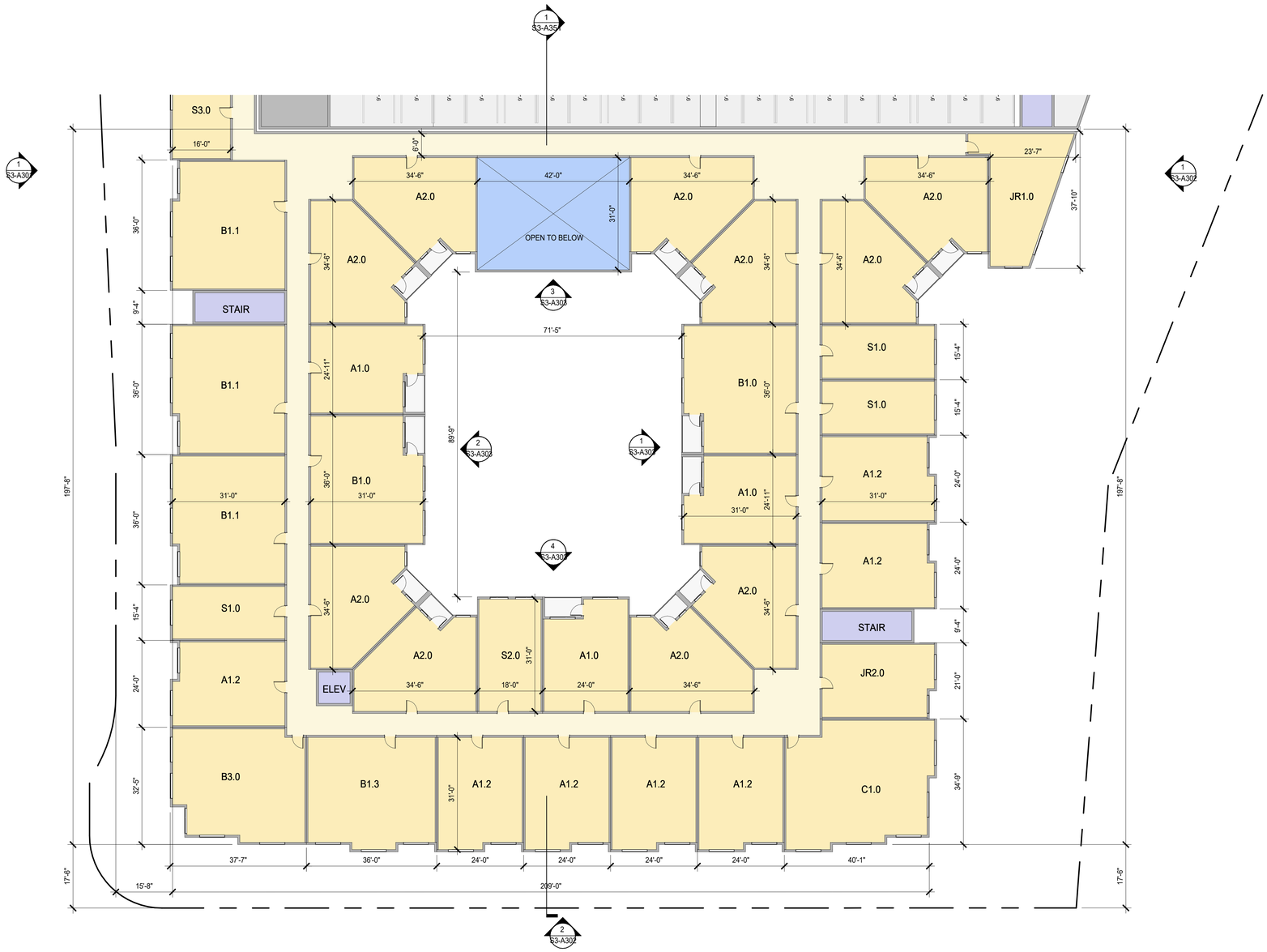
Sheet Title:

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

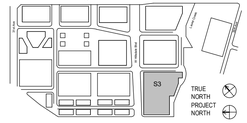
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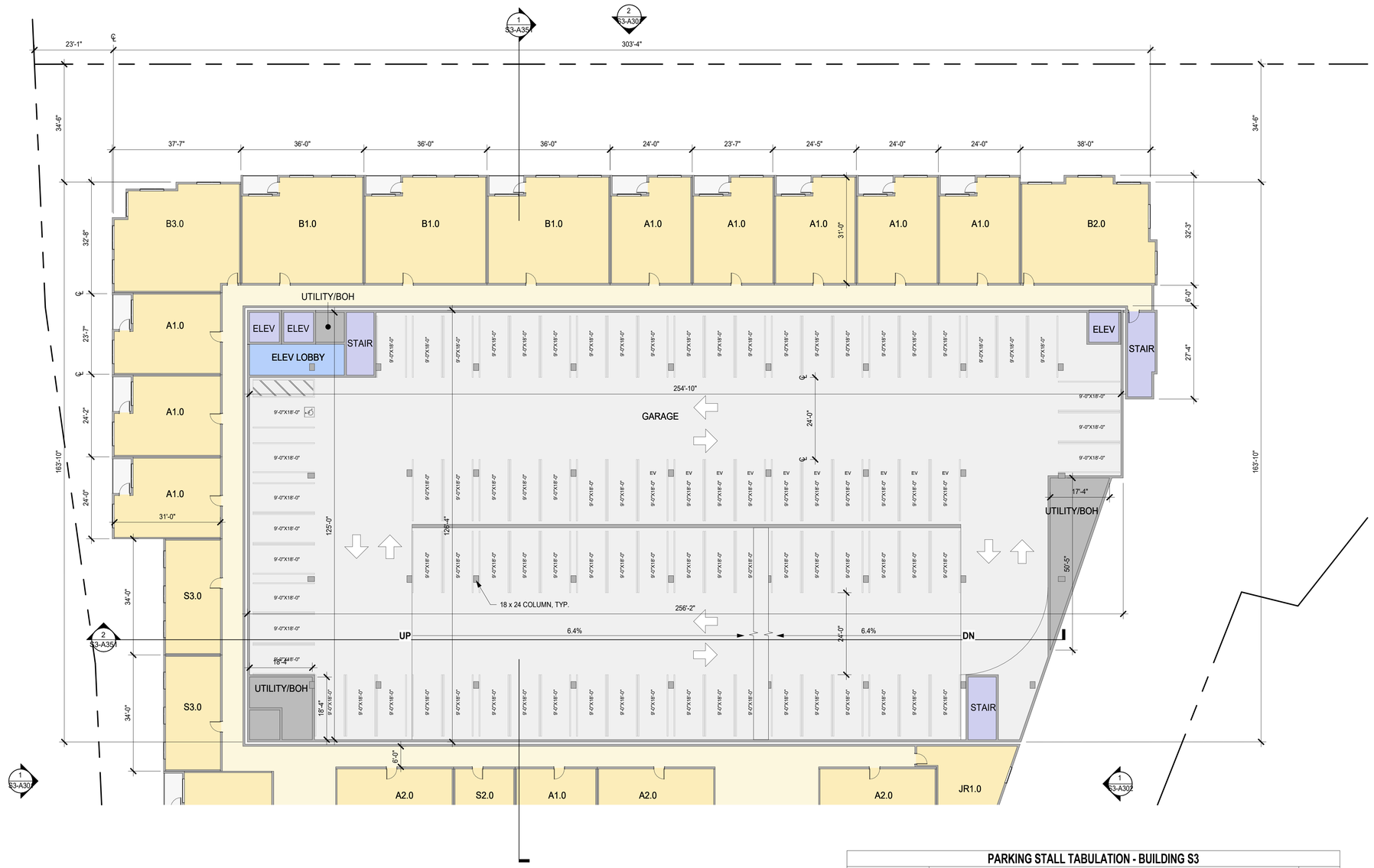
Sheet Title:

S3 - LEVEL 2 PLAN - ZONE B

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

Sheet Number

S3-A102B



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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

PARKING STALL TABULATION - BUILDING S3

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
GROUND	44	2*	1*	12	1*	1*	1*	0	11	67
LEVEL 2	66	3	1	11	1	0	1	0	0	83
LEVEL 3	75	1	0	10	0	0	0	0	0	86
LEVEL 4	75	0	0	10	0	0	0	0	0	85
LEVEL 5	54	0	0	10	0	0	0	0	0	64
TOTAL	314	6*	2*	53	2*	1*	2*	0	11	**385**

1 S3 - LEVEL 3-4 PLAN - ZONE A
1/16" = 1'-0"

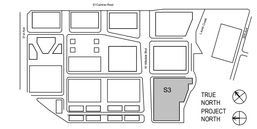
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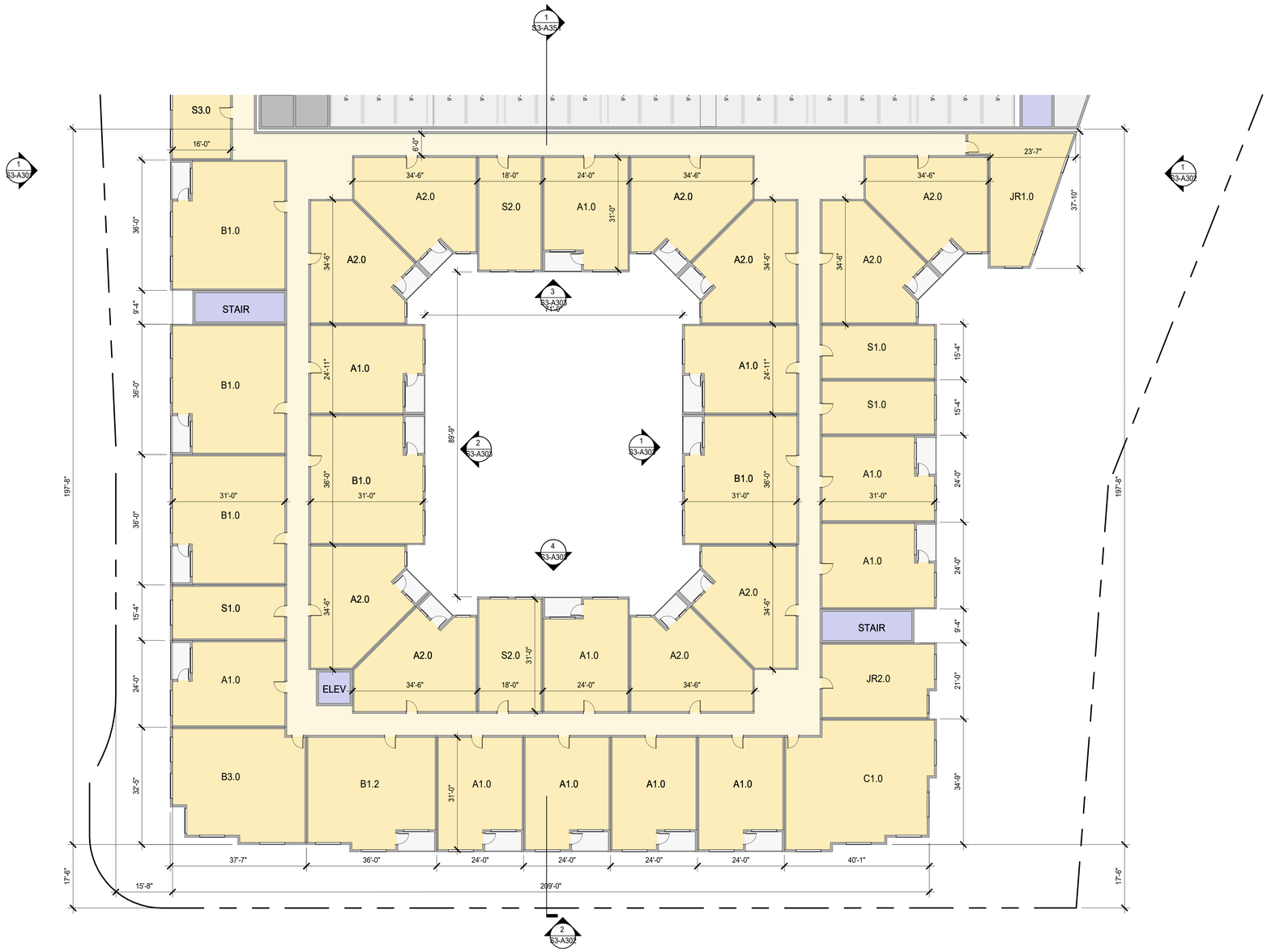
Sheet Title:

S3 - LEVEL 3-4 PLAN - ZONE A

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

Sheet Number

S3-A103A



1 S3 - LEVEL 3-4 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

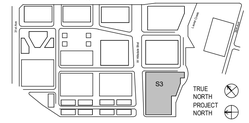
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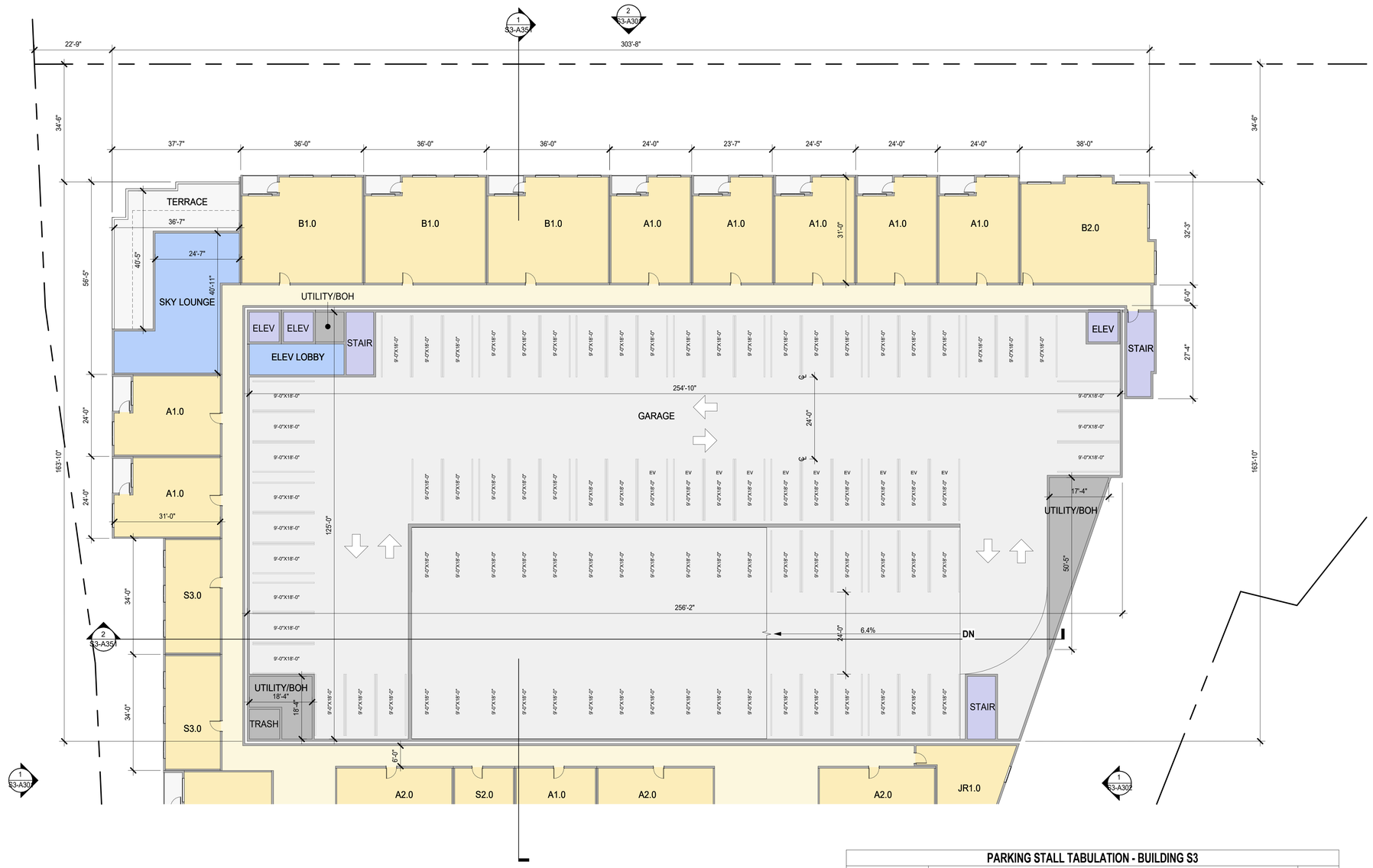
Sheet Title:

S3 - LEVEL 3-4 PLAN - ZONE B

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

Sheet Number

S3-A103B



1 S3 - LEVEL 5 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	
GROUND	44	2*	1*	12	1*	1*	1*	0	11	67
LEVEL 2	66	3	1	11	1	0	1	0	0	83
LEVEL 3	75	1	0	10	0	0	0	0	0	86
LEVEL 4	75	0	0	10	0	0	0	0	0	85
LEVEL 5	54	0	0	10	0	0	0	0	0	64
TOTAL	314	6*	2*	53	2*	1*	2*	0	11	**385**

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

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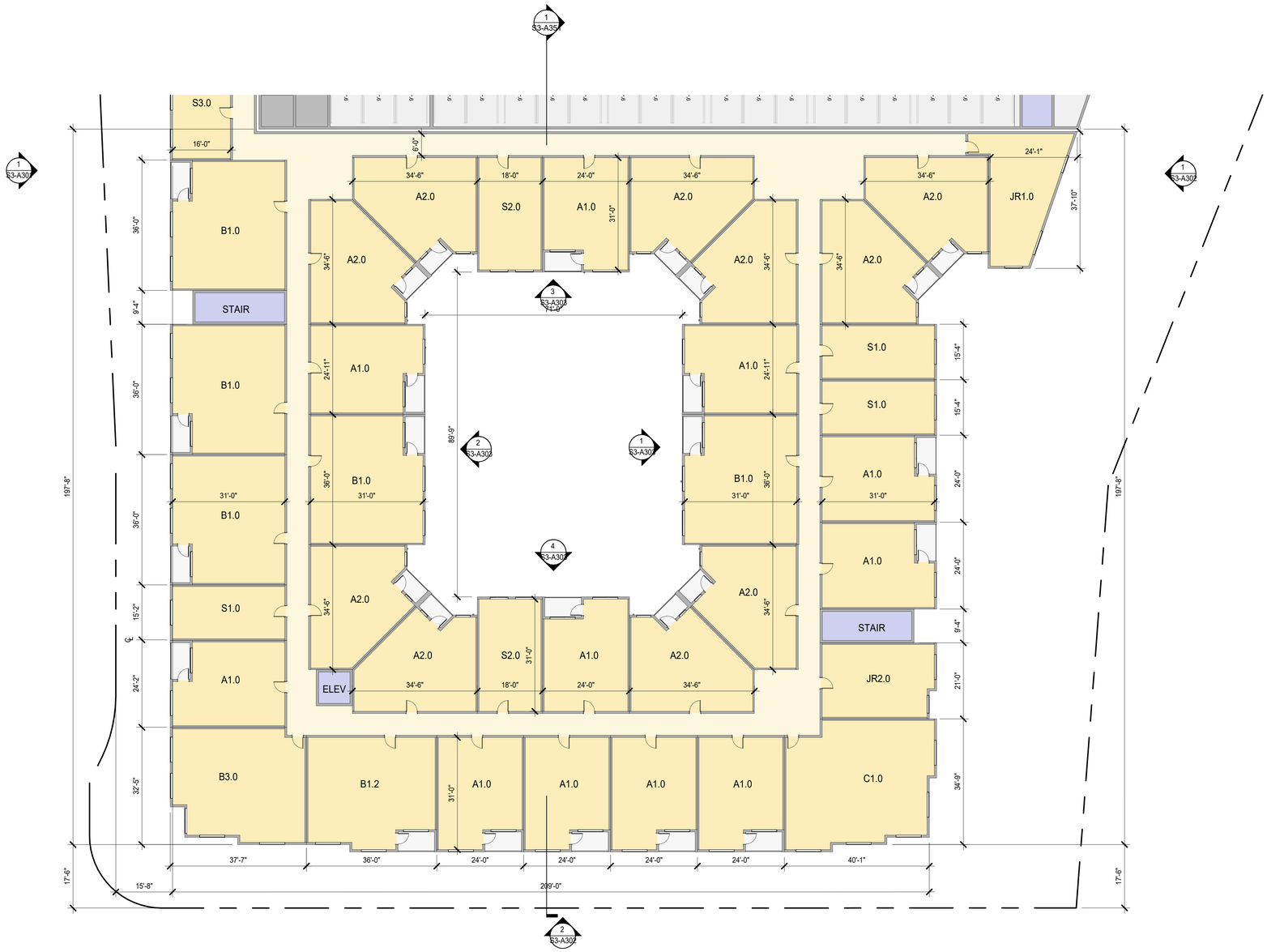
Sheet Title:

S3 - LEVEL 5 PLAN - ZONE A

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

Sheet Number

S3-A104A



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
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

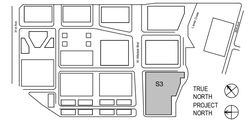
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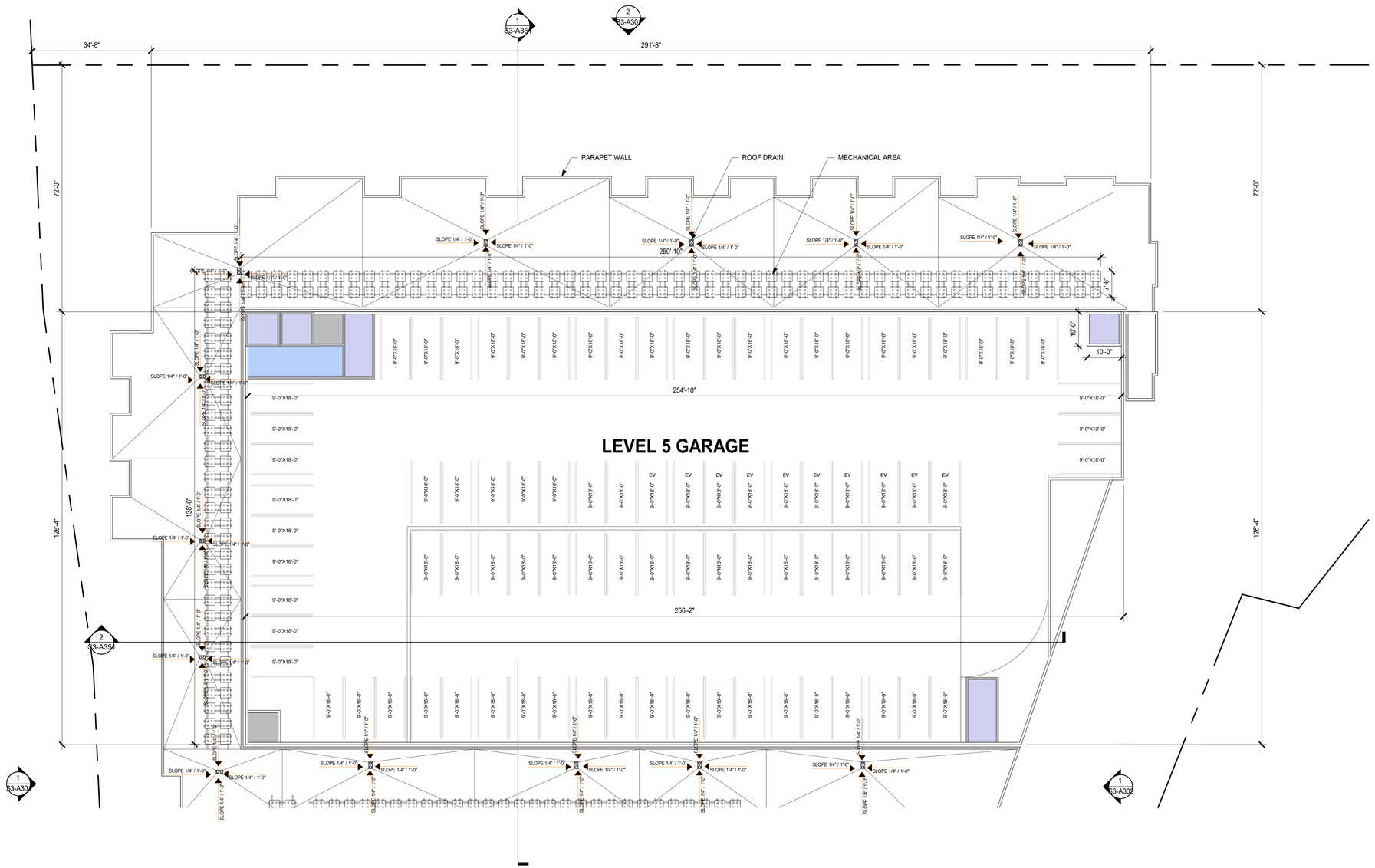
Sheet Title:

S3 - LEVEL 5 PLAN - ZONE B

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

Sheet Number

S3-A104B



1 S3 - 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
- VEHICULAR ENTRY/EXIT
- VEHICULAR CIRCULATION
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

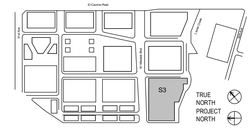
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

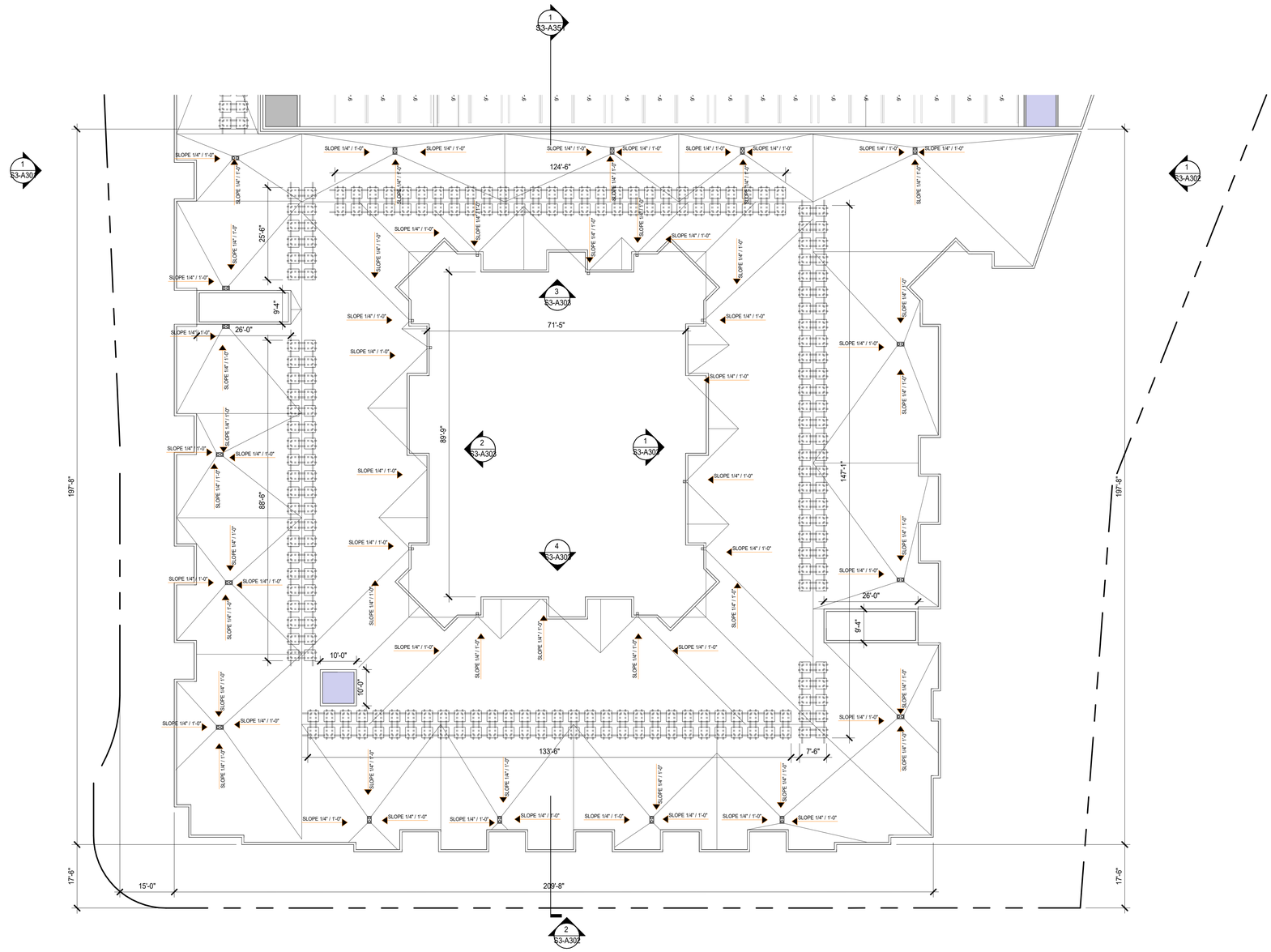
Sheet Title:

S3 - ROOF LEVEL PLAN - ZONE A

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

Sheet Number

S3-A105A



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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

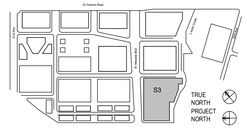
HSC Property Owner LLC

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Key Plan



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

Project No: 23.04025.00

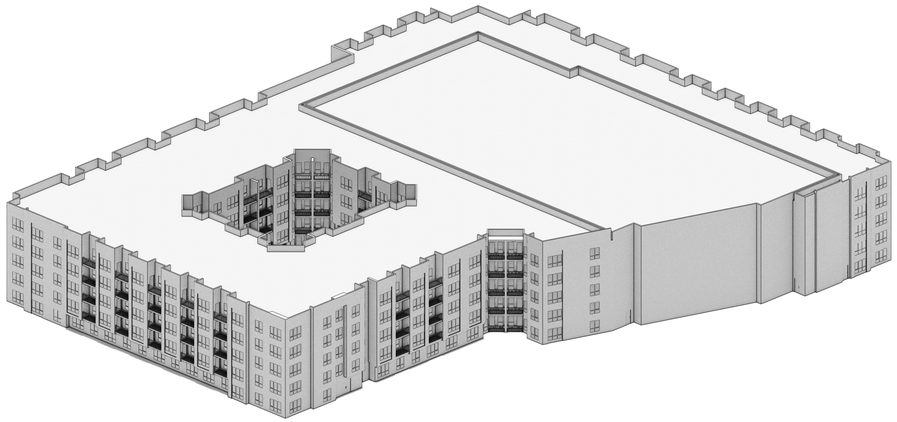
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S3 - ROOF LEVEL PLAN - ZONE B

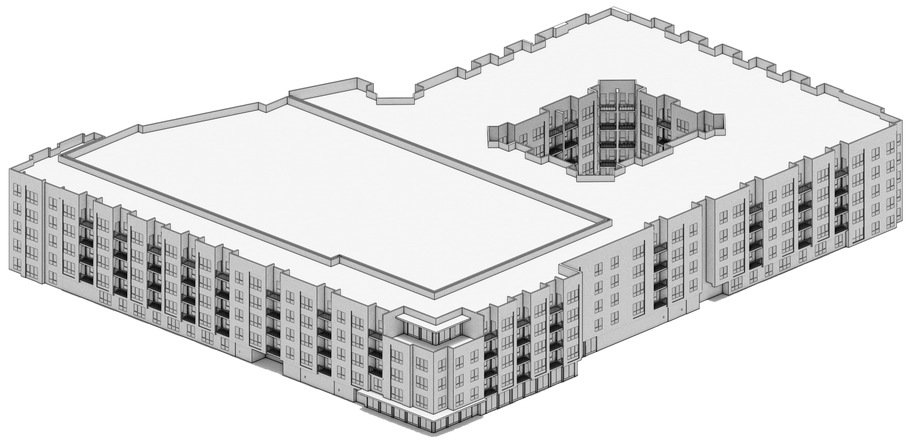
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

S3-A105B



1 S3 SOUTHEAST PERSPECTIVE
1" = 1'-0"



2 S3 NORTHWEST PERSPECTIVE
1" = 1'-0"

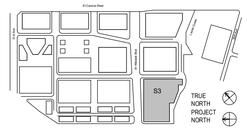
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	APPLICATION CHECKLIST PLANS	10-17-2025

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"



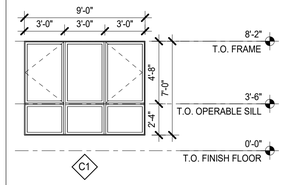
1 S3 HILLSDALE BLVD ELEVATION
1/16" = 1'-0"

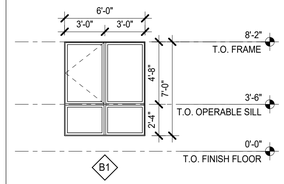
EXTERIOR MATERIAL LEGEND

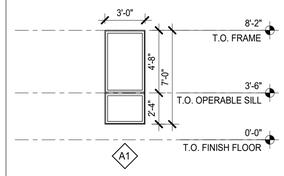
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







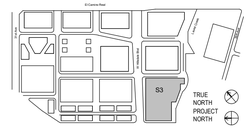
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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

S3 - ELEVATIONS

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Sheet Number

S3-A301



2 S3 EDISON ST ELEVATION
1/16" = 1'-0"



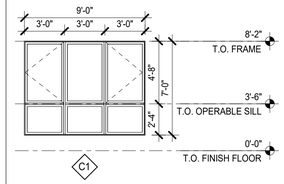
1 S3 35TH AVE ELEVATION
1/16" = 1'-0"

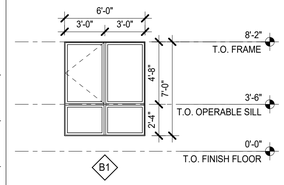
EXTERIOR MATERIAL LEGEND

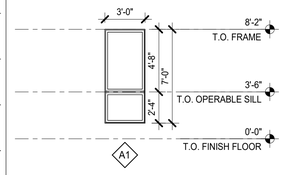
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
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WINDOW LEGEND







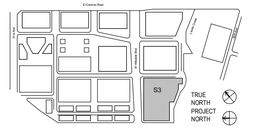
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Sheet Title:

S3 - ELEVATIONS

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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"



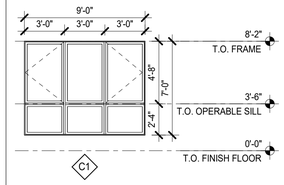
1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

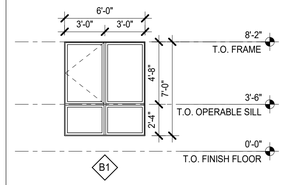
EXTERIOR MATERIAL LEGEND

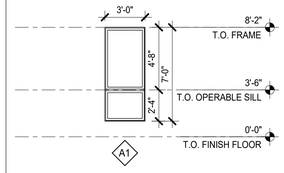
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
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WINDOW LEGEND







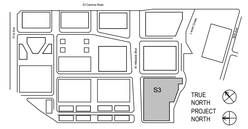
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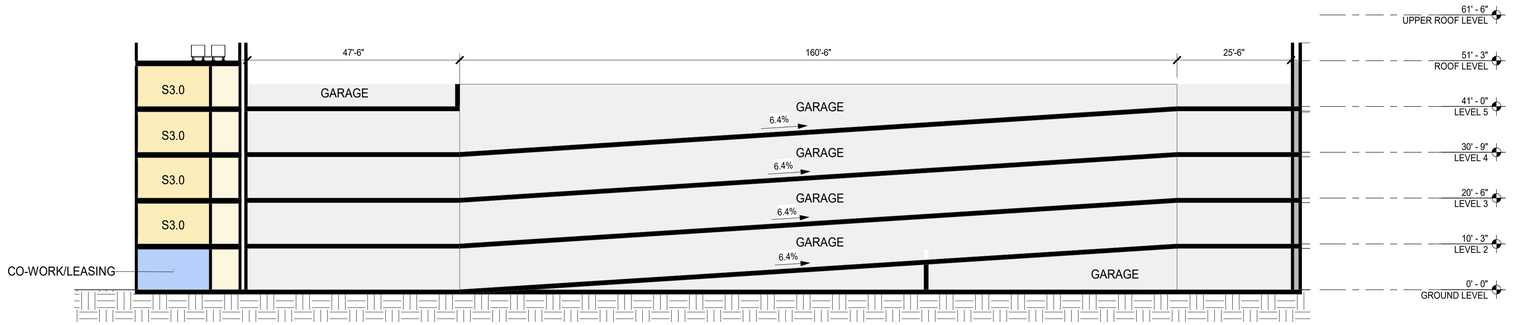
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S3 - COURTYARD ELEVATIONS

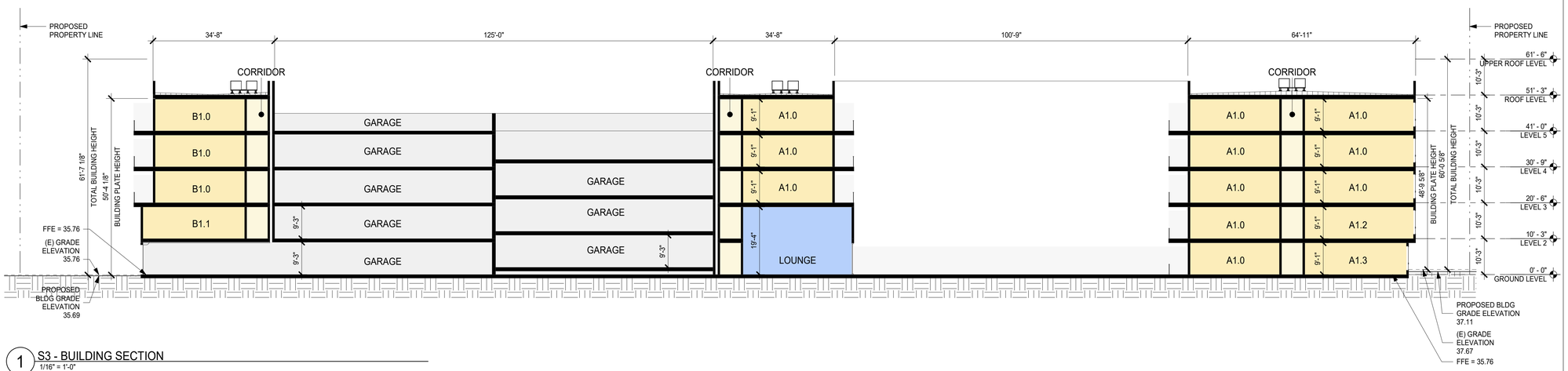
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

S3-A303



2 S3 GARAGE SECTION
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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

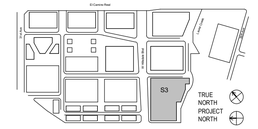
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

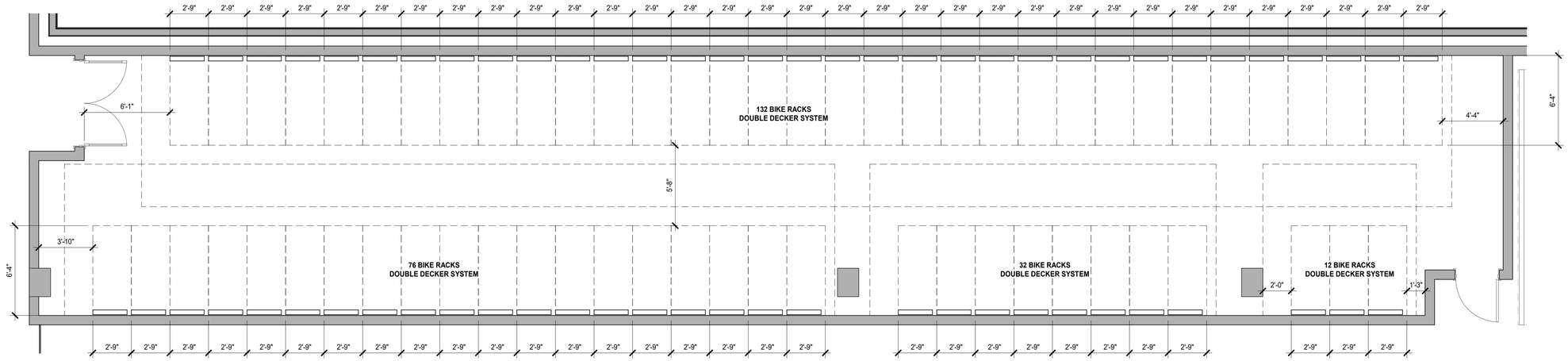
Sheet Title:

S3 - BUILDING SECTION

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

Sheet Number

S3-A351



NOTE: 252 TOTAL BIKE RACKS PROVIDED

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

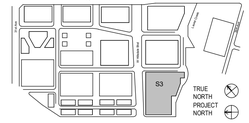
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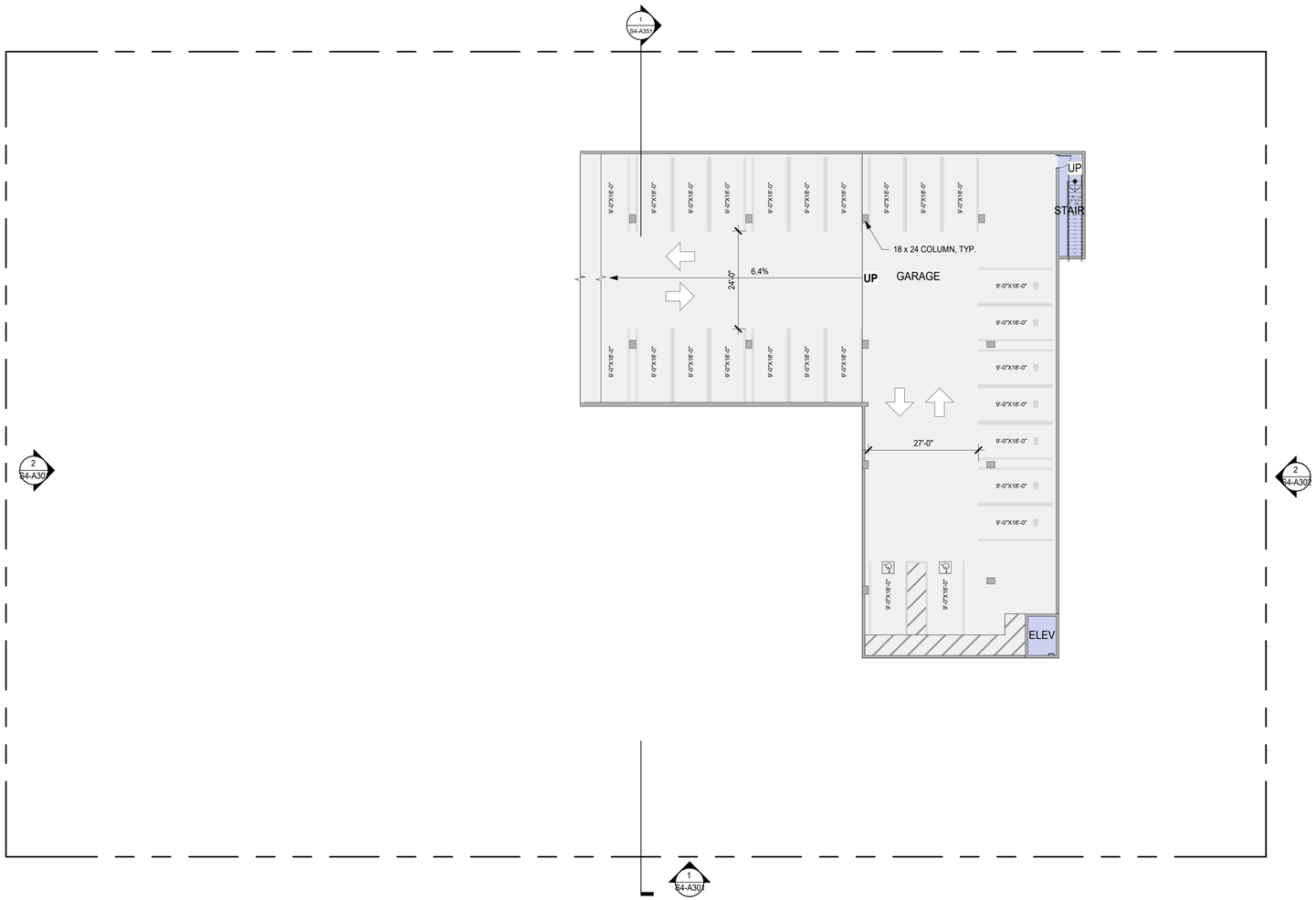
Sheet Title:

S3 - ENLARGED PLANS

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

Sheet Number

S3-A451



1 S4 - BASEMENT LEVEL 1 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

PARKING STALL TABULATION - BUILDING S4

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	17	2	0	7	0	0	0	0	0	26
GROUND	48	1	1	14*	1*	1*	1*	0	8	67
LEVEL 2	72	1	0	2	0	0	0	0	0	75
TOTAL	137	4	1	23*	1*	1*	1*	0	8	**168**

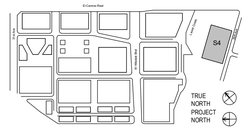
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Project No: 23.04025.00

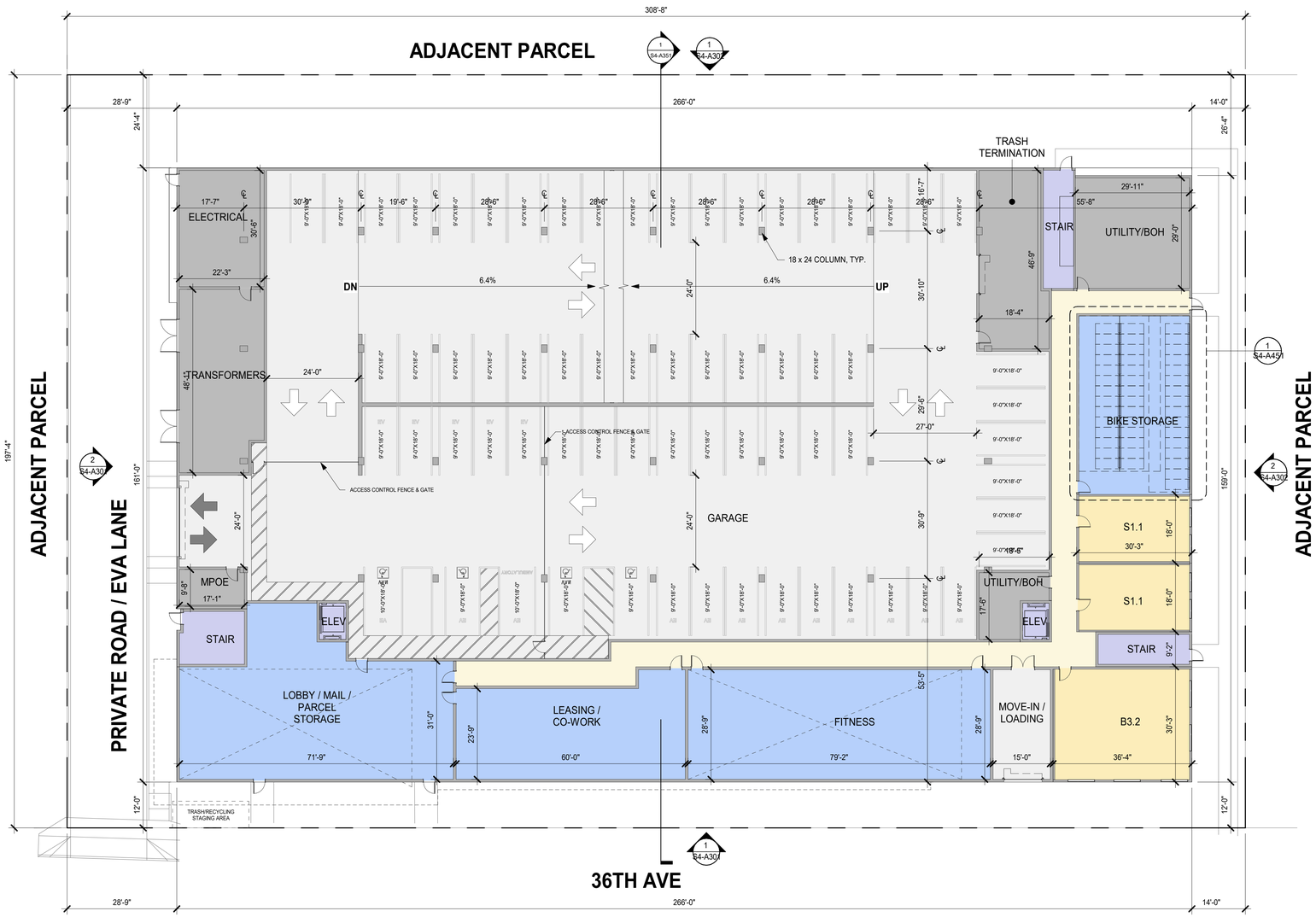
Sheet Title:

S4 - BASEMENT LEVEL 1 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	
BASEMENT B1	17	2	0	7	0	0	0	0	0	26
GROUND	48	1	1	14*	1*	1*	1*	0	8	67
LEVEL 2	72	1	0	2	0	0	0	0	0	75
TOTAL	137	4	1	23*	1*	1*	1*	0	8	**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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

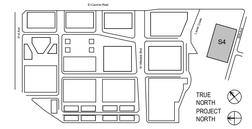
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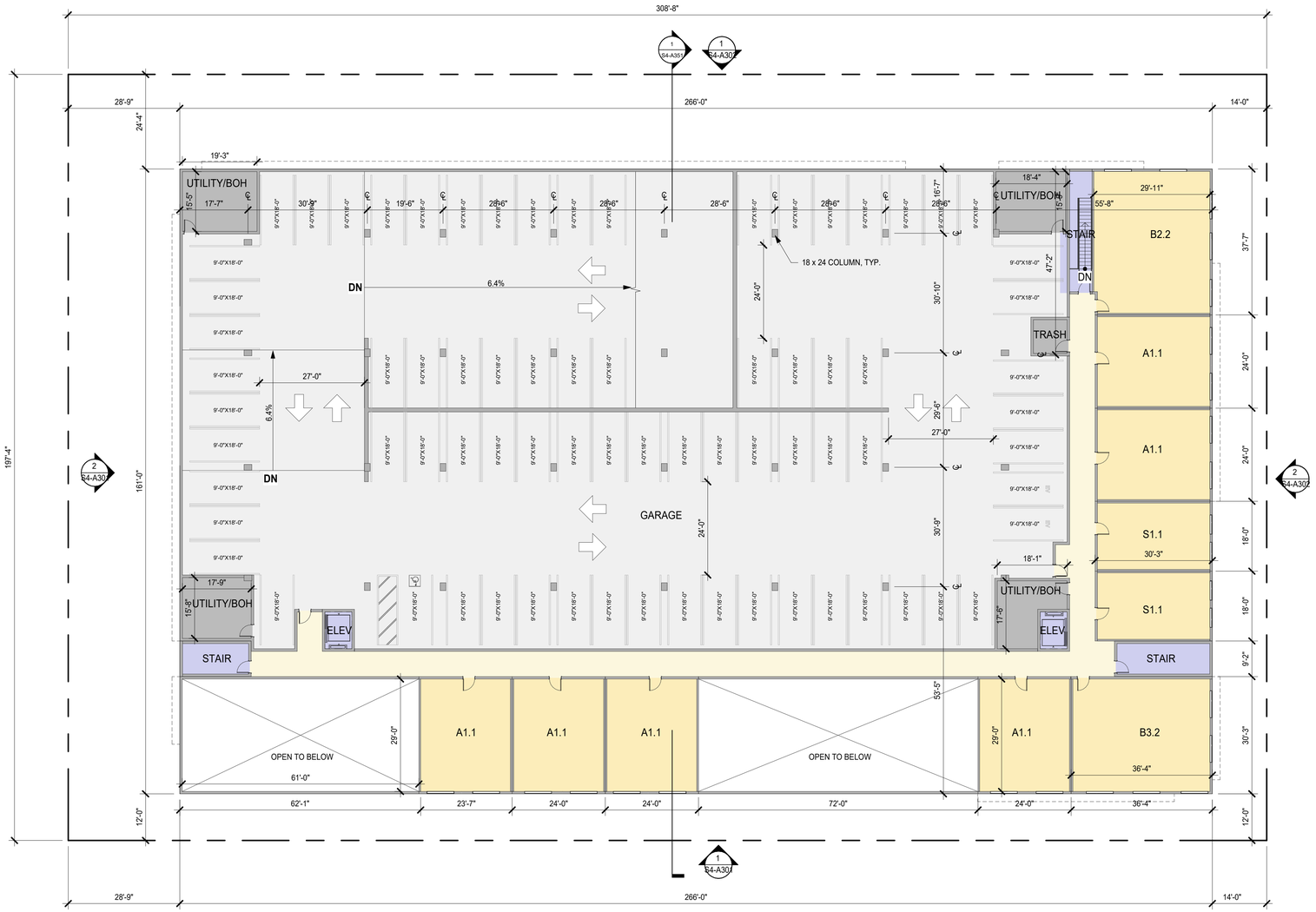
Sheet Title:

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	
BASEMENT B1	17	2	0	7	0	0	0	0	0	26
GROUND	48	1	1	14*	1*	1*	1*	0	8	67
LEVEL 2	72	1	0	2	0	0	0	0	0	75
TOTAL	137	4	1	23*	1*	1*	1*	0	8	**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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

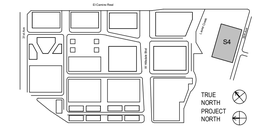
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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

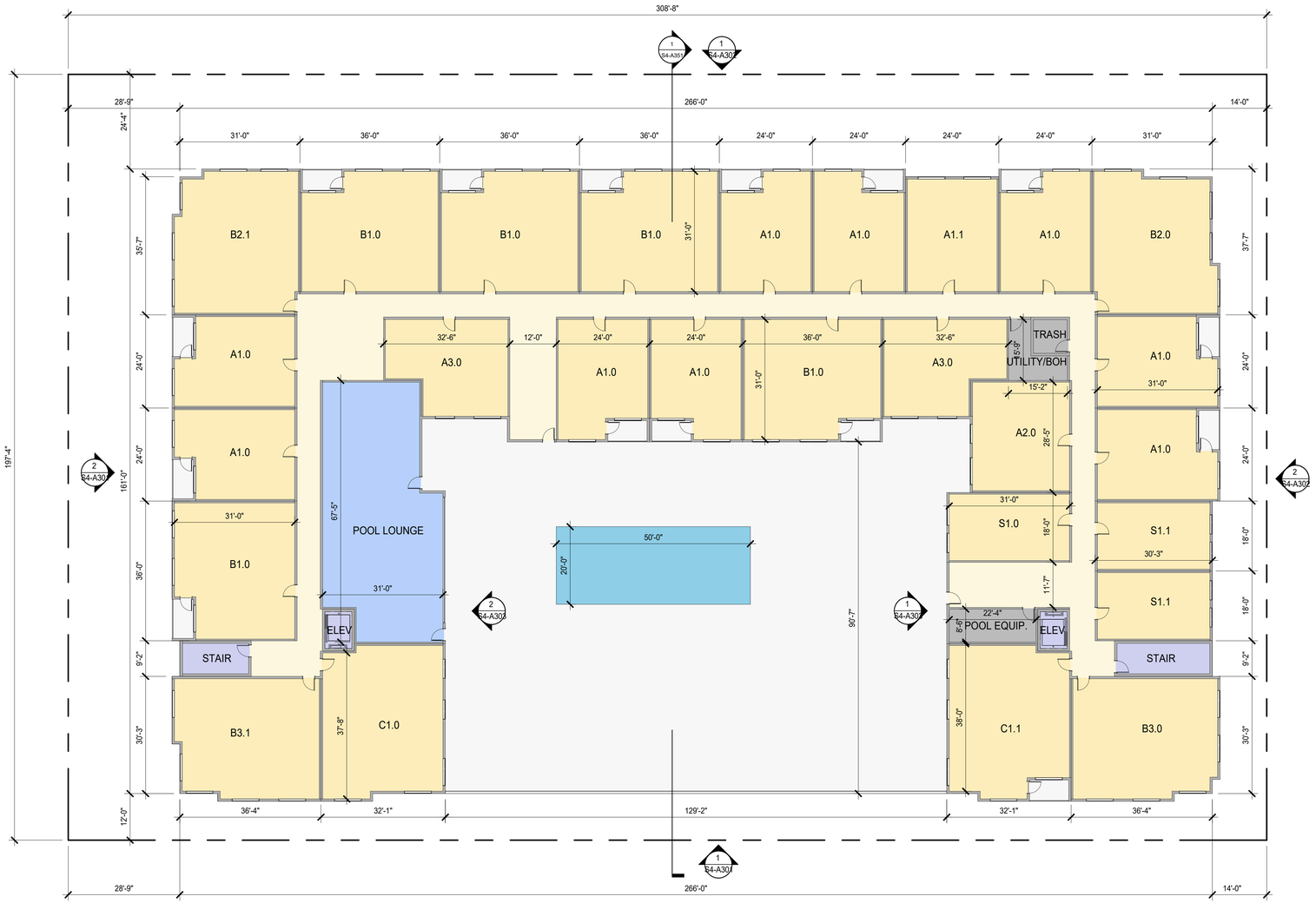
Sheet Title:

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

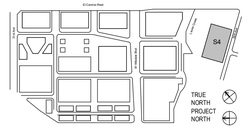
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Key Plan



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

Project No: 23.04025.00

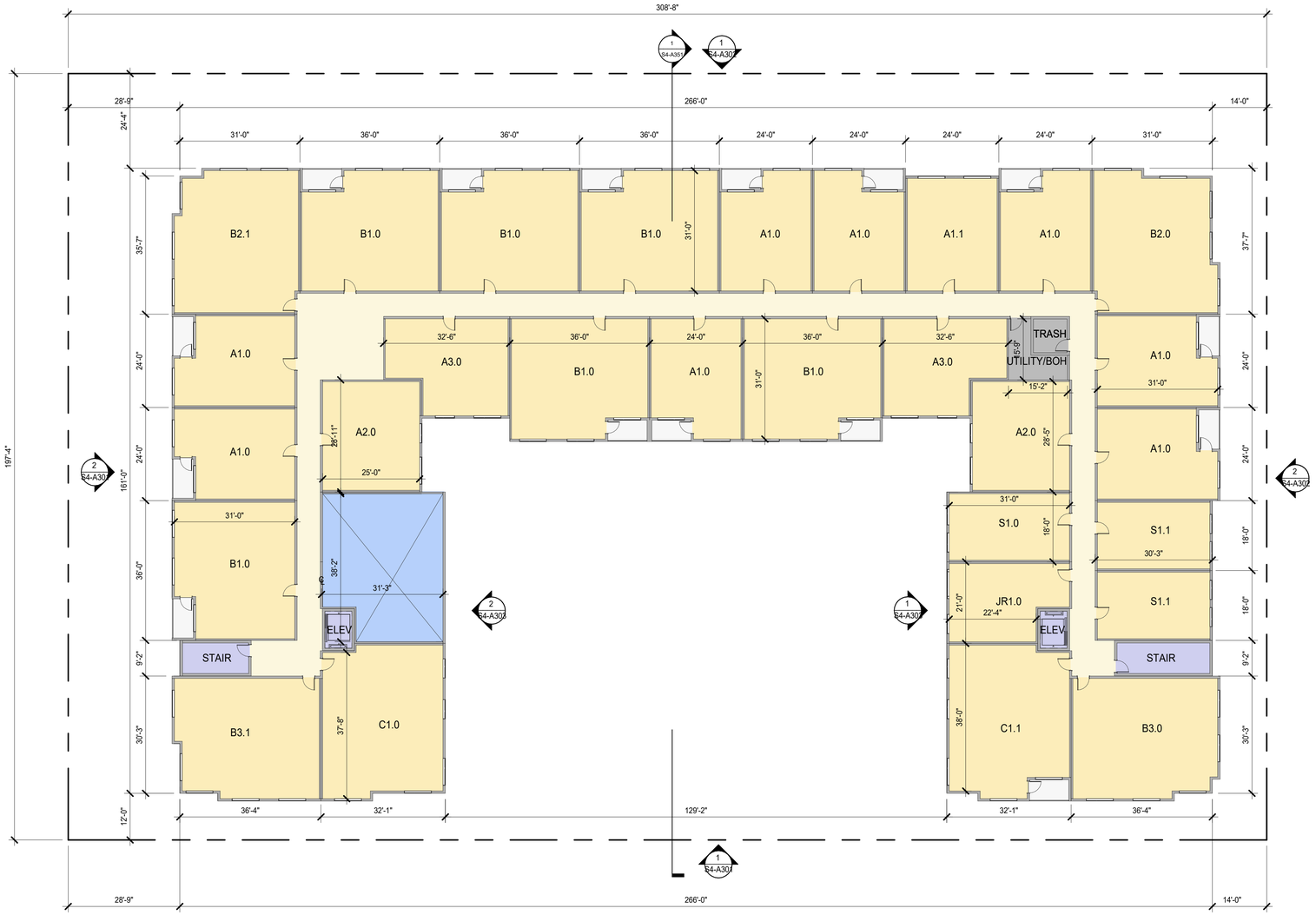
Sheet Title:

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

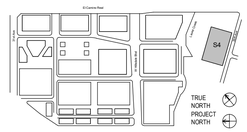
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Key Plan



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

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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 5-6 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

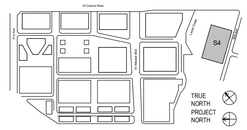
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Key Plan



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

Project No: 23.04025.00

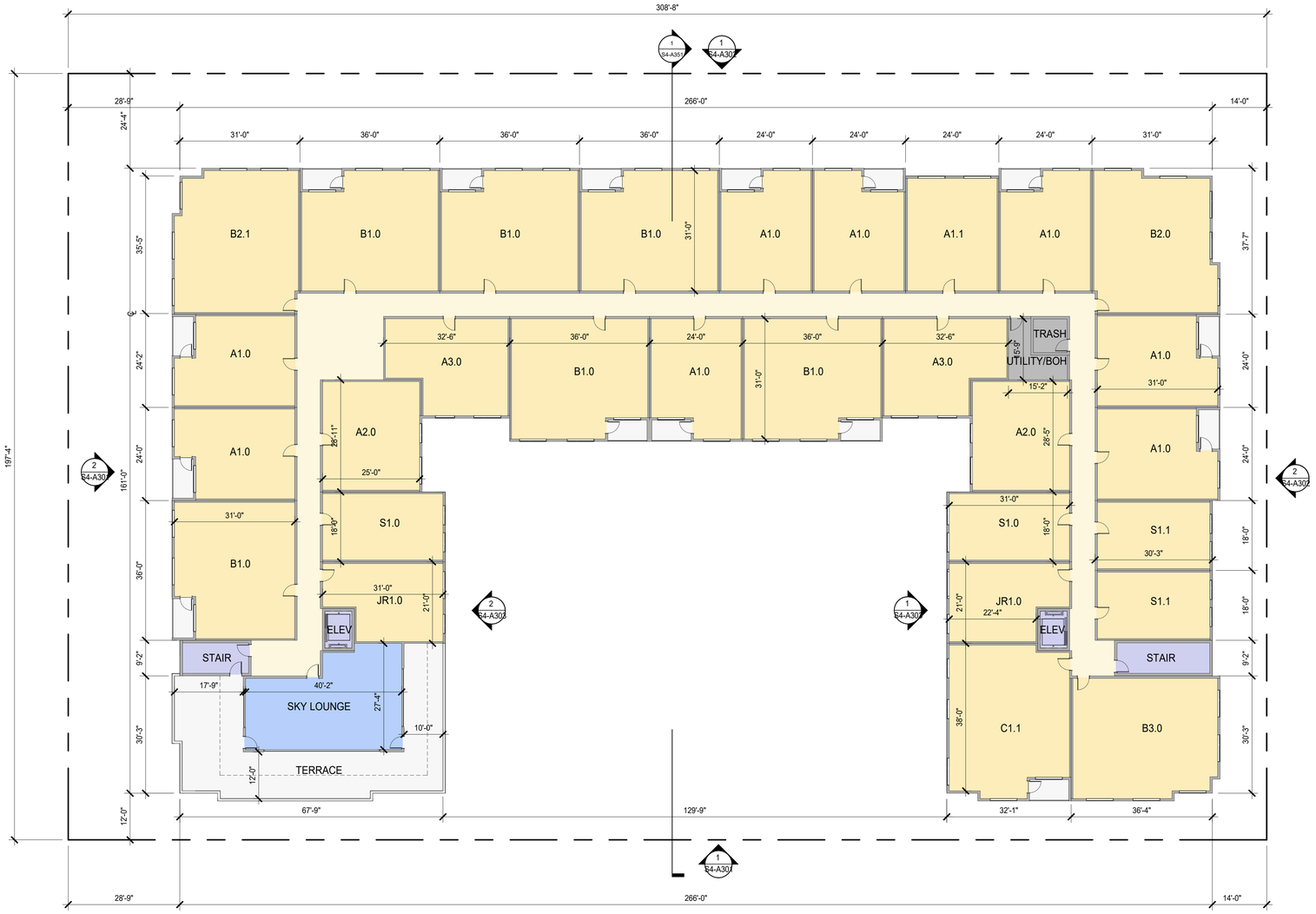
Sheet Title:

S4 - LEVEL 5-6 PLAN

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

Sheet Number

S4-A105



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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

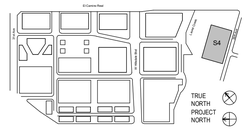
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

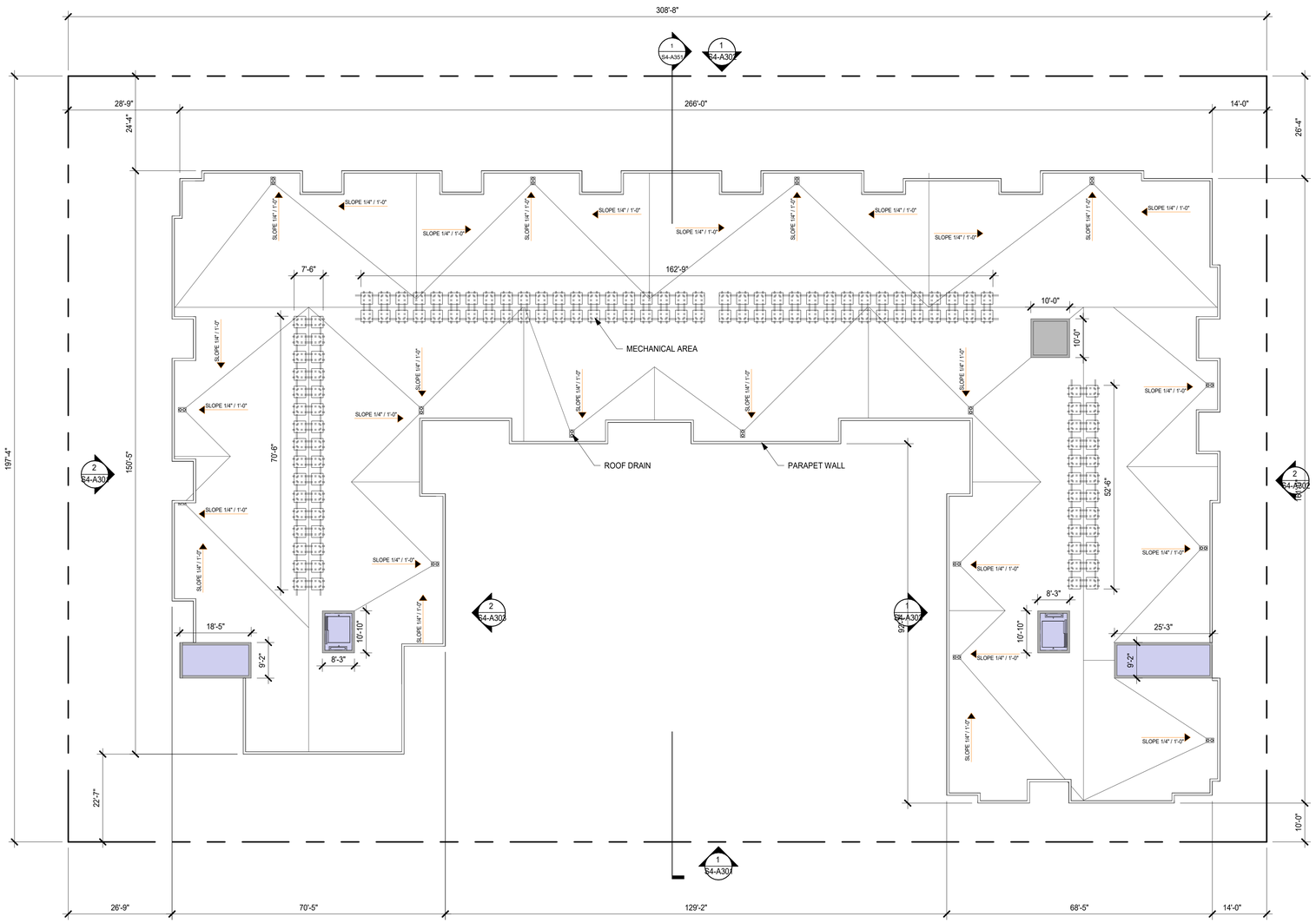
Sheet Title:

S4 - LEVEL 7 PLAN

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

Sheet Number

S4-A106



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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

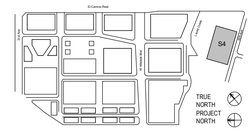
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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

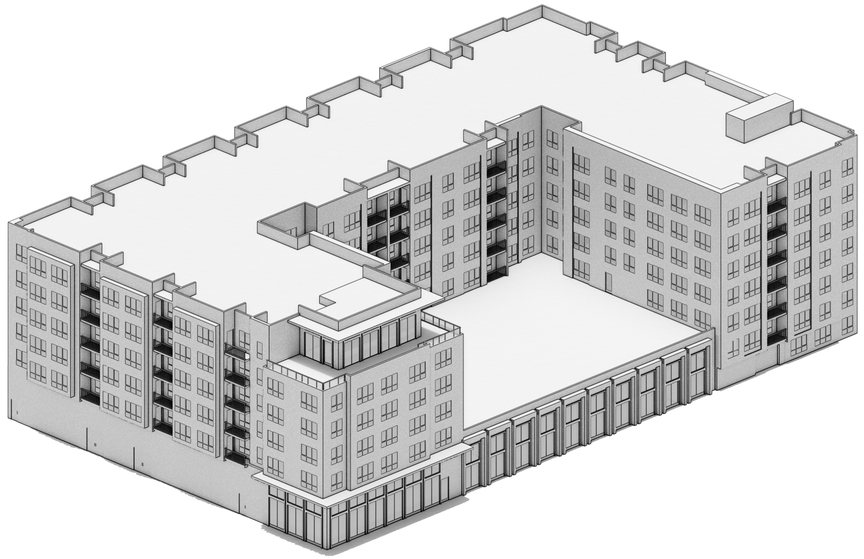
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S4 - ROOF LEVEL PLAN

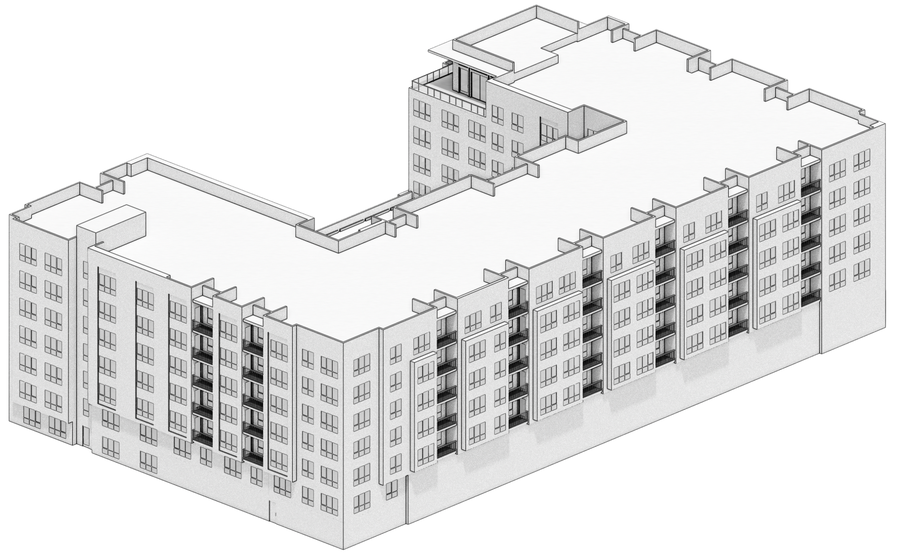
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

S4-A107



1 S4 SOUTHEAST PERSPECTIVE
1" = 1'-0"



2 S4 NORTHWEST PERSPECTIVE
1" = 1'-0"

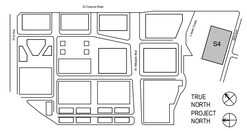
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

S4 - PERSPECTIVE VIEW

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

Sheet Number

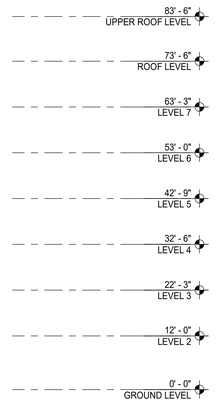
S4-A300



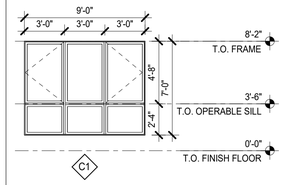
2 BUILDING ELEVATION - EAST
1/16" = 1'-0"

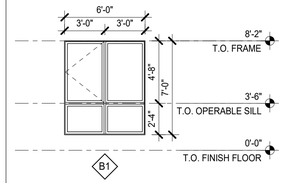


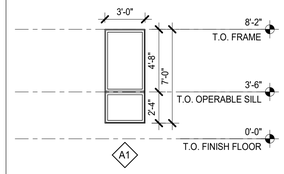
1 BUILDING ELEVATION - NORTH
1/16" = 1'-0"



WINDOW LEGEND







EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

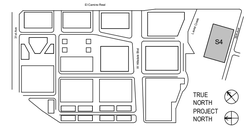
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Key Plan



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

Project No: 23.04025.00

Sheet Title:

S4 - ELEVATIONS

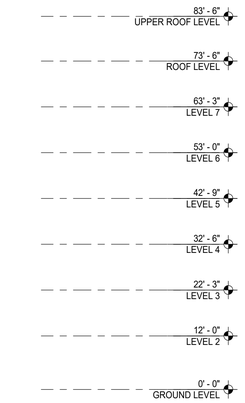
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

S4-A302



2 S4 WEST ELEVATION
1/16" = 1'-0"





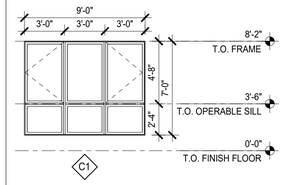
1 S4 36TH AVE ELEVATION
1/16" = 1'-0"

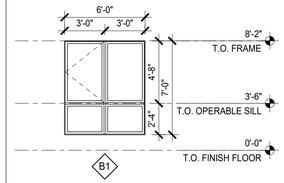
EXTERIOR MATERIAL LEGEND

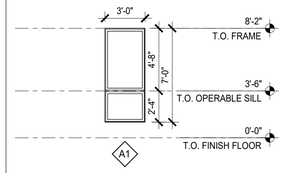
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







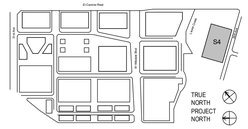
HSC Property Owner LLC

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

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"



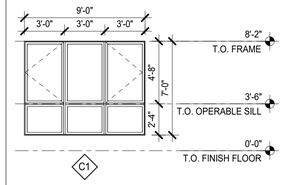
1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

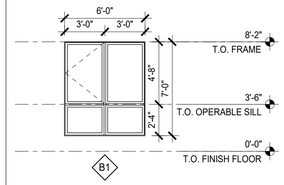
EXTERIOR MATERIAL LEGEND

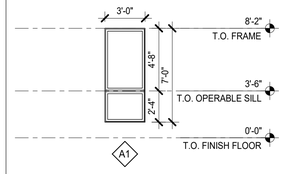
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
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04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







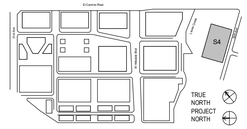
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Key Plan



NOT FOR CONSTRUCTION

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

Project No: 23.04025.00

Sheet Title:

S4 - COURTYARD ELEVATIONS

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

Sheet Number

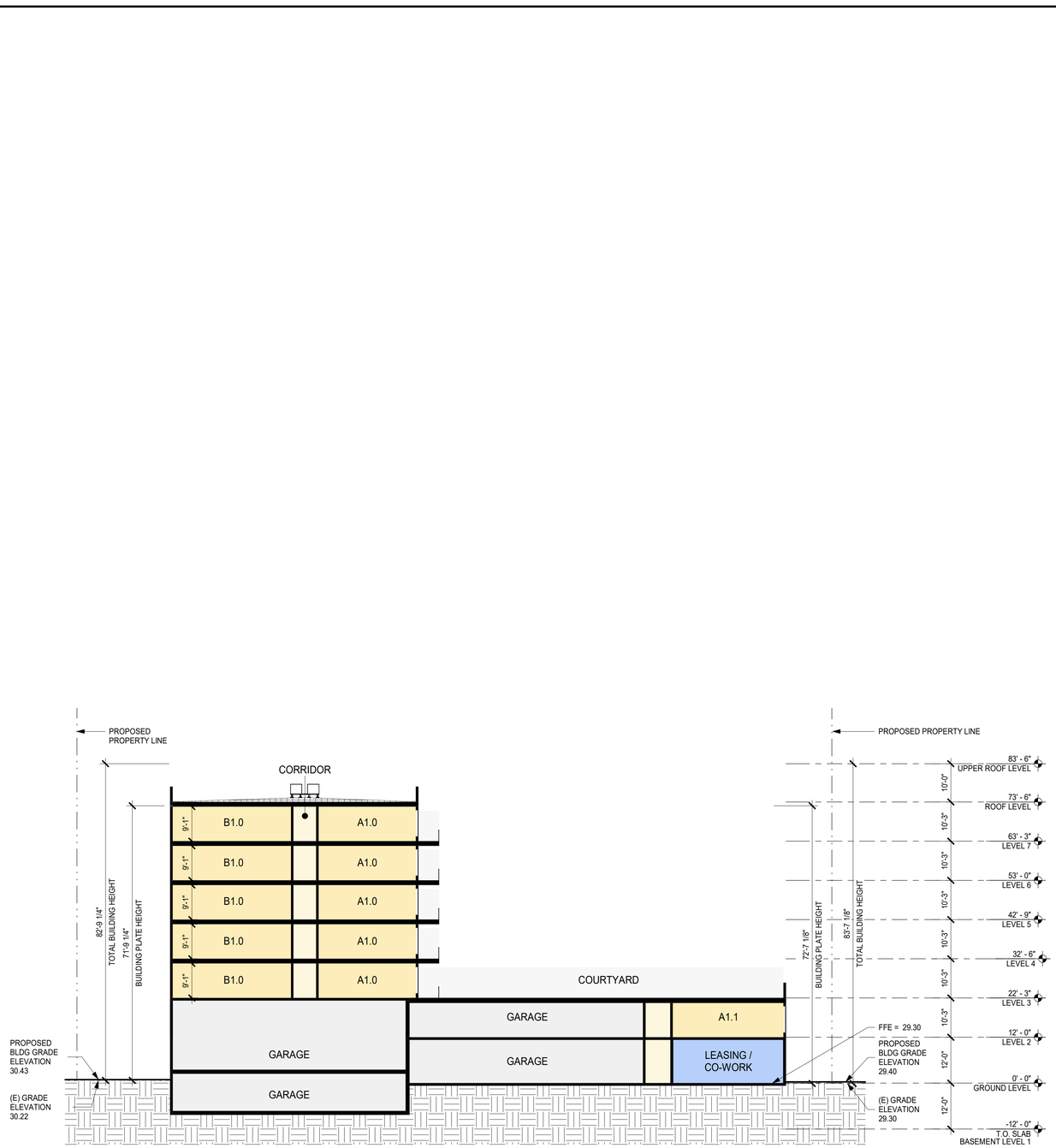
S4-A303

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION



1 S4 - BUIDING SECTION
1/16" = 1'-0"

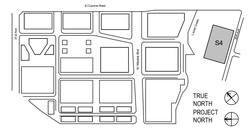
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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

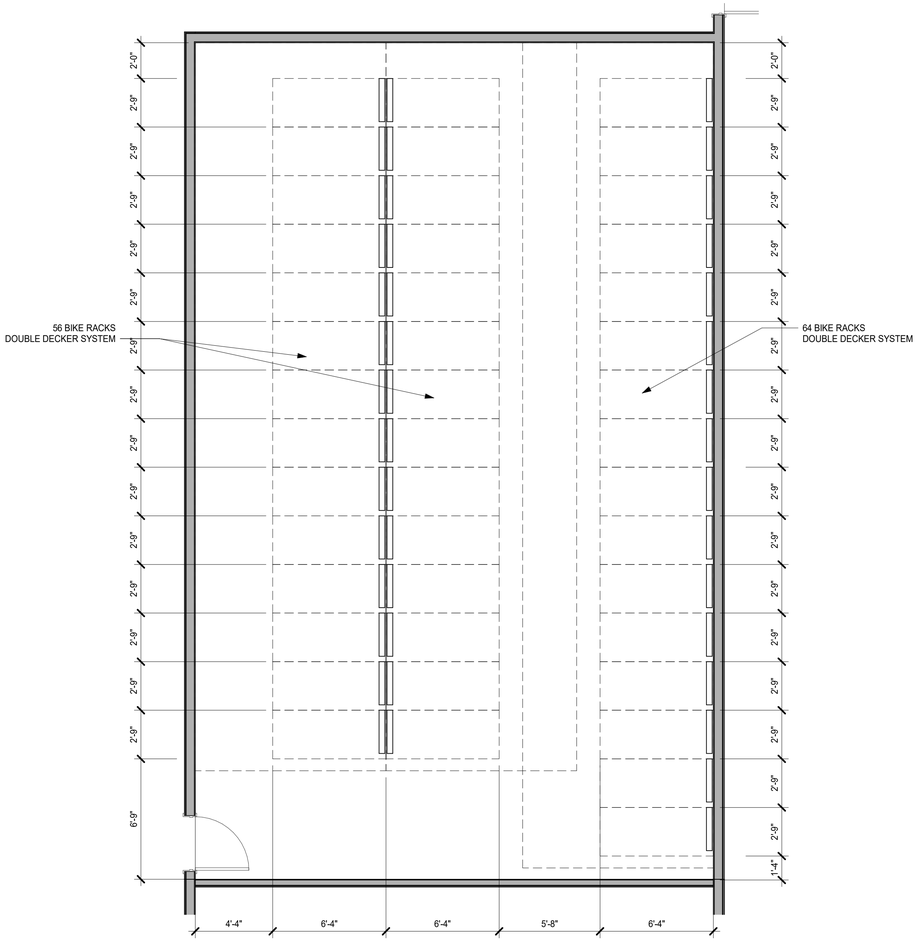
Sheet Title:

S4 - BUILDING SECTION

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

Sheet Number

S4-A351



NOTE: 178 TOTAL BIKE RACKS PROVIDED

1 ENLARGED PLANS - BIKE ROOM
1/4" = 1'-0"

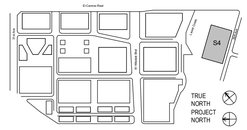
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Key Plan



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

Project No: 23.04025.00

Sheet Title:

S4 - ENLARGED PLANS

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

Sheet Number

S4-A451



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	
GROUND	108	0	0	0	0	0	0	0	0	108
TOTAL	108	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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

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Key Plan



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

Project No: 23.04025.00

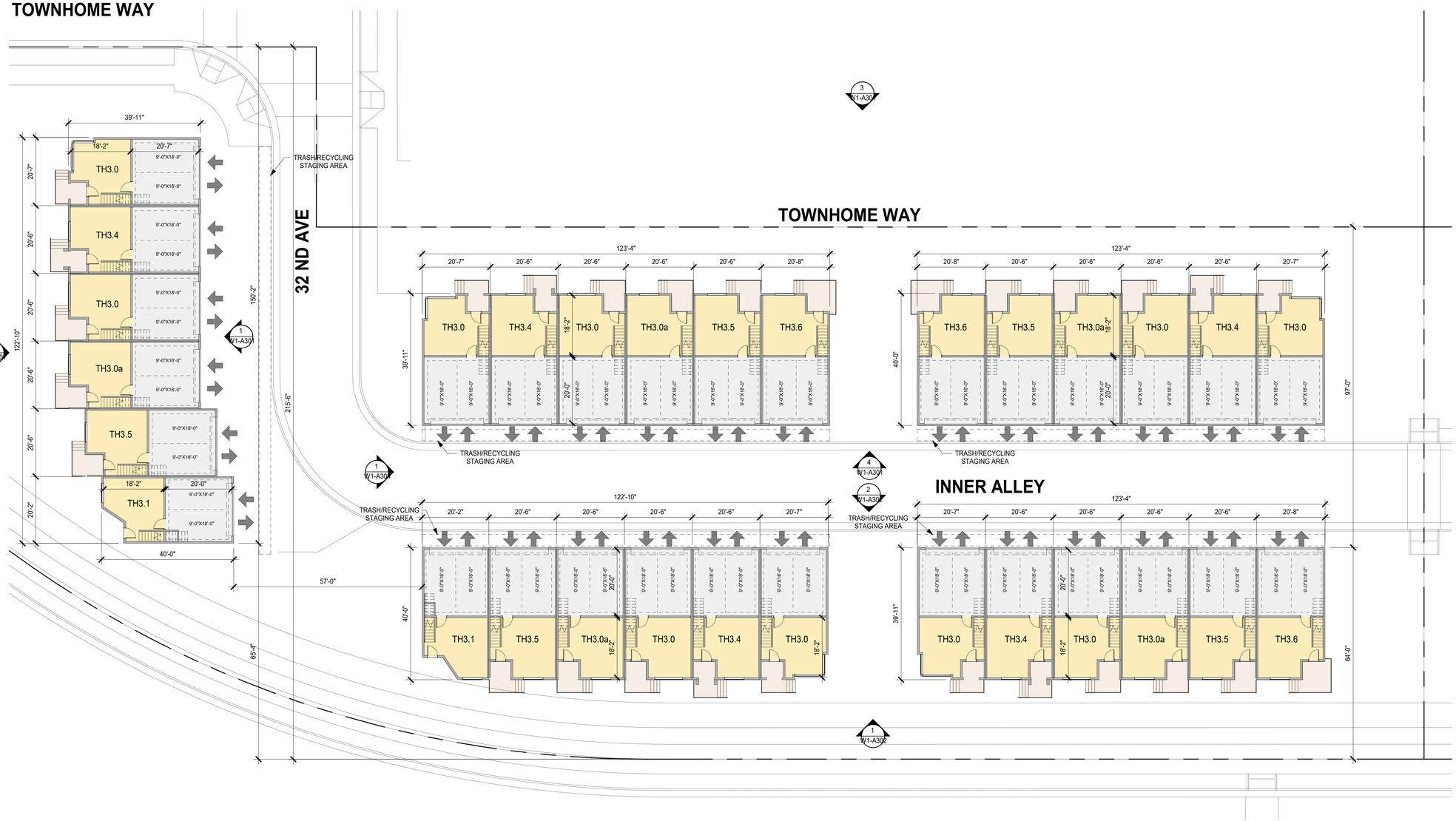
Sheet Title:

W1 - GROUND LEVEL PLAN - ZONE A

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

Sheet Number

W1-A101A



1 W1 - GROUND LEVEL PLAN - ZONE B
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	
GROUND	108	0	0	0	0	0	0	0	0	108
TOTAL	108	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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
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Project No: 23.04025.00

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
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- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

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

Project No: 23.04025.00

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

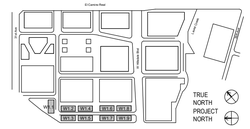
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

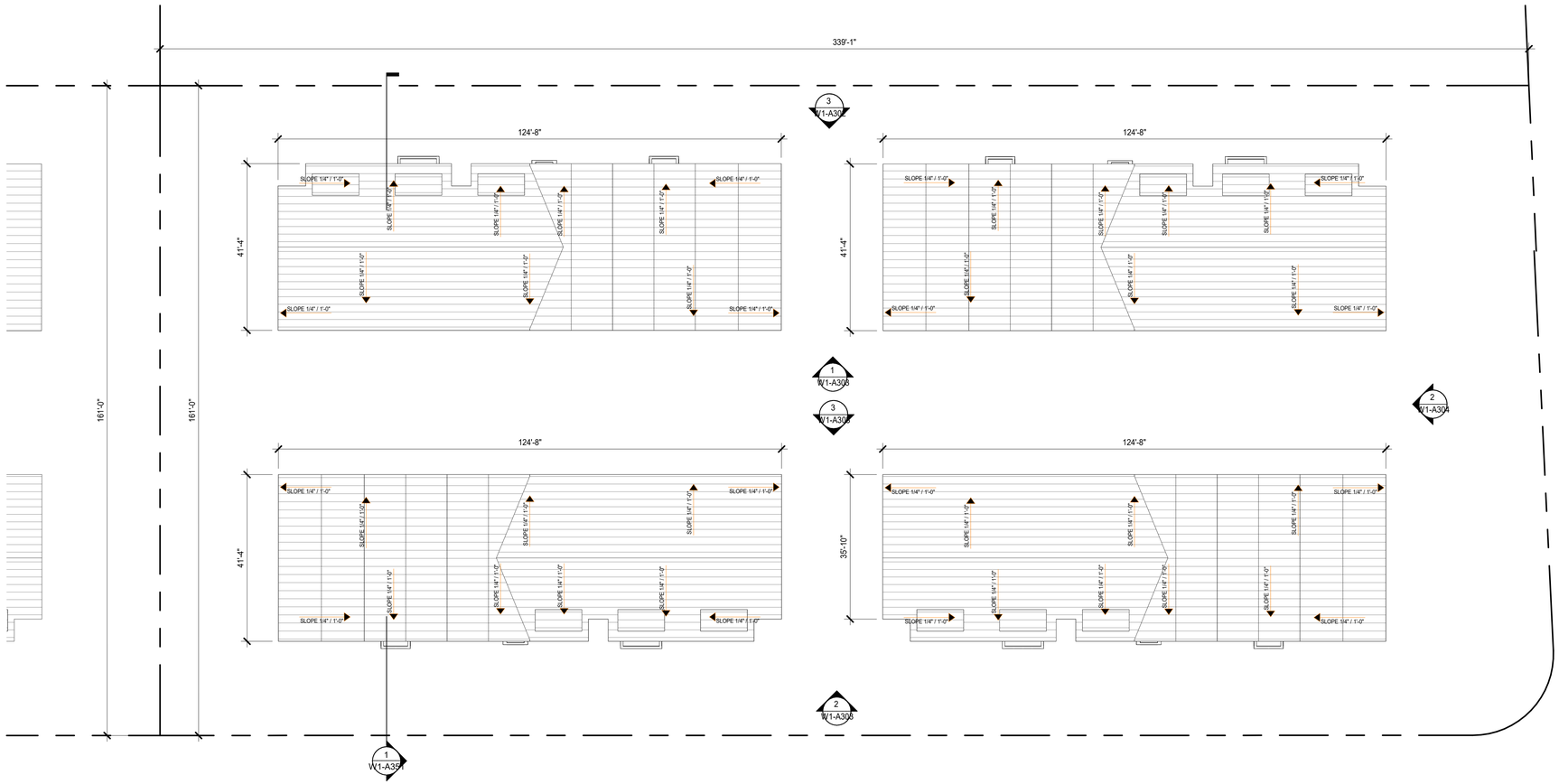
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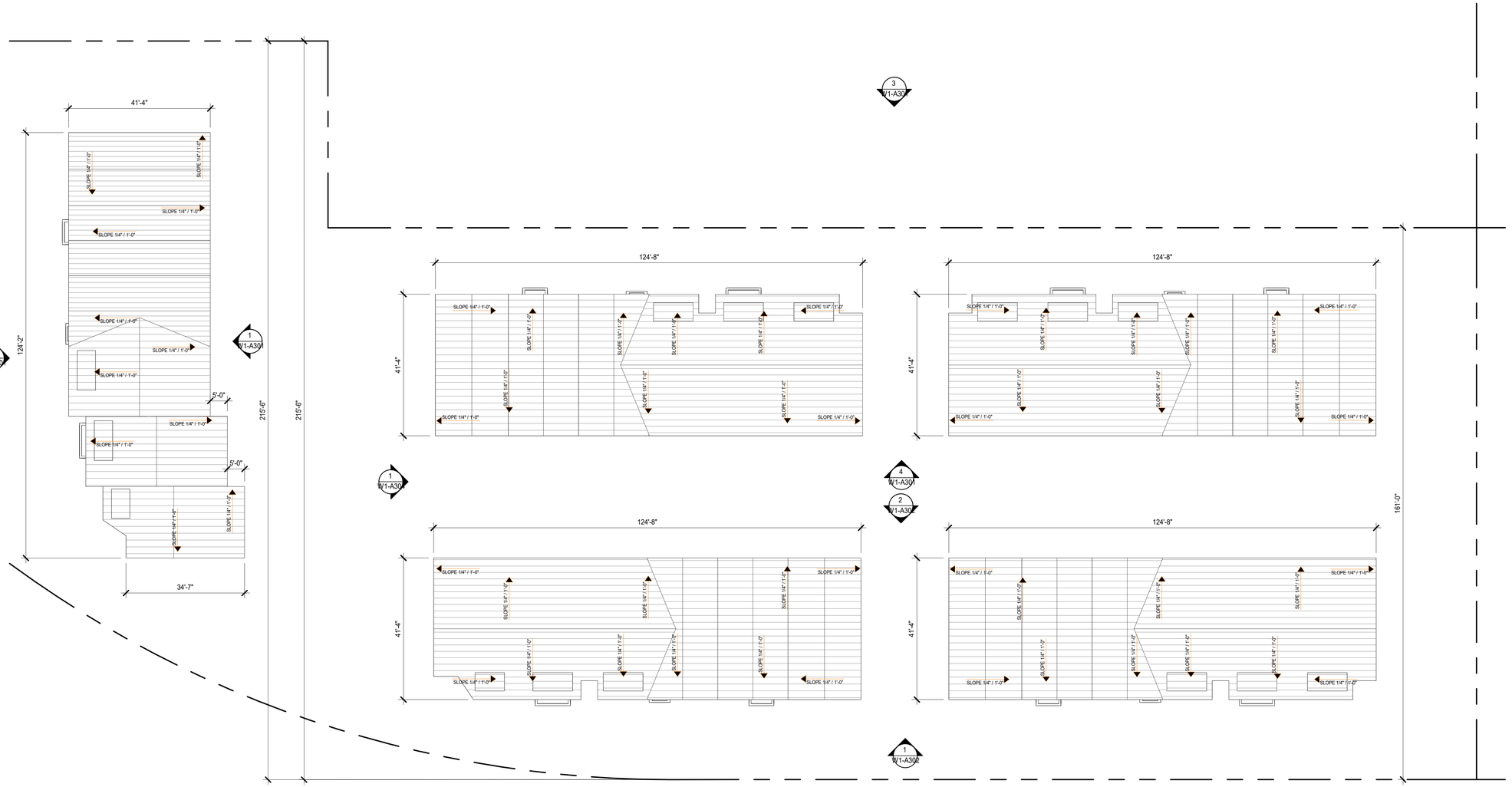
W1 - LEVEL 3 PLAN - ZONE B

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

Sheet Number

W1-A103B


339'-1"
3
W1-A304
124'-8"
124'-8"
41'-4"
41'-4"
SLOPE 1/4" / 1'-0"
SLOPE 1/4" / 1'-0"
SLOPE 1/4" / 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

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

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

Project No: 23.04025.00

Sheet Title:

W1 - ROOF LEVEL PLAN - ZONE B

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Sheet Number

W1-A104B

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



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

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

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"



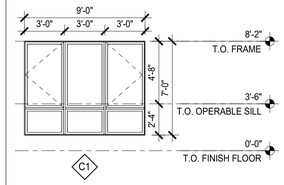
1 W1.1 EAST ELEVATION
1/16" = 1'-0"

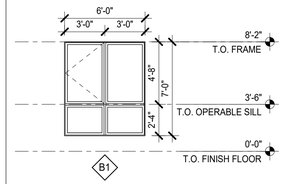
EXTERIOR MATERIAL LEGEND

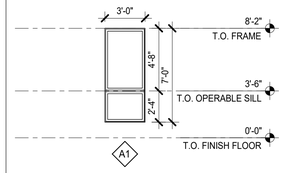
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







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

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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"



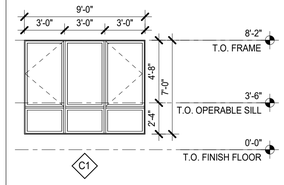
1 W1.1, W1.3, W1.5 EDISON ST ELEVATION
1/16" = 1'-0"

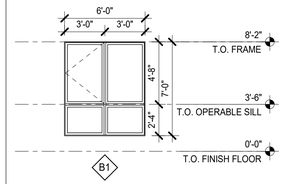
EXTERIOR MATERIAL LEGEND

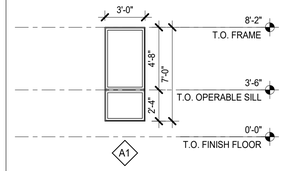
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







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

Project No: 23.04025.00

Sheet Title:

W1 - BUILDING ELEVATIONS

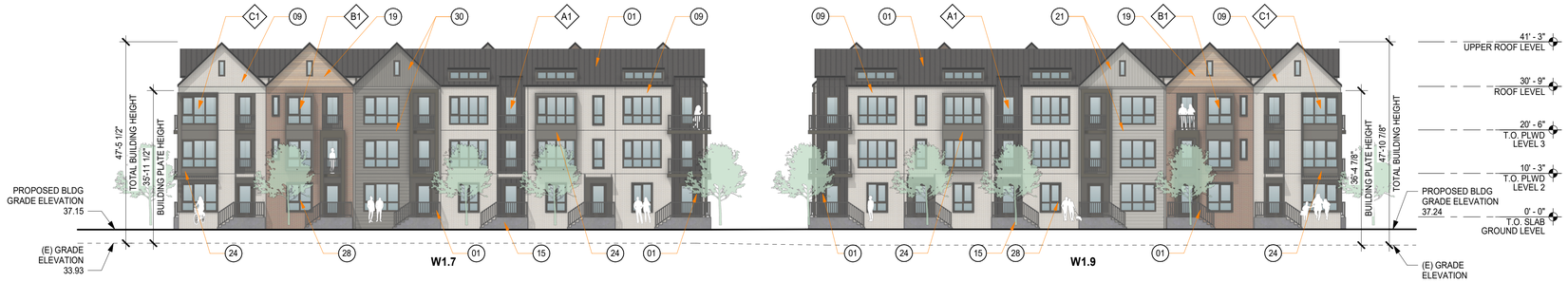
Original is 36 x 24. Do not scale contents of this drawing.

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"



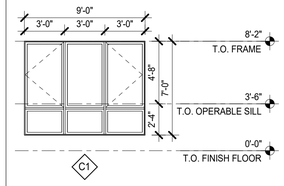
1 W1.6 & W1.8 INNER ALLEY ELEVATION
1/16" = 1'-0"

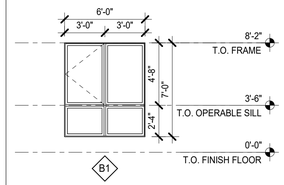
EXTERIOR MATERIAL LEGEND

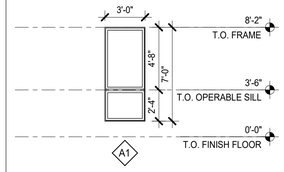
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







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

Project No: 23.04025.00

Sheet Title:

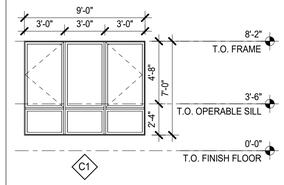
W1 - BUILDING ELEVATIONS

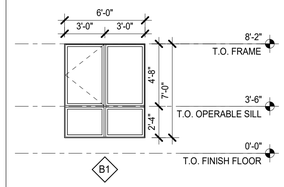
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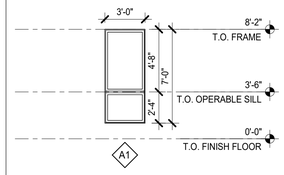
Sheet Number

W1-A303

WINDOW LEGEND

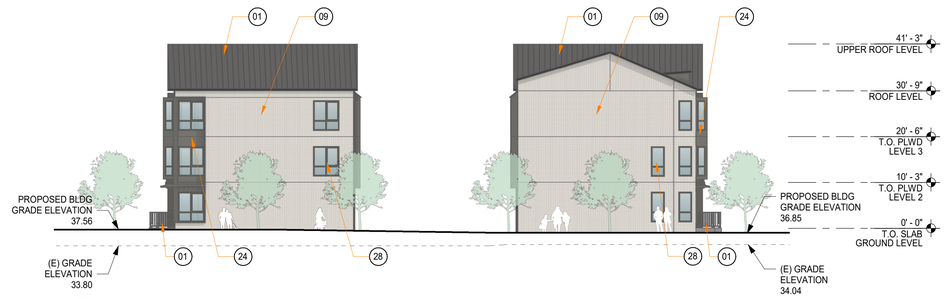








2 W1.2 & W1.3 EAST ELEVATION
1/16" = 1'-0"



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

EXTERIOR MATERIAL LEGEND

REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

Sheet Title:

W1 - BUILDING ELEVATIONS

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

Sheet Number

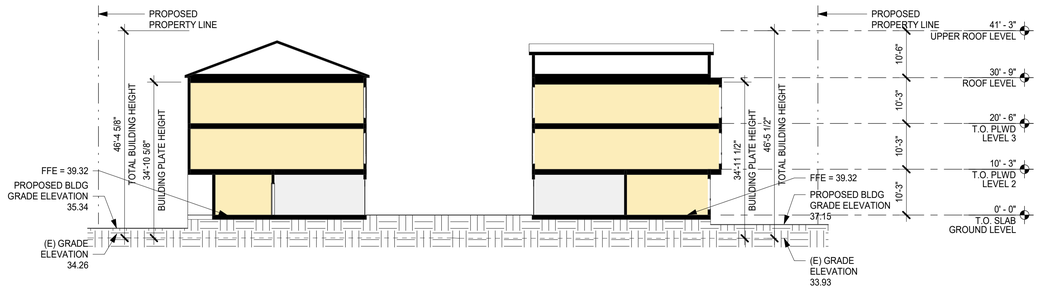
W1-A304

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION



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

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Key Plan

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

Project No: 23.04025.00

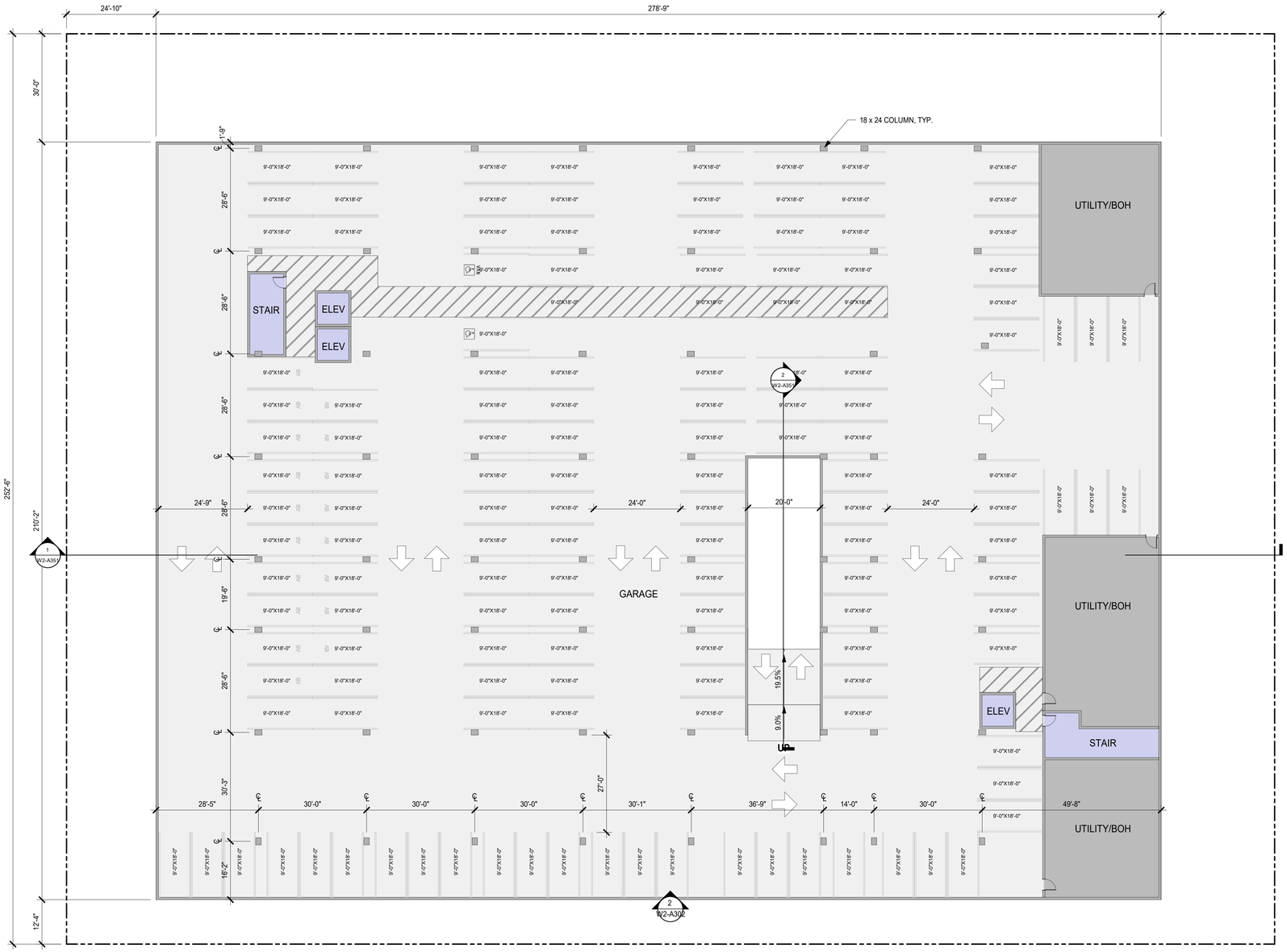
Sheet Title:

W1 - BUILDING SECTION

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

Sheet Number

W1-A351



1 W2 - BASEMENT LEVEL 1 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

PARKING STALL TABULATION - BUILDING W2

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	120	1	1	18	0	0	0	0	0	140
GROUND	25	3	1	19*	1*	1	1*	0	17	58
LEVEL 2	67	1	0	0	0	0	0	0	0	68
TOTAL	212	5	2	37*	1*	1	1*	0	17	**266**

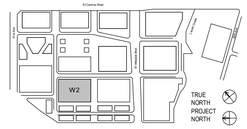
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

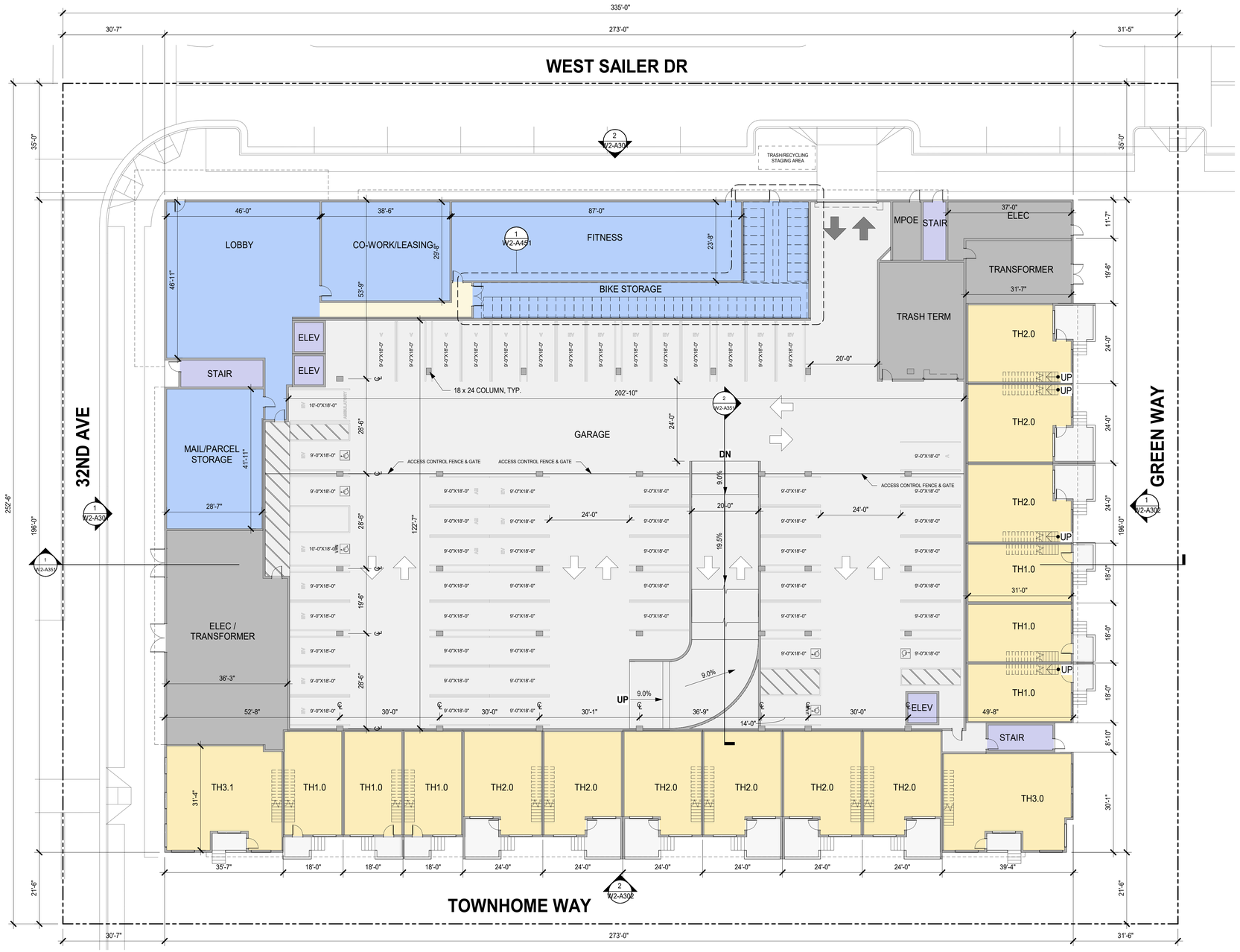
Sheet Title:

W2 - BASEMENT LEVEL 1 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"

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

PARKING STALL TABULATION - BUILDING W2

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	120	1	1	18	0	0	0	0	0	140
GROUND	25	3	1	19*	1*	1	1*	0	17	58
LEVEL 2	67	1	0	0	0	0	0	0	0	68
TOTAL	212	5	2	37*	1*	1	1*	0	17	**266**

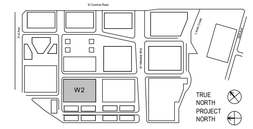
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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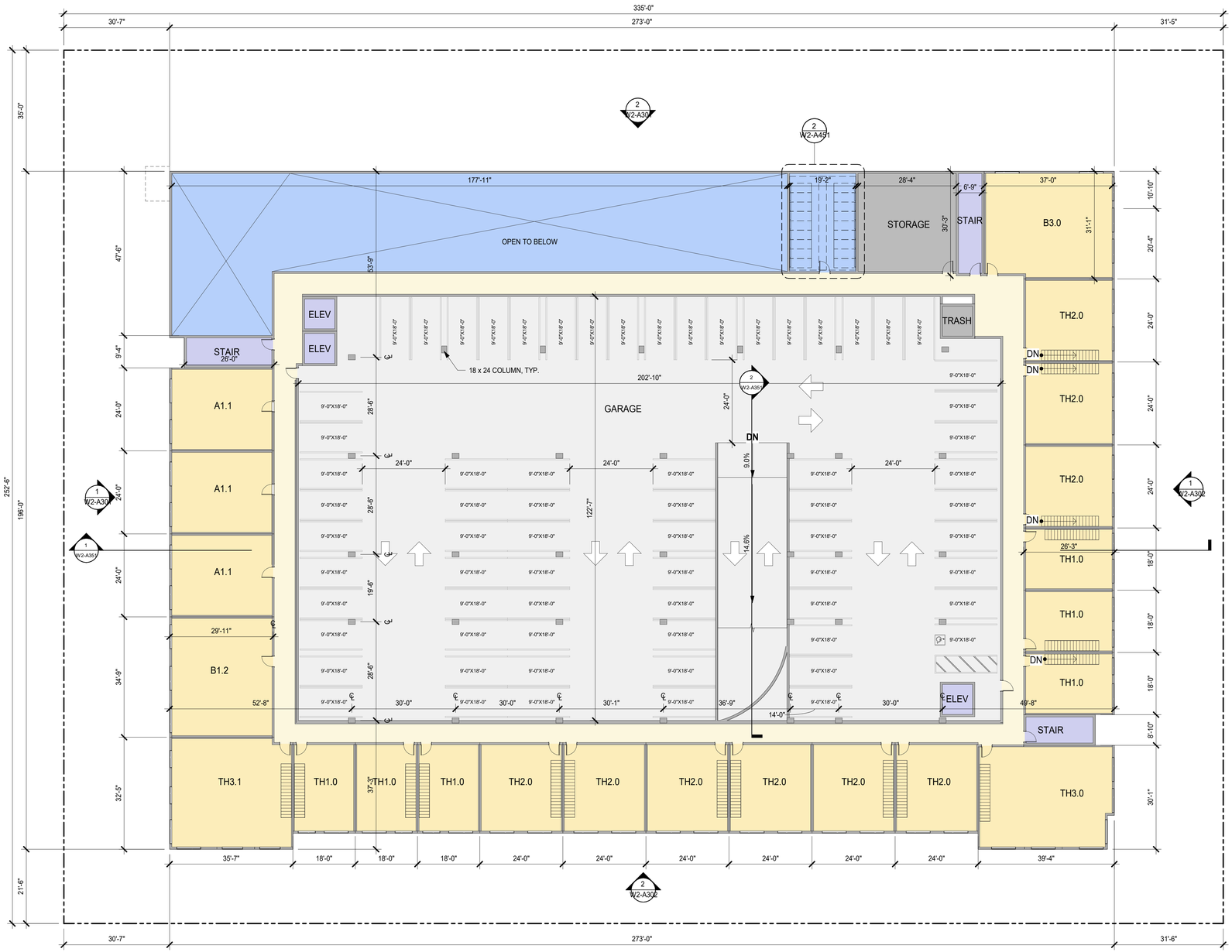
Sheet Title:

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	
BASEMENT B1	120	1	1	18	0	0	0	0	0	140
GROUND	25	3	1	19*	1*	1	1*	0	17	58
LEVEL 2	67	1	0	0	0	0	0	0	0	68
TOTAL	212	5	2	37*	1*	1	1*	0	17	**266**

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

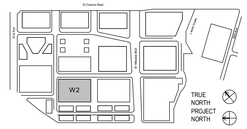
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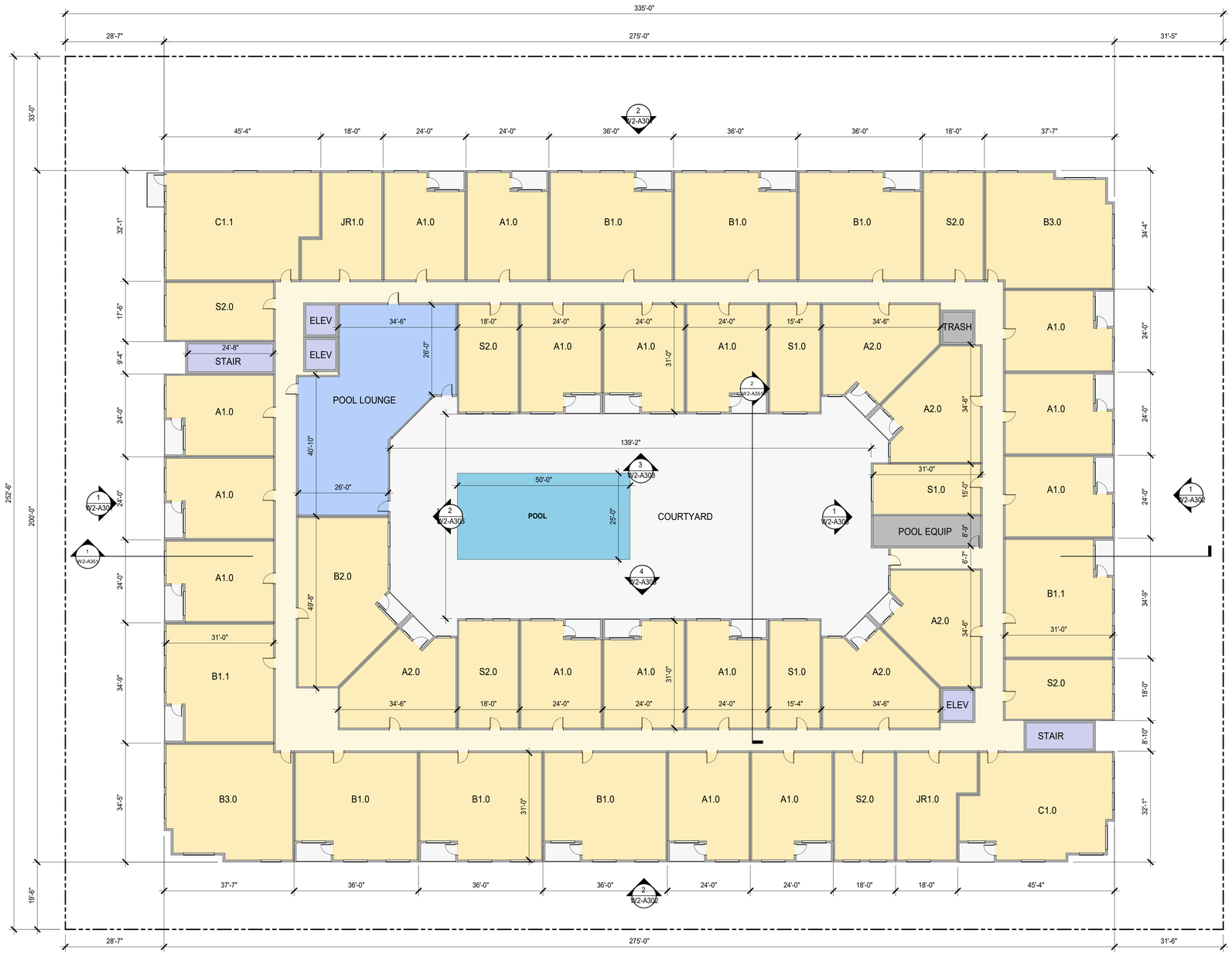
Sheet Title:

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
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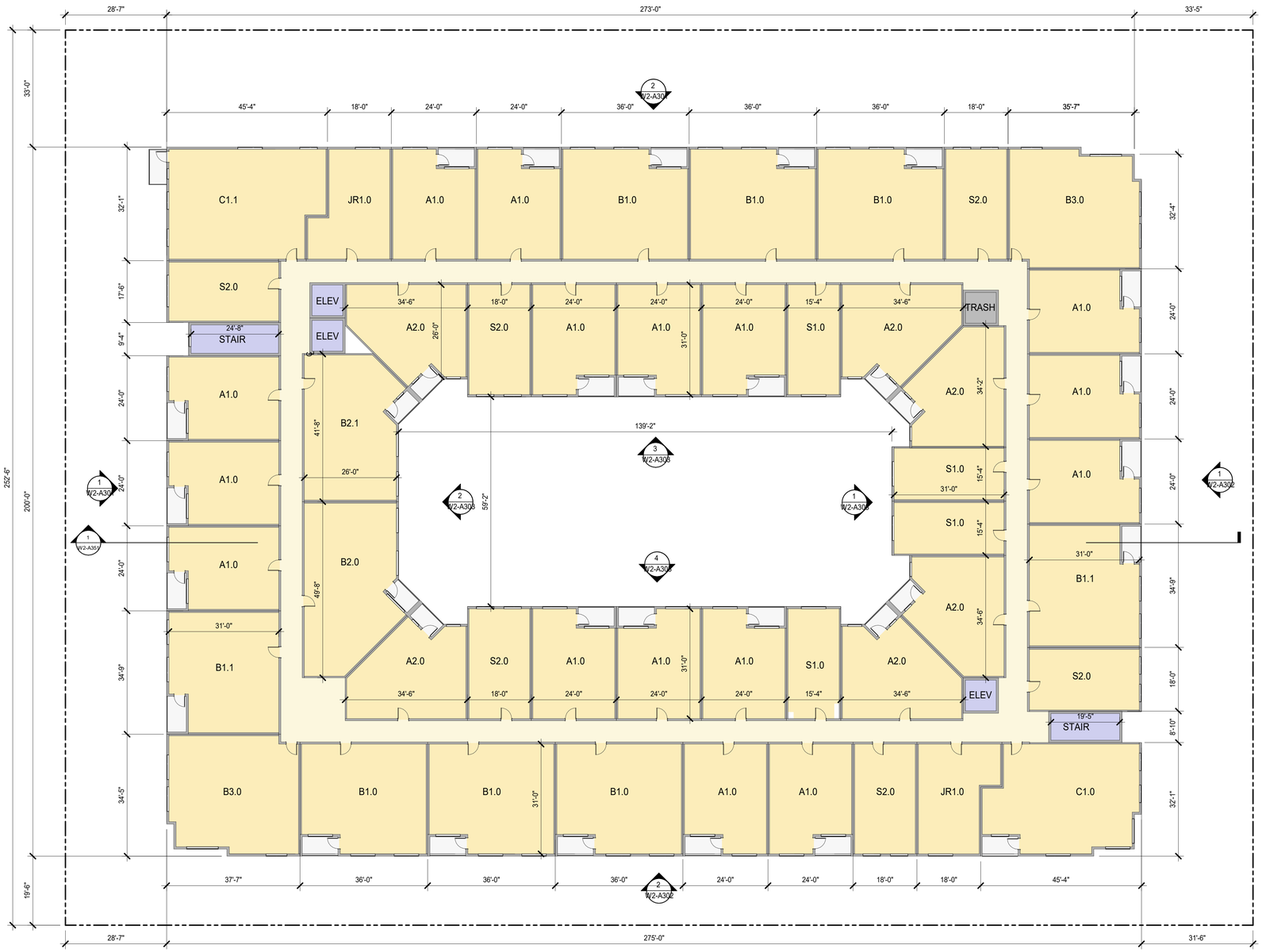
Sheet Title:

W2 - LEVEL 3 PLAN

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

Sheet Number

W2-A103



1 W2 - LEVEL 4-6 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
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- CIRCULATION

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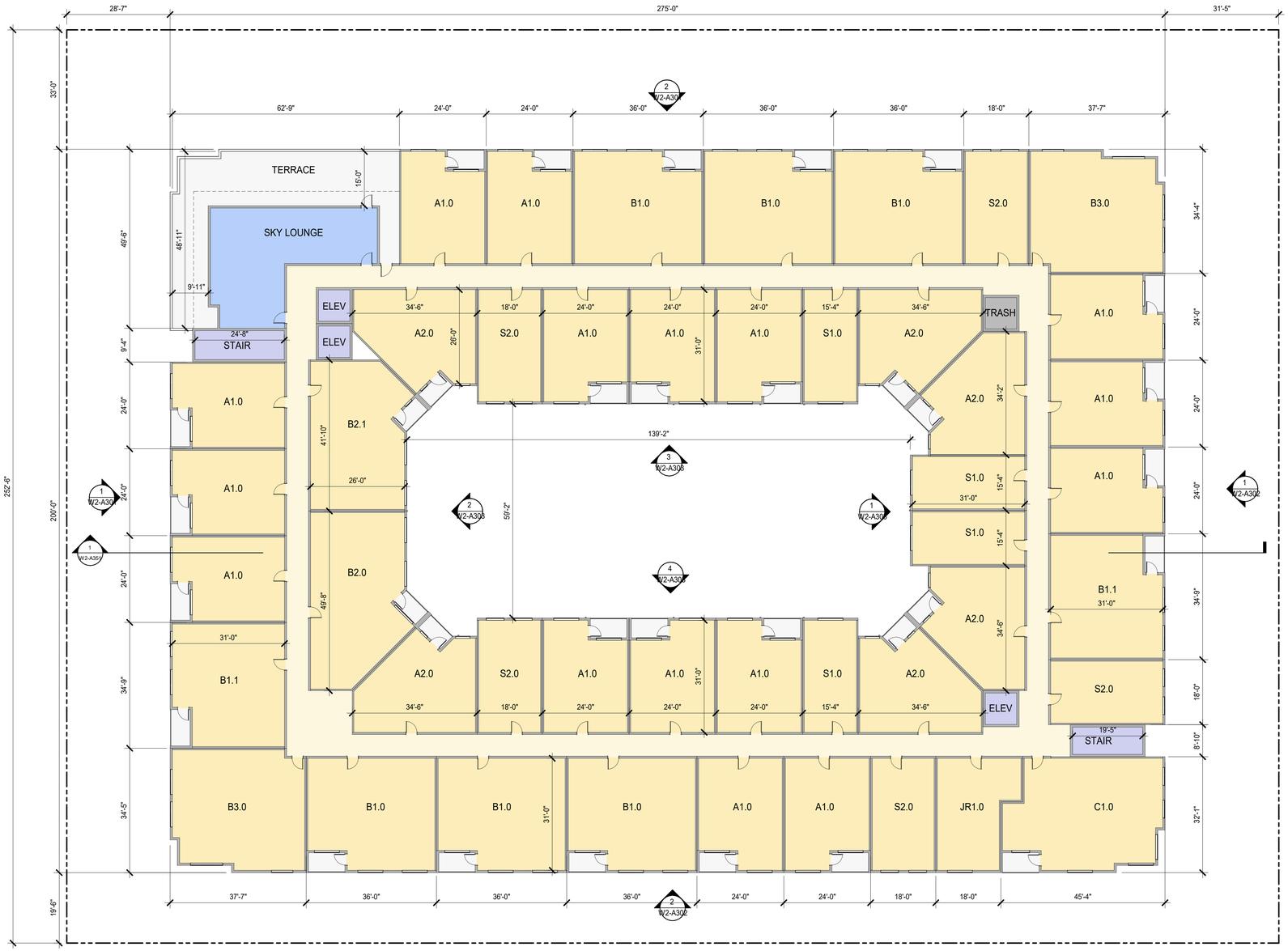
Sheet Title:

W2 - LEVEL 4-6 PLAN

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

Sheet Number

W2-A104



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
- VEHICULAR CIRCULATION
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

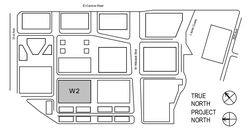
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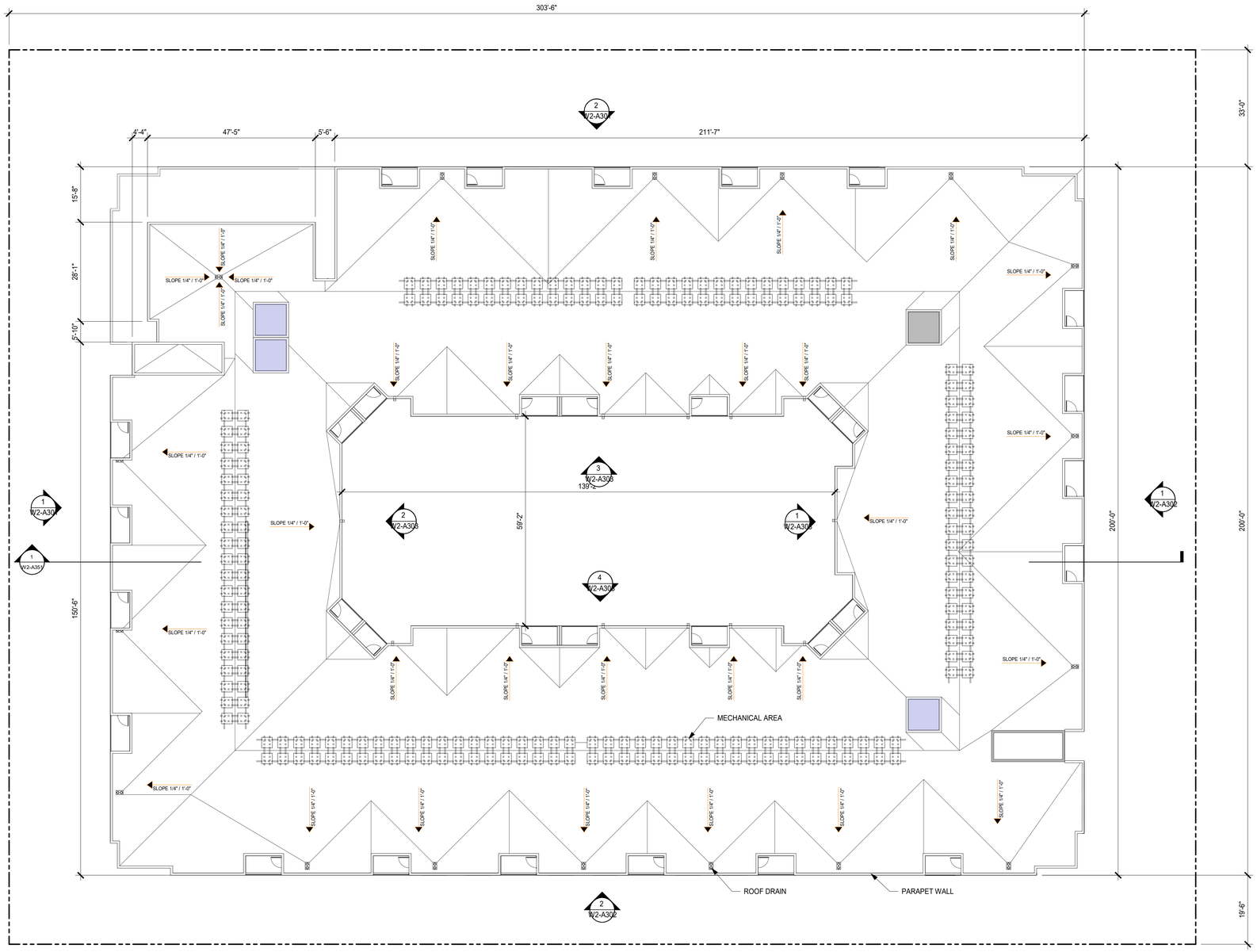
Sheet Title:

W2 - LEVEL 7 PLAN

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

Sheet Number

W2-A105



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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
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- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

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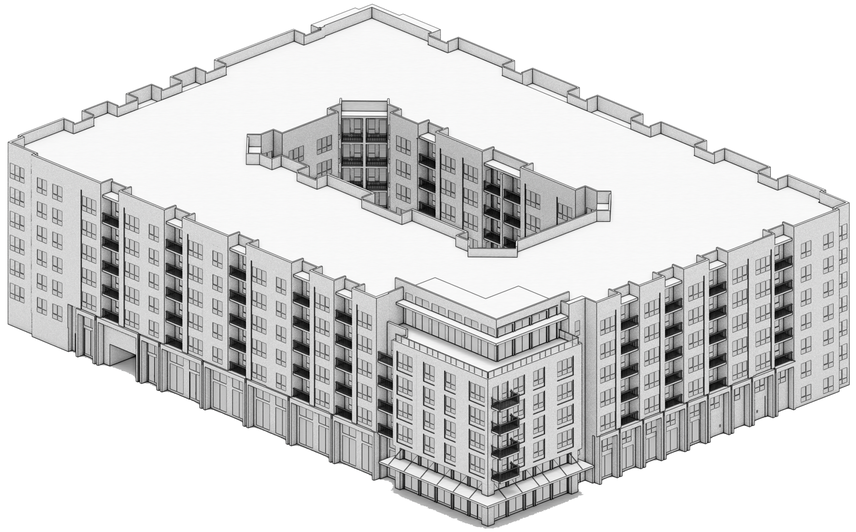
Sheet Title:

W2 - ROOF LEVEL PLAN

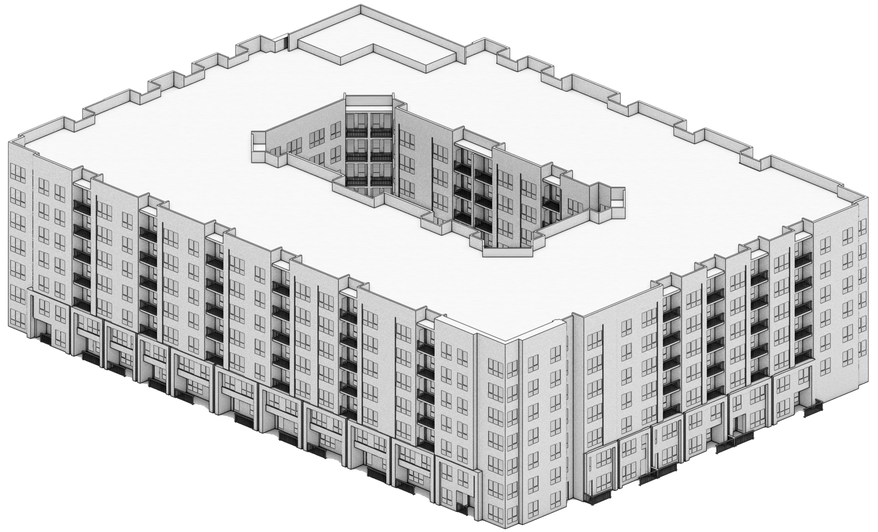
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

W2-A106



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



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

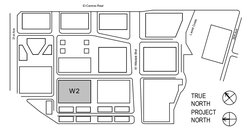
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

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"



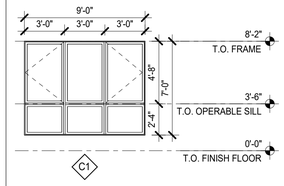
1 W2 32ND AVE ELEVATION
1/16" = 1'-0"

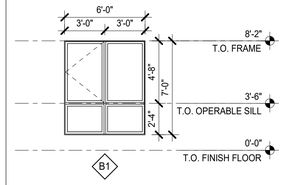
EXTERIOR MATERIAL LEGEND

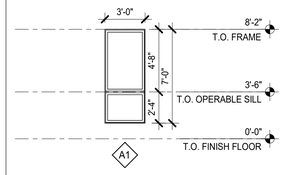
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







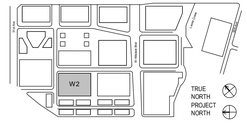
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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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"



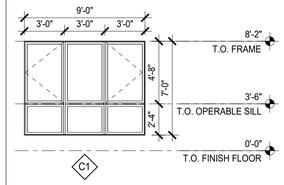
1 W2 GREENWAY ELEVATION
1/16" = 1'-0"

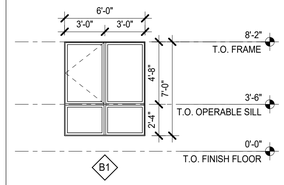
EXTERIOR MATERIAL LEGEND

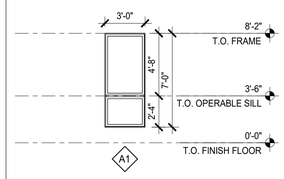
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







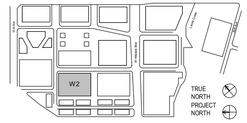
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No.	Description	Date
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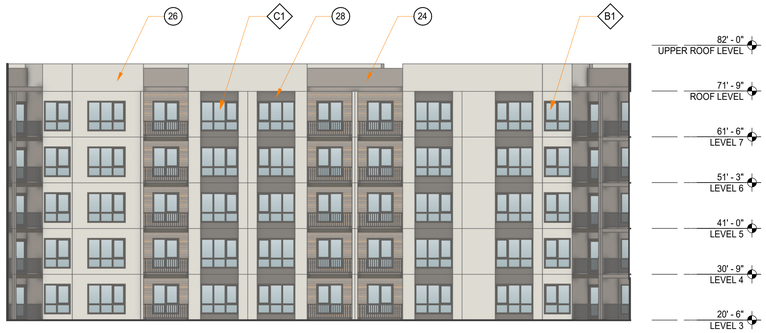
Sheet Title:

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"



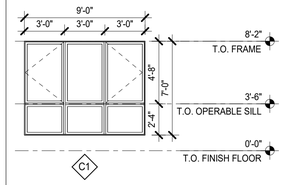
1 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

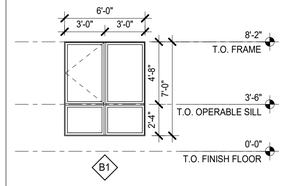
EXTERIOR MATERIAL LEGEND

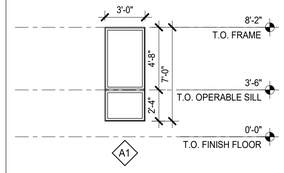
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







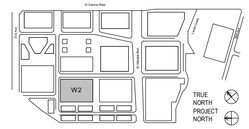
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

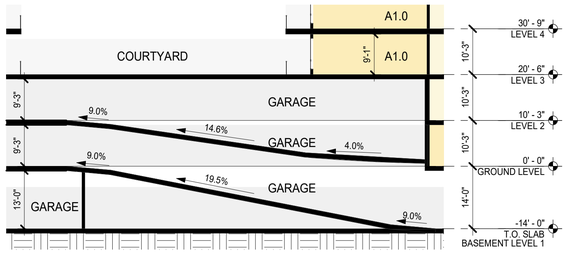
Sheet Title:

W2 - COURTYARD ELEVATIONS

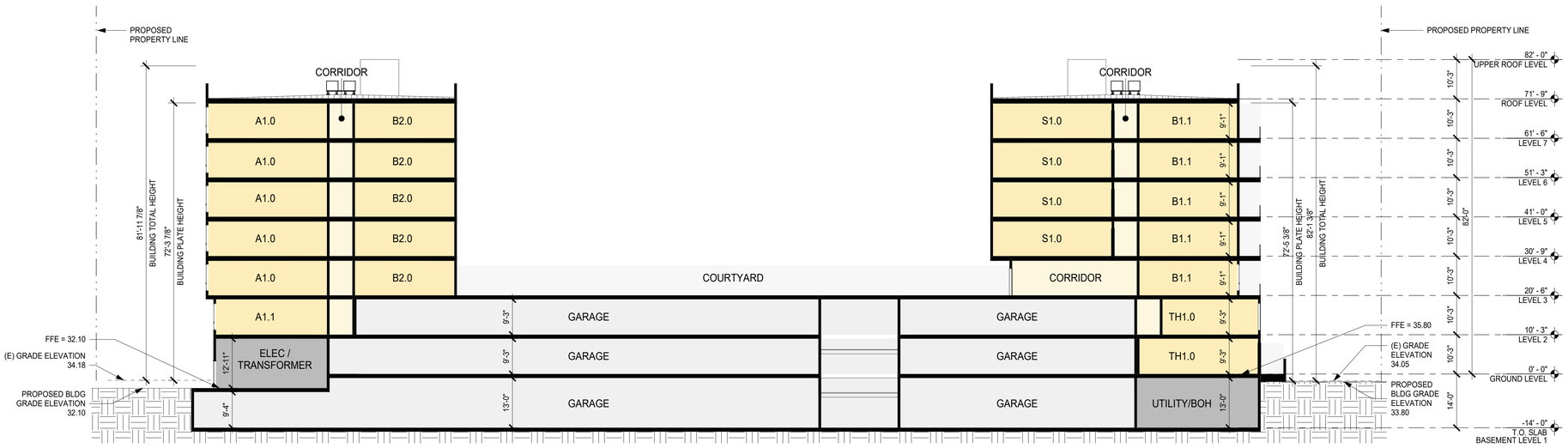
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

W2-A303



2 W2 - GARAGE RAMP 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

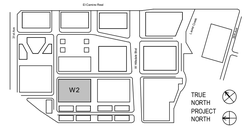
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	APPLICATION CHECKLIST PLANS	10-17-2025

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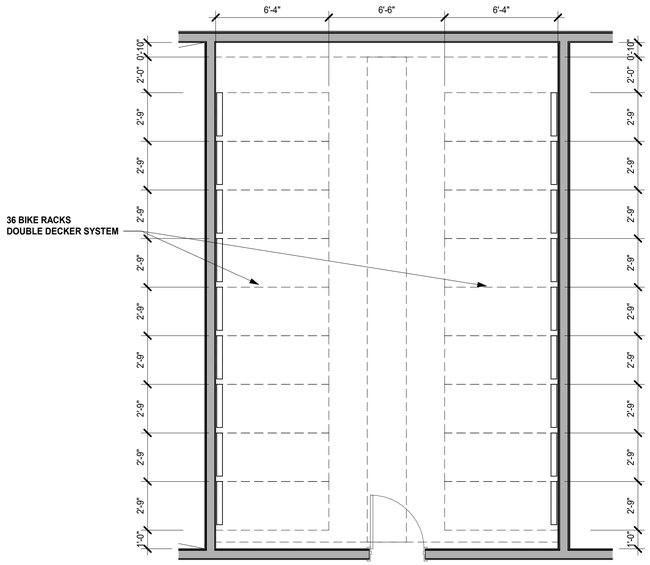
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W2 - BUILDING SECTION

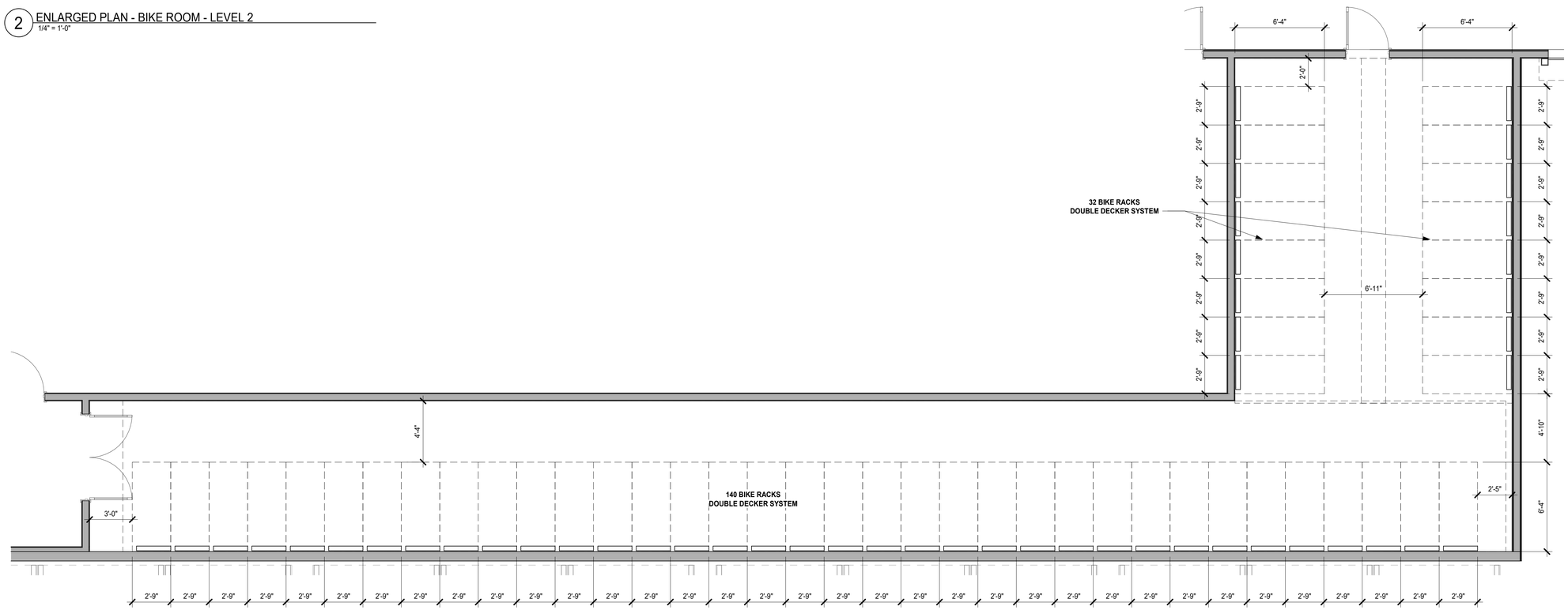
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

W2-A351



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



NOTE: 280 TOTAL BIKE RACKS PROVIDED

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

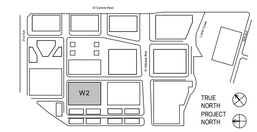
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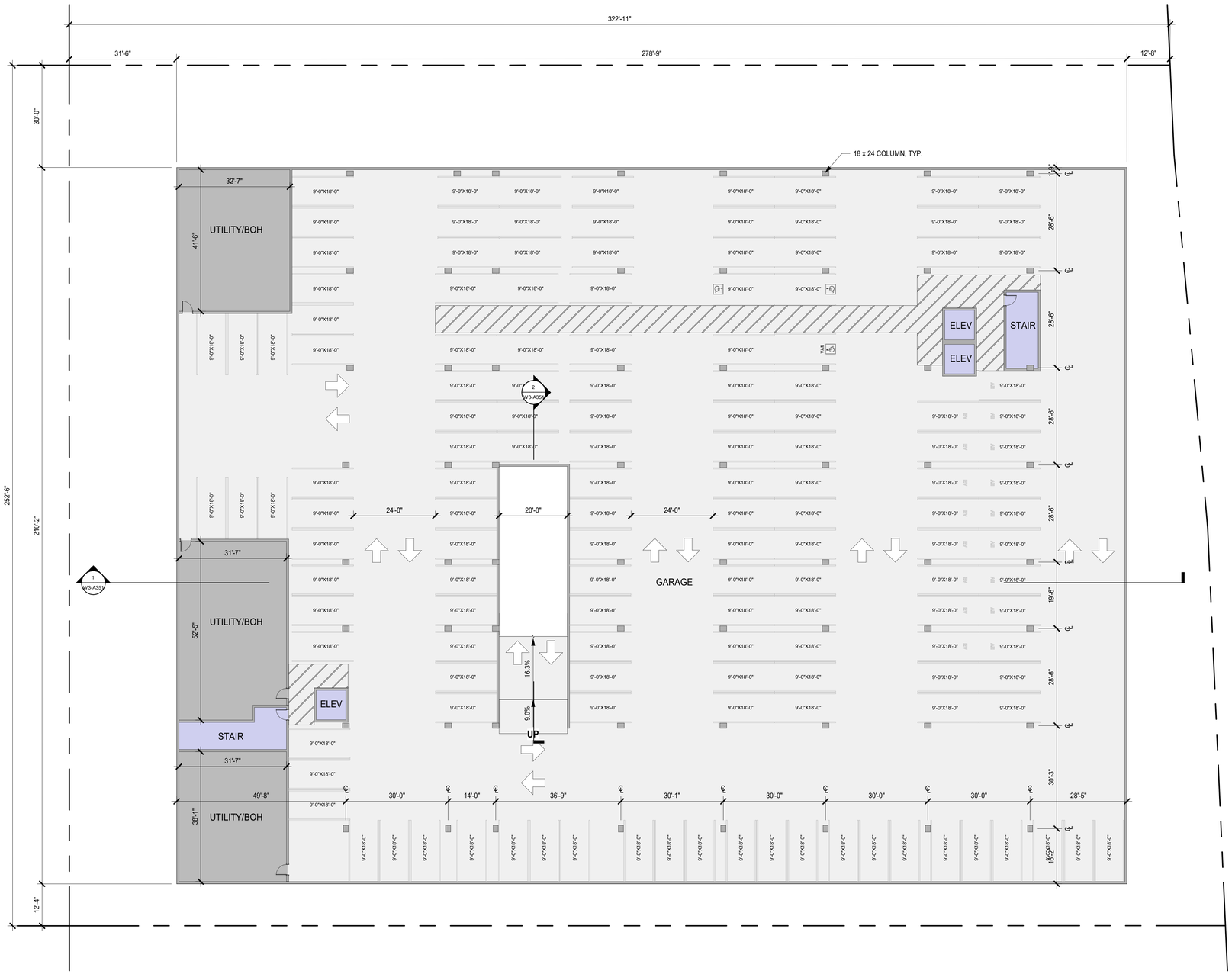
Sheet Title:

W2 - ENLARGED PLANS

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

Sheet Number

W2-A451



1 W3 - BASEMENT LEVEL 1 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

PARKING STALL TABULATION - BUILDING W3

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	121	2	1	17	0	0	0	0	0	141
GROUND	26	2*	1*	20*	1	1	1	0	14	57
LEVEL 2	67	1	0	0	0	0	0	0	0	68
TOTAL	214	5*	2*	37*	1	1	1	0	14	**266**

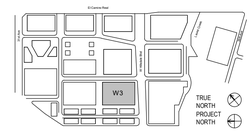
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	APPLICATION CHECKLIST PLANS	10-17-2025

Project No: 23.04025.00

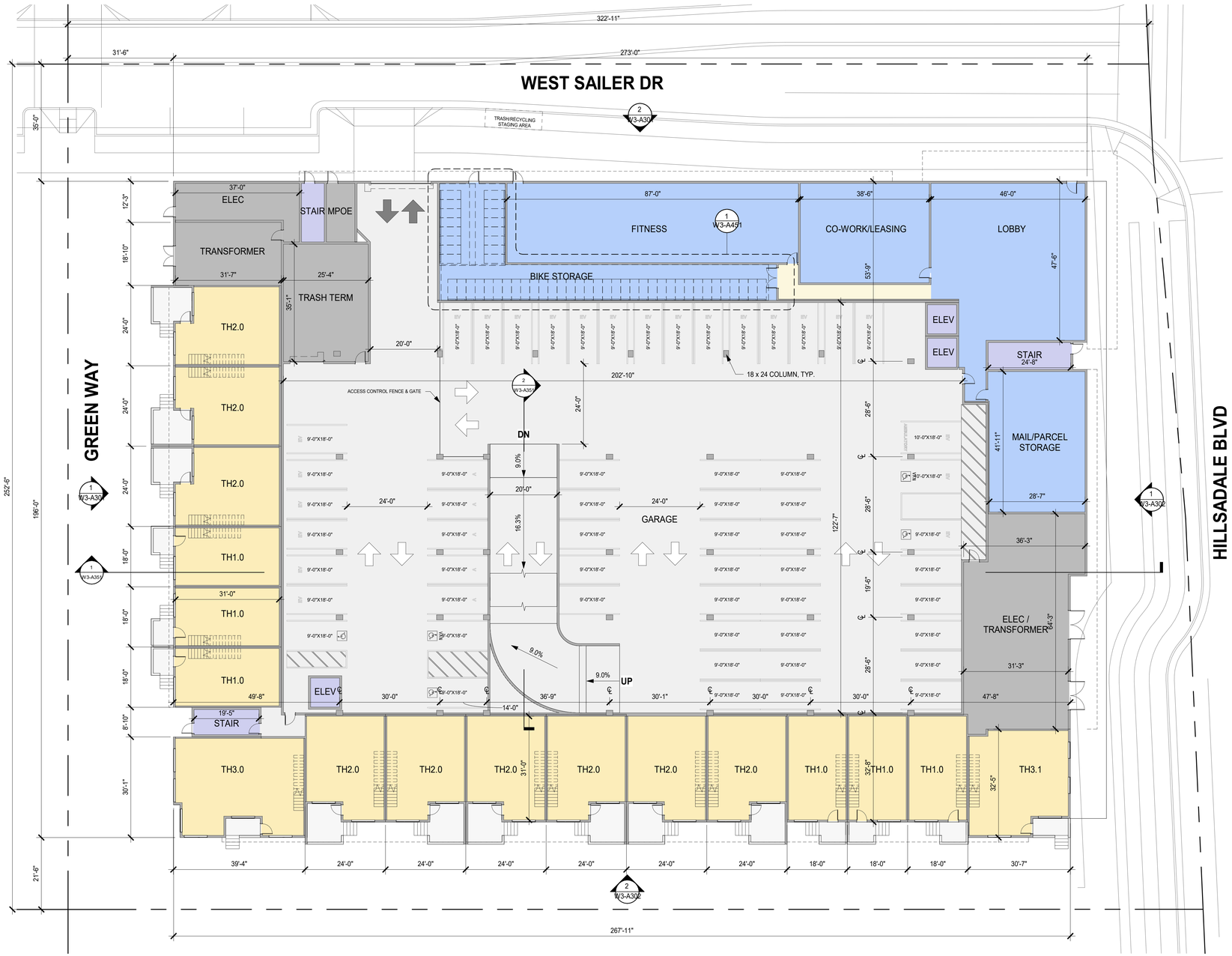
Sheet Title:

W3 - BASEMENT LEVEL 1 PLAN

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

Sheet Number

W3-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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

PARKING STALL TABULATION - BUILDING W3

LEVEL	STALL TYPE									TOTAL
	STANDARD	ADA	ADA VAN	EV	EV ADA	EV ADA VAN	EV AMB	COMPACT	VISITOR	
BASEMENT B1	121	2	1	17	0	0	0	0	0	141
GROUND	26	2*	1*	20*	1	1	1	0	14	57
LEVEL 2	67	1	0	0	0	0	0	0	0	68
TOTAL	214	5*	2*	37*	1	1	1	0	14	**266**

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

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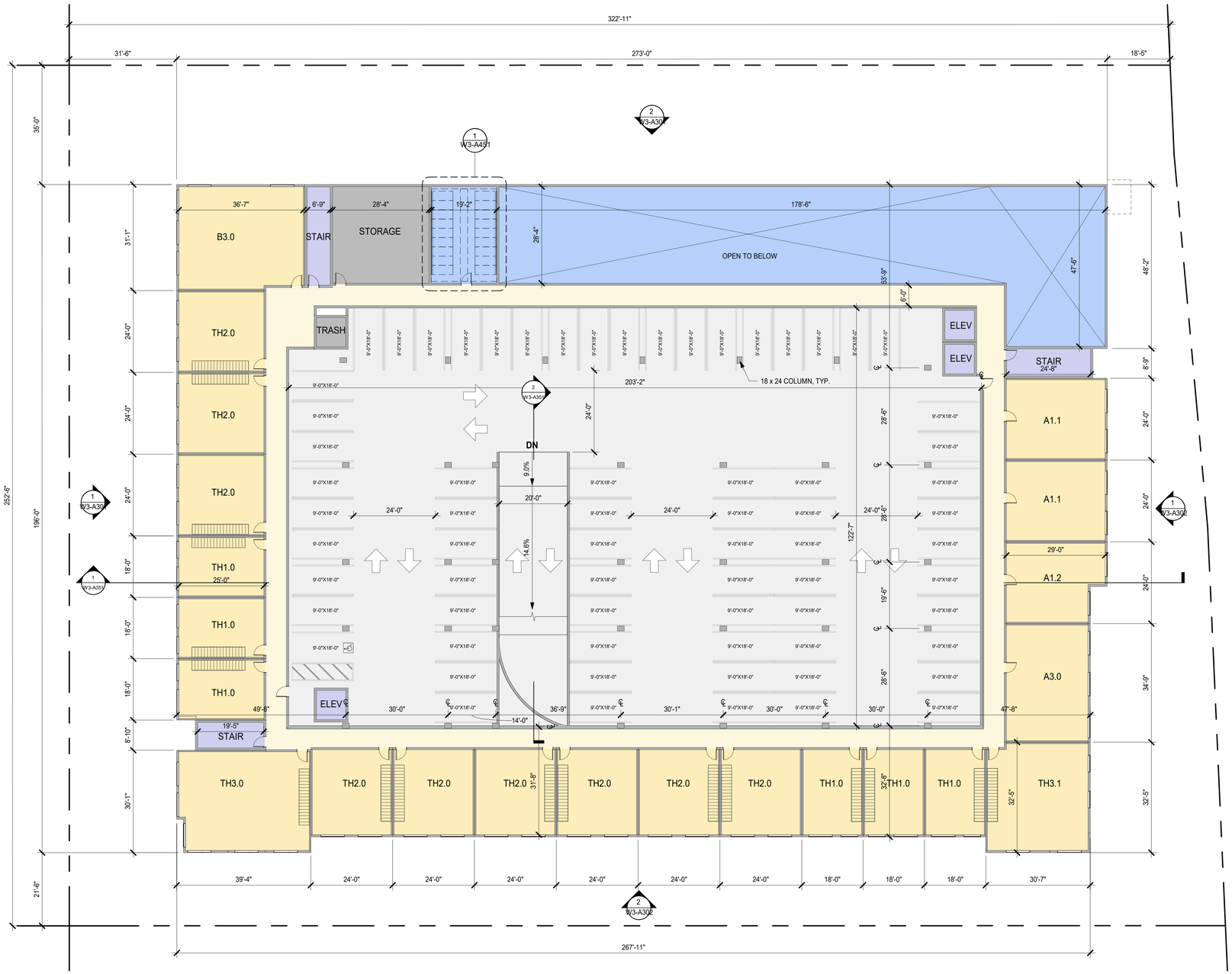
Sheet Title:

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	
BASEMENT B1	121	2	1	17	0	0	0	0	0	141
GROUND	26	2*	1*	20*	1	1	1	0	14	57
LEVEL 2	67	1	0	0	0	0	0	0	0	68
TOTAL	214	5*	2*	37*	1	1	1	0	14	**266**

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

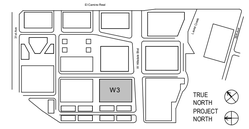
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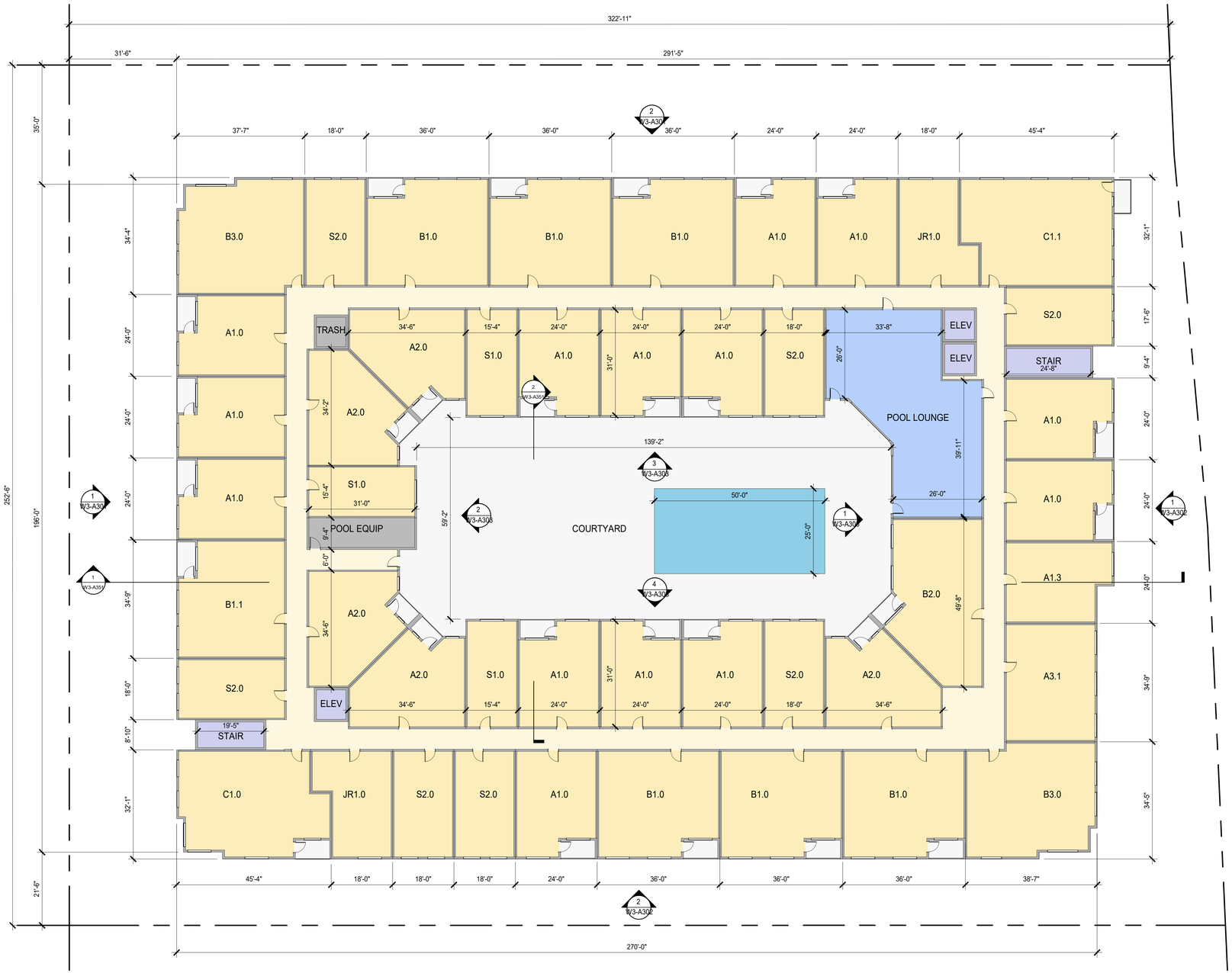
Sheet Title:

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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

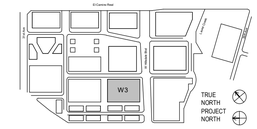
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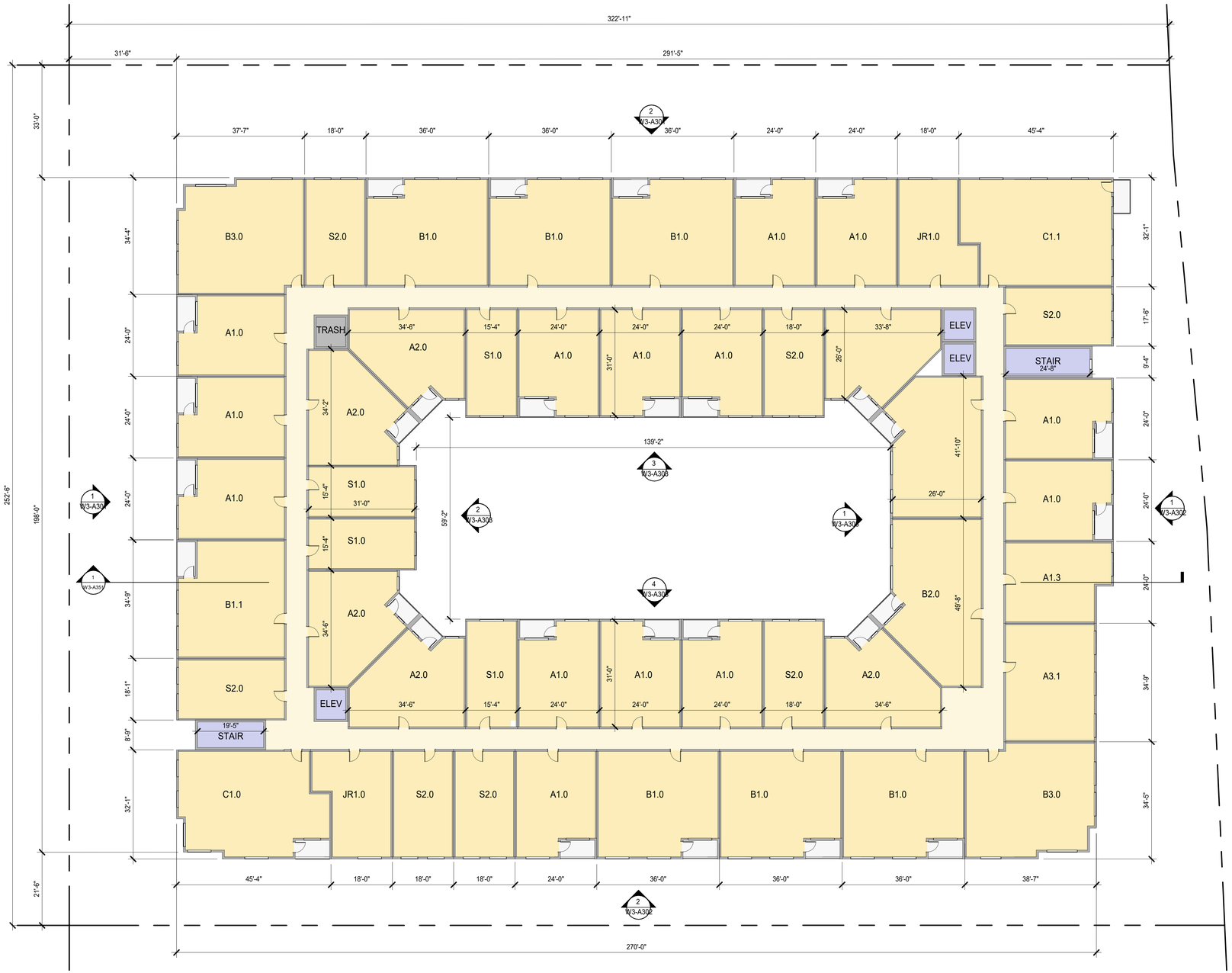
Sheet Title:

W3 - LEVEL 3 PLAN

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

Sheet Number

W3-A103



1 W3 - LEVEL 4-6 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

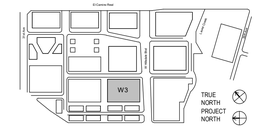
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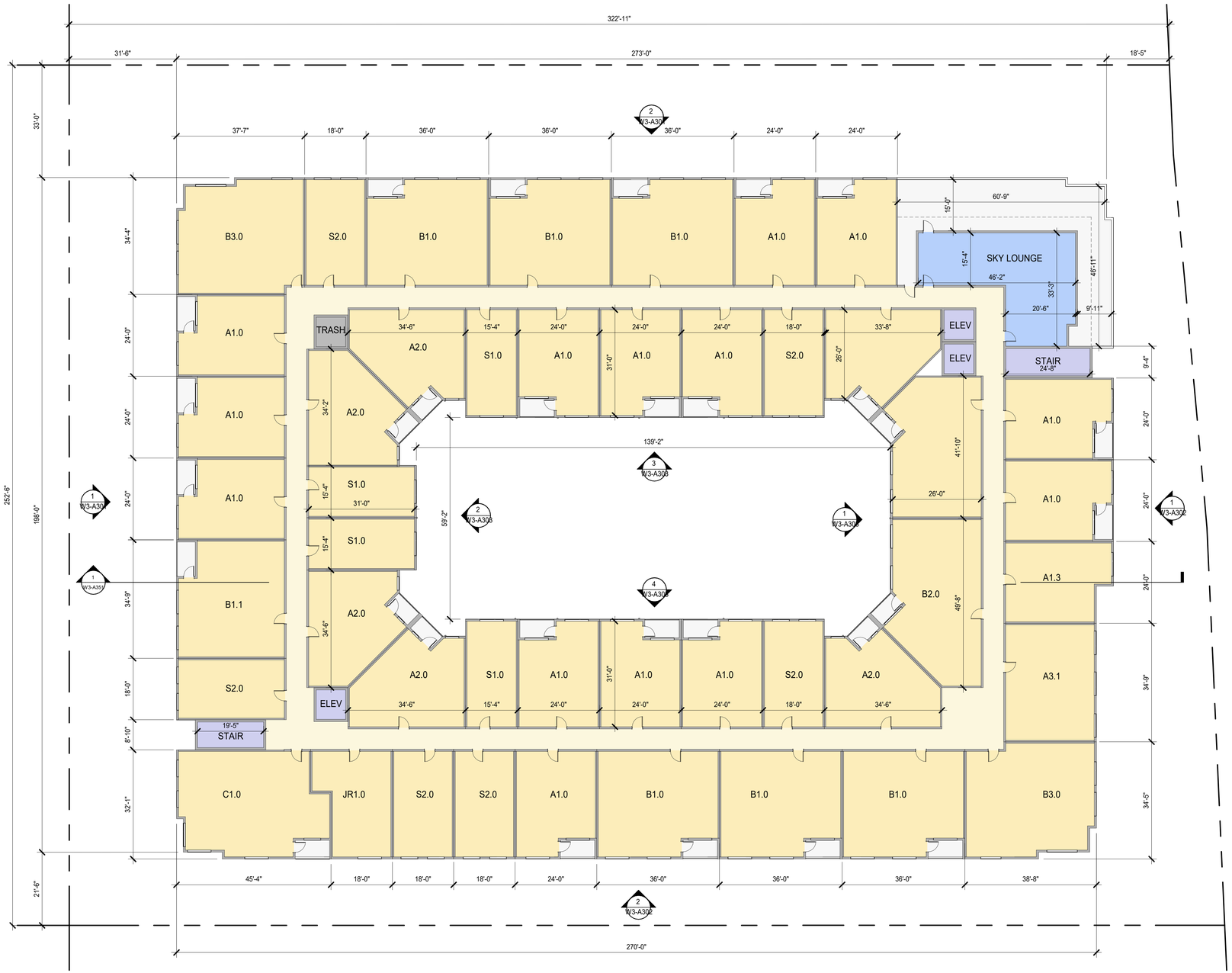
Sheet Title:

W3 - LEVEL 4-6 PLAN

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

Sheet Number

W3-A104



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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

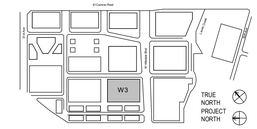
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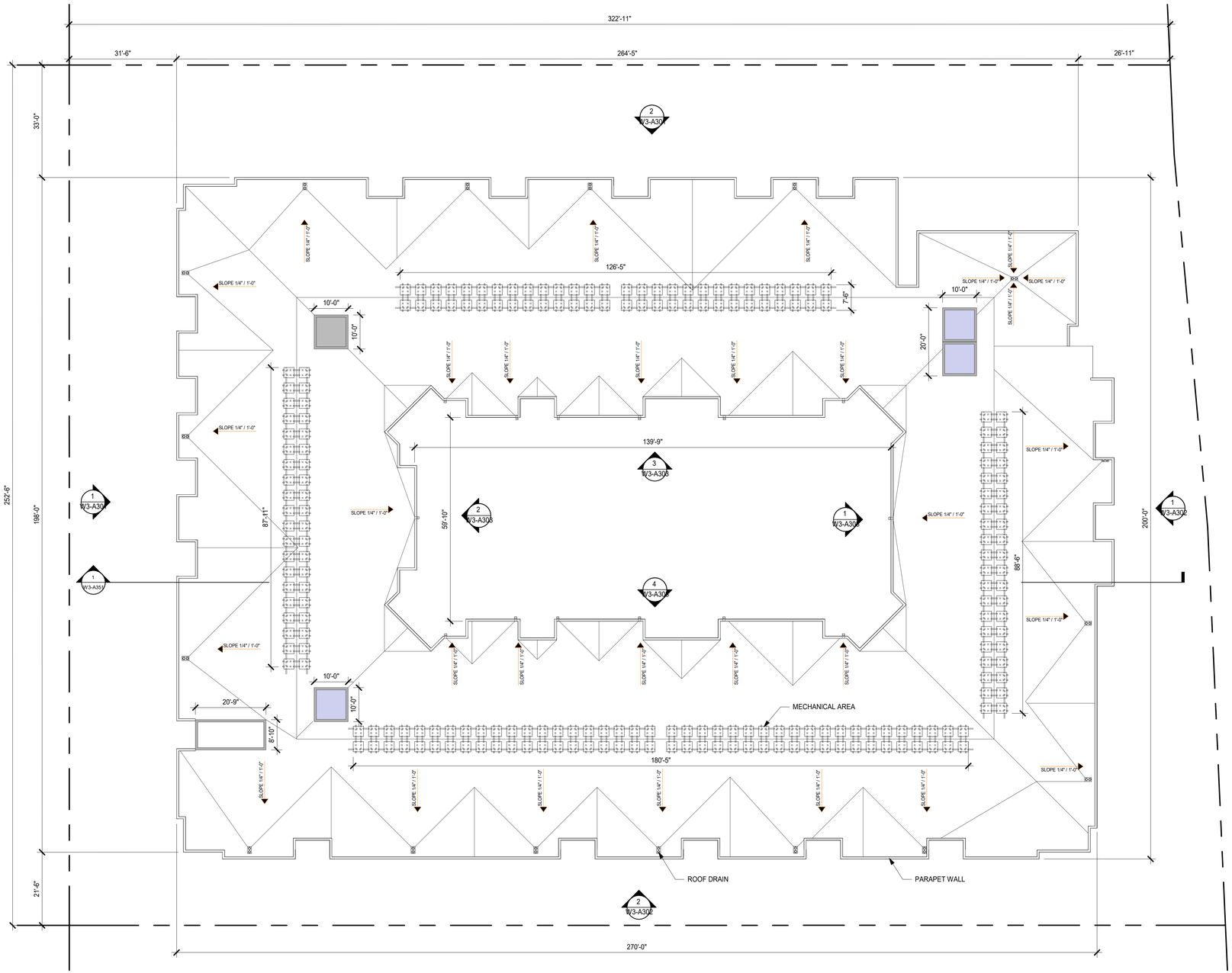
Sheet Title:

W3 - LEVEL 7 PLAN

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

Sheet Number

W3-A105



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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

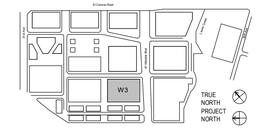
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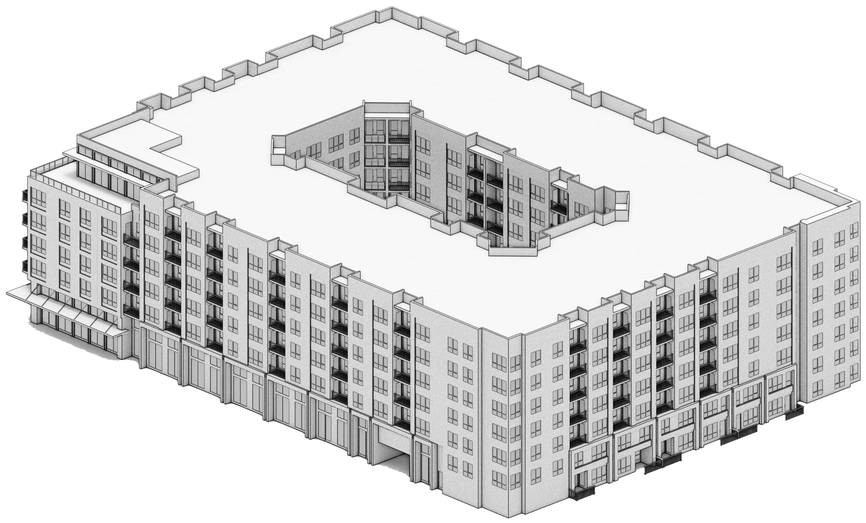
Sheet Title:

W3 - ROOF LEVEL PLAN

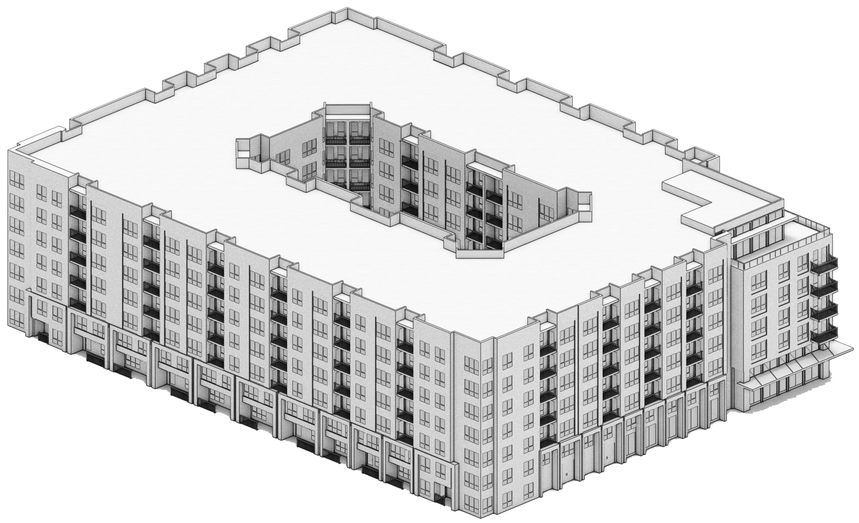
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

W3-A106



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



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

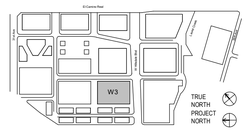
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Project No: 23.04025.00

Sheet Title:

W3 - PERSPECTIVE VIEW

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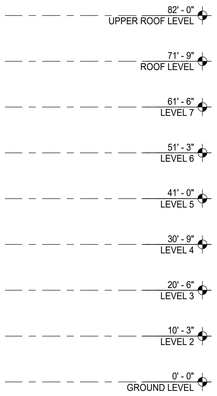
Sheet Number

W3-A300



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





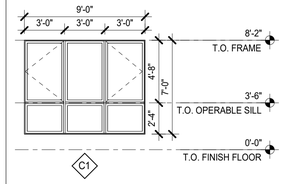
1 W3 GREENWAY ELEVATION
1/16" = 1'-0"

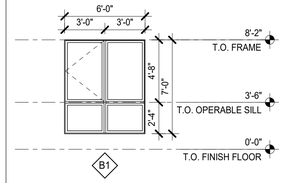
EXTERIOR MATERIAL LEGEND

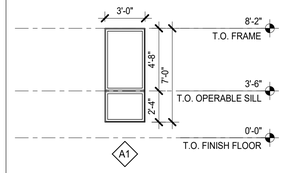
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
02 **METAL:** WARM COLOR	06 **METAL:** COOL COLOR	10 **TERRACOTTA:** DARK COLOR	14 **TERRACOTTA:** COOL COLOR	18 **WOOD LOOK MATERIAL:** DARKER TONE	22 **GLASS:** CLEAR GLASS COLOR	26 **PLASTER:** LIGHT TONE	30 **FIBER CEMENT SIDING:** DARKER TONE
03 **METAL:** PATINA COLOR	07 **BRICK:** DARK TONE	11 **TERRACOTTA:** WARM COLOR	15 **CONCRETE:** COOL COLOR	19 **WOOD LOOK MATERIAL:** LIGHTER TONE	23 **FRITTED GLASS:** COLOR VARIES	27 **VINYL:** LIGHT COLOR	
04 **METAL:** LIGHT COLOR	08 **BRICK:** MEDIUM TONE	12 **TERRACOTTA:** LIGHT COLOR	16 **PRECAST CONCRETE:** COLOR VARIES	20 **PHENOLIC MATERIAL:** DARK COLOR	24 **PLASTER:** DARK TONE	28 **VINYL:** DARK COLOR	

WINDOW LEGEND







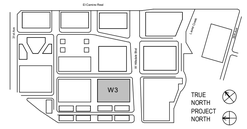
HSC Property Owner LLC

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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:

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"



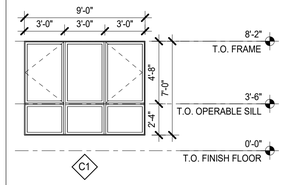
1 W3 HILLSDALE BLVD ELEVATION
1/16" = 1'-0"

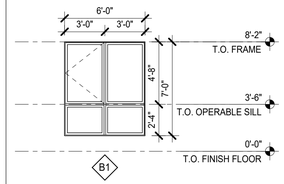
EXTERIOR MATERIAL LEGEND

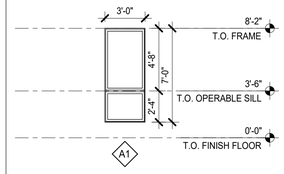
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
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WINDOW LEGEND







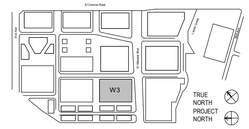
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No.	Description	Date
	APPLICATION CHECKLIST PLANS	10-17-2025

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



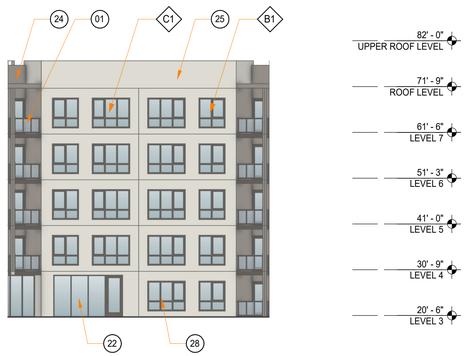
4 COURTYARD ELEVATION - NORTH
1/16" = 1'-0"



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



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



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

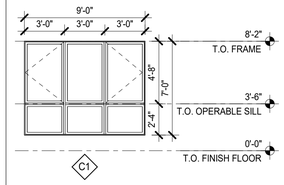
EXTERIOR MATERIAL LEGEND

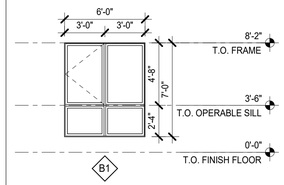
REFER TO SHEET G040 FOR MATERIAL PHOTOGRAPHS

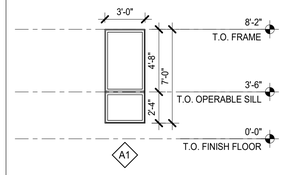
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01 **METAL:** DARK COLOR	05 **METAL:** LIGHT COLOR	09 **BRICK:** LIGHT TONE	13 **TERRACOTTA:** TEXTURED, LIGHT COLOR	17 **FIBER CEMENT PANEL:** COOL COLOR	21 **FIBER CEMENT SIDING:** LIGHTER TONE	25 **PLASTER:** MEDIUM TONE	29 **METAL:** PERFORATED COPPER PANEL
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WINDOW LEGEND







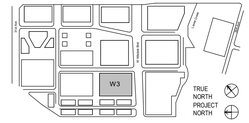
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Key Plan



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Project No: 23.04025.00

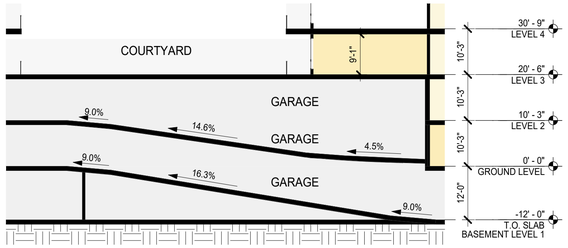
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W3 - COURTYARD ELEVATIONS

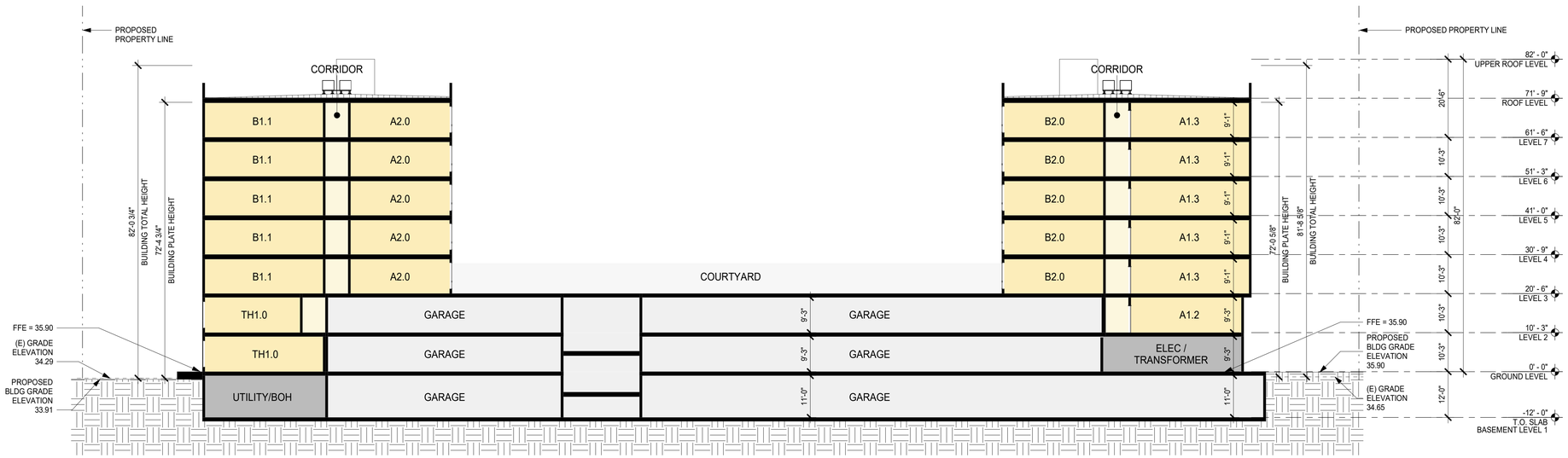
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

W3-A303



2 W3 - RAMP 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
- LOBBY / AMENITY
- RETAIL / GROCER
- ELEVATORS / STAIRS
- B.O.H. / TRASH ROOM
- PARKING / LOADING DOCK / RAMPS
- TERRACE / DECK
- RESIDENTIAL UNITS
- CIRCULATION

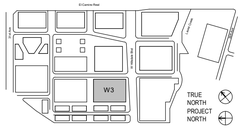
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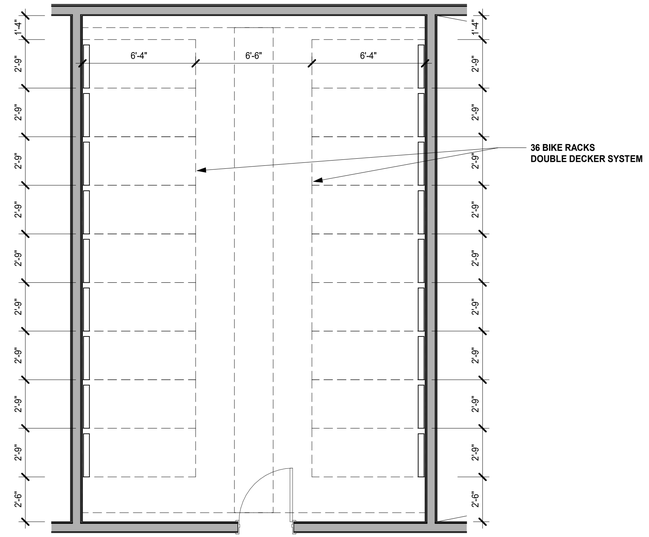
Sheet Title:

W3 - BUILDING SECTION

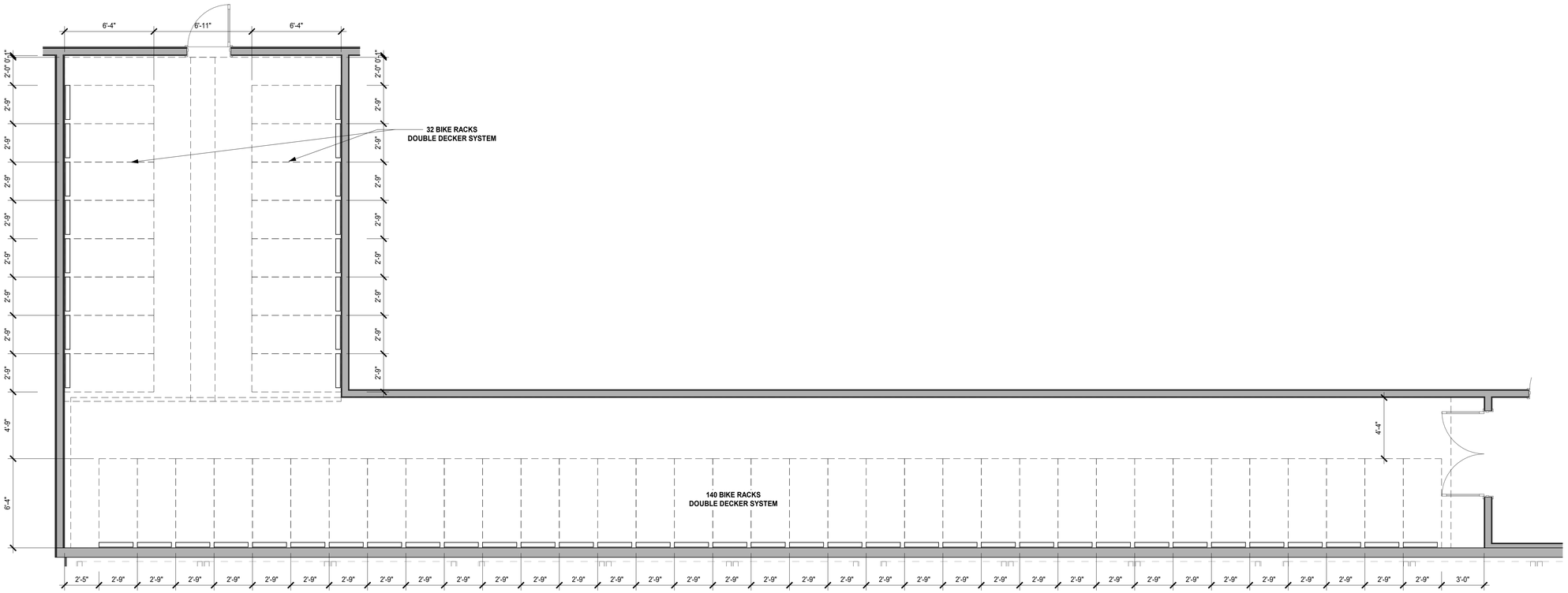
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

W3-A351



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



NOTE: 280 TOTAL BIKE RACKS PROVIDED

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

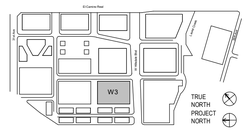
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Sheet Title:

W3 - ENLARGED PLANS

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

Sheet Number

W3-A451