Height Change Diagram - East Elevation

ST. LUKE’S CAMUPS

1. BUILDING HEIGHTS SHOWN ARE APPROXIMATE
2. BUILDING HEIGHTS MEASURED FROM TOP OF SIDEWALK AT LOCATIONS INDICATED
California Pacific Medical Center
St Luke's Hospital
Conditional Use Permit Application Update 2

Sheet Index

Index - General
G0.01 Cover sheet & sheet index

Index - Site
G0.0 KEY PLAN - HOSPITAL
G1.0 KEY PLAN - 1 FL
G1.0 KEY PLAN - 2 FL
G1.0 KEY PLAN - 3 FL
G1.0 KEY PLAN - 4 FL
G1.0 KEY PLAN - 5 FL

Index - Architectural
A1.0 HOSPITAL LEVEL 1 FLOOR PLAN
A2.0 HOSPITAL LEVEL 2 FLOOR PLAN
A3.0 HOSPITAL LEVEL 3 FLOOR PLAN
A4.0 HOSPITAL LEVEL 4 FLOOR PLAN
A5.0 HOSPITAL LEVEL 5 FLOOR PLAN
A6.0 HOSPITAL LEVEL 6 FLOOR PLAN
A7.0 HOSPITAL LEVEL 7 FLOOR PLAN
A8.0 HOSPITAL ELEVATIONS
A9.0 HOSPITAL SECTION
A1.2 SITE PLAN - EXISTING CONDITIONS

Index - Civil
C1.0 SITE PLAN - EXISTING CONDITIONS

Index - Civil, & Landscape Street
(from Improvement Plan dated 07-17-12)

C1.1 SBDK/LEGISLATION PLAN
C1.2 SBDK/PLANNING PLAN - PHASE 1
C1.3 SBDK/PLANNING PLAN - PHASE 2
C1.4 SBDK/PLANNING PLAN - PHASE 3
C1.5 EXISTING CONDITION & EXCAVATION PLAN
C1.6 EXCAVATION & DEMOLITION PLAN
C1.7 LAYOUT & PAVEMENT PLAN
C1.8 LAYOUT & LANDSCAPE PLAN
C1.9 G0.01 GAZINGBOURD AND DRAINAGE PLAN
C1.10 HOUSING LAYOUT AND PLANTING PLAN
C1.11 LANDSCAPE LAYOUT AND PLANTING PLAN
C1.12 LANDSCAPE SECTION

Project Description

Construction of the St. Luke's Replacement Hospital, a 214,684 sq. ft. Inpatient hospital, providing approximately 122 acute care beds, the St. Luke's Replacement Hospital" (SRH) will provide evidenced-based inpatient, surgical, medical and surgical services to patients in the community. SRH will include inpatient care, and diagnostic and treatment services, including imaging, surgery, obstetrics, and emergency services, inpatient and outpatient care, and will be located at the 5Third Street, Suite 430

Primary pedestrian entrance and passenger drop-off at the Level 1, building entrance on Cesar Chavez. The hospital's secondary access and the emergency entrance is located at 5Third Street between Cesar Chavez and 5Third Street.

Environmental Protection Plan

Trees are an important part of the urban fabric. Trees provide a wide range of benefits, including aesthetic and environmental contributions. Trees can improve air and water quality, reduce noise and urban heat island effects, and provide shade and cooling to buildings. Trees also provide habitat for birds and other wildlife, and can improve stormwater management by reducing runoff and slowing it. Trees can also improve human health and well-being by providing a sense of place and a connected sense of place and identity. Trees can also improve human health and well-being by providing a sense of place and identity. Trees can also improve human health and well-being by providing a sense of place and identity.

Tree Protection Plan

All existing trees to remain as is to be protected per the Tree Survey and Protection Plan prepared by Consulting Arborist, Rick Claggett with Tree Management Experts, dated October 21, 2011. Recommendations include all of the following:

Pre-Construction Requirements:

Nesting Survey Requirement: The Federal Migratory Bird Treaty Act of 1918 protects the nesting and feeding areas of migratory birds. In order to conduct nest surveys, a permit must be obtained from the United States Fish and Wildlife Service.

Prior to the start of construction, an inspection shall be conducted to identify any active nests or signs of nesting activity. If active nests are identified, the Project Arborist shall contact the United States Fish and Wildlife Service to determine the species of the birds and obtain a permit to remove the nests. The Project Arborist shall then prepare a written report documenting the location of the nests and the actions taken to protect them.

Lighting Plan: All lighting fixtures shall be designed and sited to minimize light pollution and glare. Fixtures shall be equipped with shields to direct light downward and away from sensitive areas, such as windows and outdoor areas. Fixtures shall be tested and certified to comply with applicable standards for light output, glare, and energy efficiency.

Tree Removals: Removals of trees shall be limited to those identified in the Tree Protection Plan. Removals shall be conducted in accordance with the guidelines established by the California Department of Fish and Game. Removals shall be conducted in accordance with the guidelines established by the California Department of Fish and Game.

Selective Root Pruning: Root pruning shall be limited to the root zones of trees that are healthy and have no signs of stress. Root pruning shall be conducted in accordance with the guidelines established by the California Department of Fish and Game.

Tree Fencing: Tree fencing shall be installed around trees that are in the TPZ. The tree fencing shall be constructed of plywood or another material that is durable and weather-resistant. The tree fencing shall be installed to a depth of at least 18 inches into the ground. The tree fencing shall be removed once the construction activities beneath the tree are complete.

AIR/WATER Excavation: Air/water excavation shall be used to remove soil and debris from the construction site. Air/water excavation is a low-impact excavation technique that uses compressed air or water to loosen and lift soil and debris from the excavation area. This method is preferred to mechanical excavation, which can cause damage to the tree roots and trunk.

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St. Luke's Replacement Hospital

1. Demolition of the Redwood Administration Building and improvements on existing surface parking lot at 3615 Cesar Chavez Street.

2. Construction of the St. Luke's Replacement Hospital, a 325,690 sq ft, seven-story hospital providing approximately 120 acute care beds. The St. Luke's Replacement Hospital may include, but is not limited to, inpatient medical care, diagnostic and treatment space, surgical care, critical care, labor and delivery, post-partum care, an expanded emergency department, cafeteria, loading area, and central utility plant space. Refer to sheets A2.1 through A4.1.

Street Improvements

3. Cesar Chavez Street sidewalk replacement and widening (south side between Guerrero Street and the eastern edge of the St. Luke's Replacement Hospital). Refer to sheets C3.0 & C4.0.

4. Pedestrian bulbouts on Cesar Chavez Street at Guerrero Street and Valencia Street. Refer to sheets C3.0 & C4.0.

5. 27th Street sidewalk replacement (north side from western property line of the St. Luke's Campus to its terminus at San Jose Avenue). Refer to sheets C3.0 & C4.1.

6. 27th Street/San Jose Avenue terminus street repaving (grind and overlay). Refer to sheets C3.0 & C4.1.

7. 27th Street/San Jose Avenue catch basin and manhole additions/replacements. Refer to sheet C5.0

8. San Jose Avenue sidewalk replacement (east side from 27th Street to the south facade of the Hartzell building) and including a curb ramp connector. Refer to sheets C3.0 & C4.1.

9. Tree planting, landscape, hardscape and other streetscape improvements along portions of Cesar Chavez Street, 27th Street and San Jose Avenue. Refer to sheets L1.00 & L1.01

Additional Improvements

10. Realign utilities currently located beneath San Jose Avenue between 27th Street and Cesar Chavez Street, including existing storm sewer, water main, and electrical and gas lines. Refer to sheet C5.0.

11. Install underground (hospital emergency generator) fuel storage tanks adjacent to hospital.
St. Luke's Replacement Hospital

1. Demolition of existing St Luke's Hospital tower.

2. Renovation and reuse of the approximately 31,700 sq. ft. 1957 Building as administrative office, storage and conference space.

3. Medical Office building (MOB)

4. Temporary drop-off and tree farm.

Street improvements include construction of entry plaza and courtyard and public pedestrian pathway in the former San Jose Avenue right-of-way between Cesar Chavez Street and 27th Street, Cesar Chavez sidewalk replacement and widening (southside between eastern edge of the St Luke's replacement Hospital and the bulbout at Valencia Street) and associated tree planting, landscape, hardscape and other improvements.
Medical Office Building (MOB)

1. Construction on the former St. Luke’s Hospital Tower site of an approximately 201,000 sq. ft. five-story building including medical office space, retail and education/conference space, and parking on four below-ground levels including approximately 220 parking spaces, with vehicular access to the underground parking garage from Cesar Chavez and Valencia Streets. Refer to separate MOB Sheets A2.6 through A4.3.

2. Removal of MRI Trailer and passageway to 1912 Building and closure of the 1912 Building’s exterior wall that connects to the MRI Trailer. Street Improvements, including sidewalk widening along the west side of Valencia Street between Cesar Chavez Street and Duncan/Tiffany Street Streets. Refer to separate Street Improvement Permit Set, C1.4.

3. Relocate bus stop for the 36-Teresita line. Refer to separate Street Improvement Permit Set, sheets C3.0 and C4.1.