



California Pacific Medical Center

A Sutter Health Affiliate

California Pacific Medical Center
P.O. Box 7999
San Francisco, CA 94120

ST LUKE'S HOSPITAL
OSHPD # IS-082199

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ISSUE REV DATE

Table with 3 columns: ISSUE, REV, DATE. Row 1: CU APPLICATION, 05/27/2011. Row 2: CU APPLICATION UPDATE, 02/22/2012.

SEALS AND SIGNATURES

DRAWING TITLE
COVER SHEET & SHEET INDEX

SCALE

PROJECT NUMBER 38412.000

DRAWING NUMBER

G0.01

California Pacific Medical Center
St Luke's Hospital
Conditional Use Permit Application

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PROJECT DESCRIPTION

Construction of the St. Luke's Replacement Hospital, an approx. 154,800 sq.-ft. five-story hospital, providing approximately 80 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.

Primary pedestrian entrance and passenger drop-off is at Level 1 building entrance on Cesar Chavez. The hospital's secondary access and the emergency department drop-off is on Level 2 from San Jose Ave. The loading area entry is on Cesar Chavez.

TREE PROTECTION PLAN

All existing trees to remain are to be protected per the Tree Survey and Protection Plan prepared by Consulting Arborist, Roy C Leggett with Tree Management Experts, dated October 28, 2011. Recommendations include but are not limited to the following:

Pre-Construction Requirements:

Nesting Survey Requirement: The Federal Migratory Bird Treaty Act of 1918 prohibits the taking or destroying of any bird, part, nest or eggs. To comply with this law, tree pruning and removal activities should not occur during bird nesting season. As noted in the Presidio of San Francisco Vegetation Management Plan of 2001, most bird species breed and nest between February and August 15. A qualified biologist must evaluate the site prior to tree work during this timeframe to determine the presence of active or inactive nests, and give recommendations.

Clearance Pruning: It is preferable to remove branches using clean cuts rather than to break them with equipment. The survey indicates which trees should be pruned to a street clearance height of 14 feet. Where minimal pruning is indicated, prune as little as possible, tying branches out of the way as an alternative to making excess cuts. Untie branches when work is complete in that immediate area.

A qualified ISA-Certified Arborist must carry out all pruning in accordance with ANSI A300 Pruning Standards and must comply with City of San Francisco Pruning Standards, available from the San Francisco Department of the Environment at http://www.sfenvironment.org/our\_programs/Complete\_clearance\_pruning\_before\_any\_construction\_activities\_beneath\_the\_tree\_commence. Monterey Pines (Pinus radiata) should be pruned only from November through February when bark beetles are least active.

Tree Removals: Remove all trees recommended and approved for removal before construction begins. If trees cannot be removed before the start of the project, they must be protected and alternate means of construction will be required. Working around trees without taking the protection measures indicated in this report may create hazard trees and decrease the safety of this project. Monterey Pines (Pinus radiata) should be removed during November through February and the stumps ground out to minimize bark beetle activity that will harm trees of the same species that remain.

Establishment of Tree Protection Zones (TPZs): Establishing and fencing off the TPZ is vital to tree preservation. Protecting the TPZ prevents damage to roots, branches and trunk, and protects soil from compaction. The optimal TPZ is a round area with a radius equivalent to 10 or 12 times the trunk diameter, depending on the tree species, root confinement and soil type. A TPZ of this size is best to preserve both health and structure of the tree.

Install TPZ fencing in a particular area before work commences. Work within the TPZ is possible, but must be done differently than work outside the TPZ. Do not operate equipment, store materials or park vehicles within the TPZ. Have the Project Arborist on site for any work within the TPZ. Remove TPZ fencing only for the necessary work and replace it immediately thereafter. Keep TPZ fencing up until construction activities in that area are complete. Because the project is multi-phased, TPZ fencing may be removed when one phase is complete and re-installed at a later date. The exact timeline for installing and removing TPZ fencing for each tree must be established as part of the timing for construction.

To enclose trees in the landscape, use 6-foot high chain link fencing, supported by 1-1/2 or 2-inch iron pipe, spaced no more than 10 feet apart. Drive the fence posts at least 24 inches into the ground. On the St. Luke's campus, it is not possible to fence off the optimal TPZ for each tree. Follow the recommendations for TPZ fencing in the section titled "Tree Protection by Area."

To protect street trees, the existing pavement forms an effective root buffer, so TPZ fencing is not necessary. Instead, wrap the trunk to prevent injury and cover the tree wells with plywood covers to prevent soil compaction and toxic runoff from getting into the soil. For the trunk protection, wrap the trunk a minimum of 3 times with orange plastic snow fencing. Place 2 x 4 planks edge-to-edge with the wide side against the trunk so that the trunk is covered. Wrap the planks a minimum of 3 times with the snow fencing and secure. Cover the tree wells with 3/4-inch plywood. Covers should form a square or rectangle that is a few inches larger than the tree well on all 4 sides, with a circle cut out of the middle for the trunk. The open area for the trunk should be a minimum 1 inch away from the trunk, and a maximum of 3 inches. Attach the plywood to the sidewalk so that it cannot be removed or casually moved.

Preservation Requirements during Construction

Project Arborist Requirement: Successful tree preservation depends on Project Arborist involvement throughout the project, including the landscaping phase. Trees are living things, and they react to the changes around them. The Project Arborist provides the following vital services:

- To be on site whenever there is work within the TPZ radius of a protected tree or within TPZ fencing. We will advise contractors or subcontractors to minimize impacts to trees, and will either perform or supervise root pruning.
Review plan changes or additional plans not included in this report for additional recommendations.
Provide monthly inspections of protected trees, especially the Landmark Tree, and to monitor for any changes and make additional recommendations for preservation.
Inspect protected trees at 6 months and 12 months after the project is completed and make recommendations for their ongoing care.

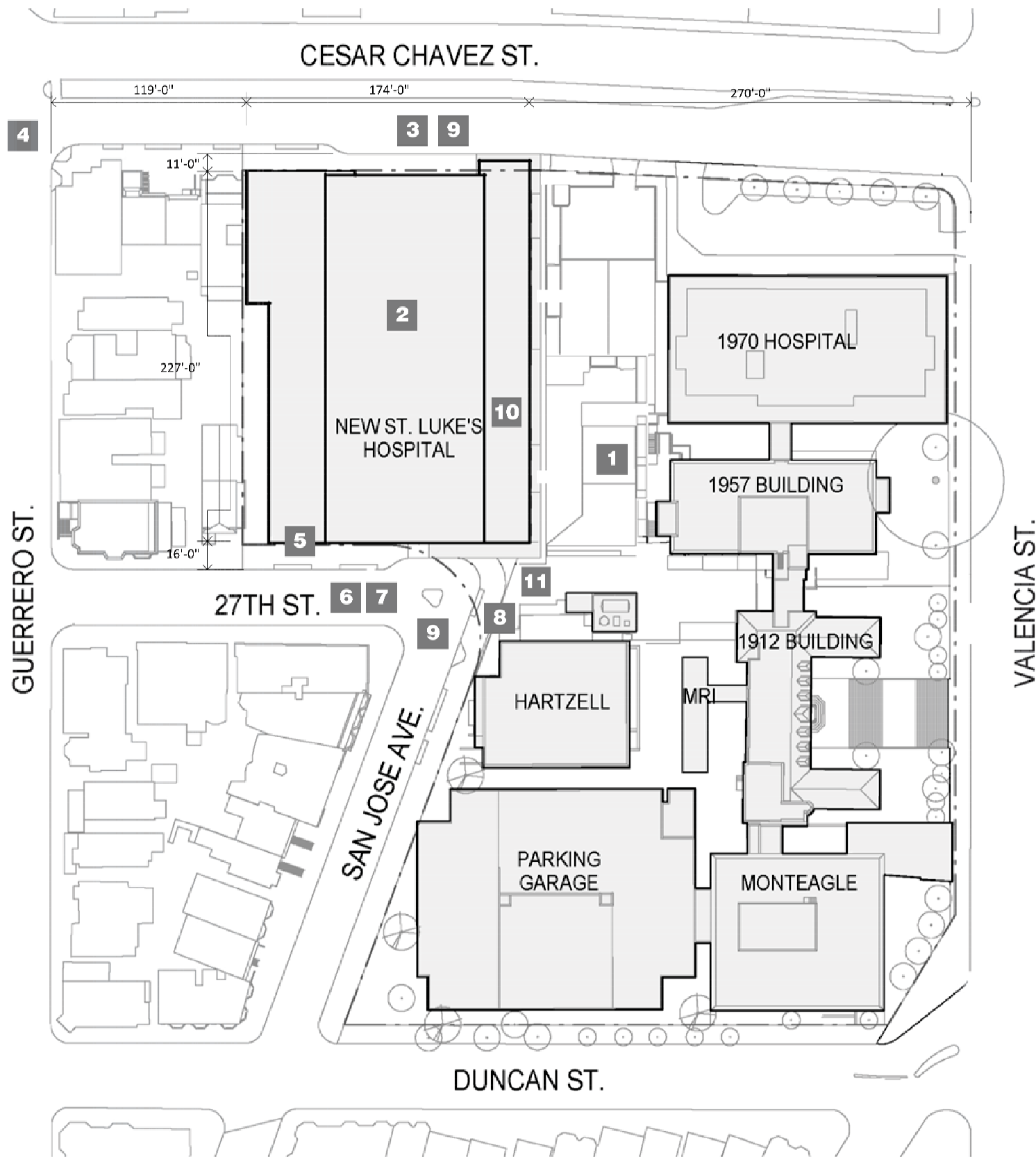
Air/Water Excavation: The TME Arborist Report of May 17, 2010, excerpted in Section 4, Appendix D, compares the various excavation options in more detail. To summarize:

Excavating trenches with equipment destroys roots. Hand excavation is slow and can also damage roots. Directional boring can damage unseen roots. Excavating the trench using air or water tools preserves roots, moves soil quickly, and allows the arborist to see the roots and make the best decision. Use air or water excavation for utility work on Duncan Street, around the Landmark Tree on Valencia, on San Jose Avenue, and north of Cesar Chavez.

Selective Root Pruning: Once roots are exposed using air or water excavation, the Project Arborist will inspect roots and determine which roots should remain and bridge the trench and which can be removed. Root pruning must be done cleanly with a sharp tool, under the direction of or by the Project Arborist.

Existing Pavement as a Root Buffer: The existing paved areas are protecting roots from damage and soil compaction. When existing pavement is removed, the exposed area within the TPZ radius should be fenced off and protected as described in this report. Staging: Stage materials on paved areas and outside of TPZ fencing. Irrigation: Protected trees should be maintained on their normal irrigation schedule throughout the project. Certain trees that sustain root losses may benefit from increased irrigation, as recommended by the Project Arborist.

**CAMPUS SITE PLAN**



**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, an approx. 154,800 sq.-ft. five-story hospital, providing approximately 80 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 Hospital 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** 27<sup>th</sup> 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** 27<sup>th</sup> Street/San Jose Avenue terminus street repaving (grind and overlay). Refer to sheets C3.0 & C4.1.

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

**8** San Jose Avenue sidewalk replacement (east side from 27<sup>th</sup> Street to the south façade 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, 27<sup>th</sup> Street and San Jose Avenue. Refer to sheets L1.00 & L1.01.

**Additional Improvements**

**10** Realign utilities currently located beneath San Jose Avenue between 27<sup>th</sup> 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) storage tanks adjacent to hospital.

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SEALS AND SIGNATURES

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KEY PLAN  
HOSPITAL

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**KEY PLAN  
PLAZA**

SCALE

PROJECT NUMBER 38412.000

DRAWING NUMBER **G2.0**

**St. Luke's Replacement Hospital**

**1** Demolition of St. Luke's Hospital Tower

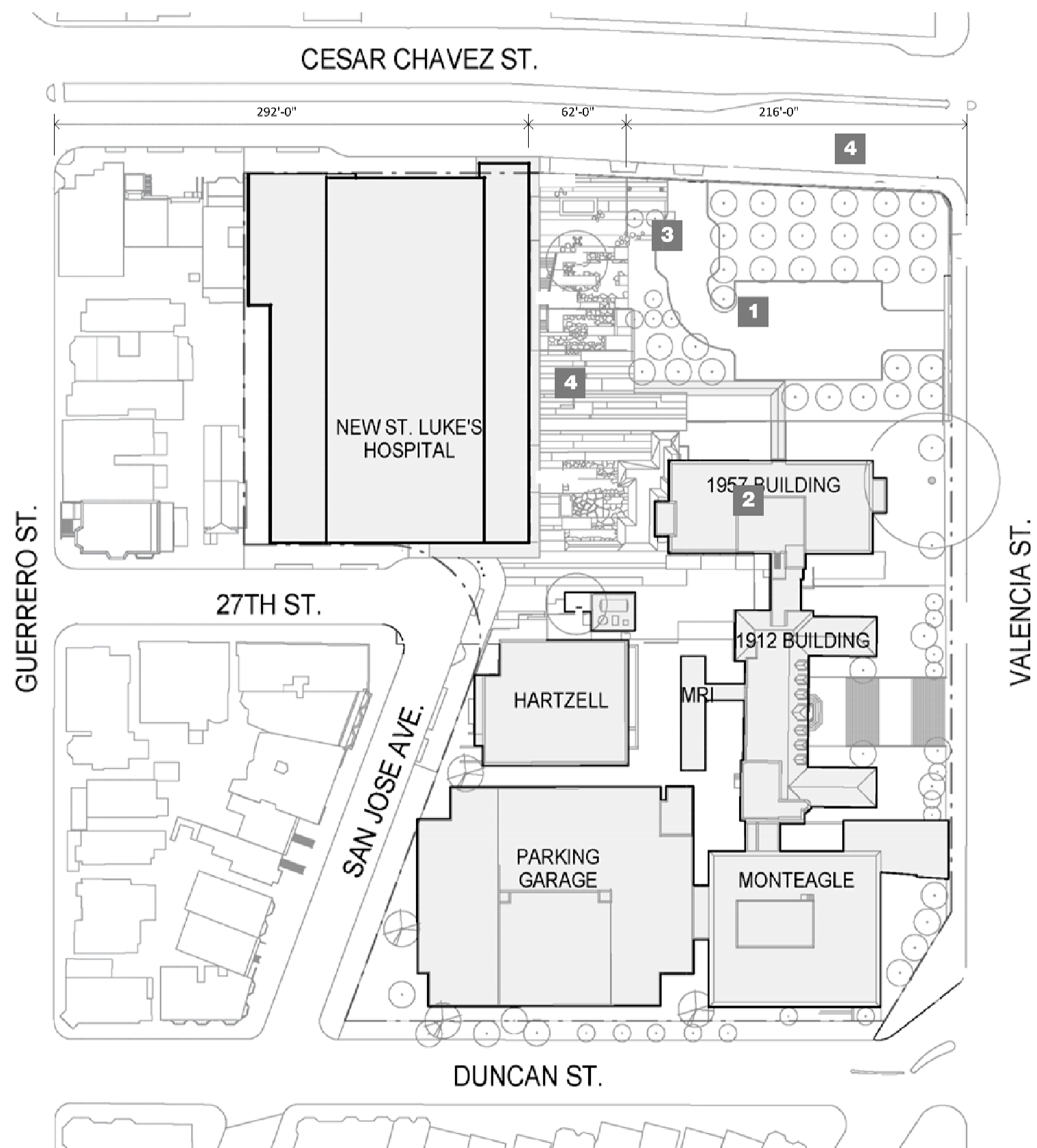
**2** Renovation and reuse of the approximately 31,700-sq.-ft. 1957 Building as administrative office, storage, and conference space.

**Medical Office Building (MOB)**

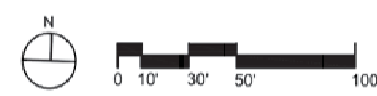
**3** Temporary drop-off and tree farm

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 27<sup>th</sup> Street, Cesar Chavez sidewalk replacement and widening (south side between eastern edge of the St. Luke's Replacement Hospital and bulbout at Valencia Street) and associated tree planting, landscape, hardscape and other streetscape improvements.

**4**



**CAMPUS SITE PLAN**



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SEALS AND SIGNATURES

DRAWING TITLE

**KEY PLAN  
MOB**

SCALE

PROJECT NUMBER 38412.000

DRAWING NUMBER

**G3.0**

**Medical Office Building (MOB)**

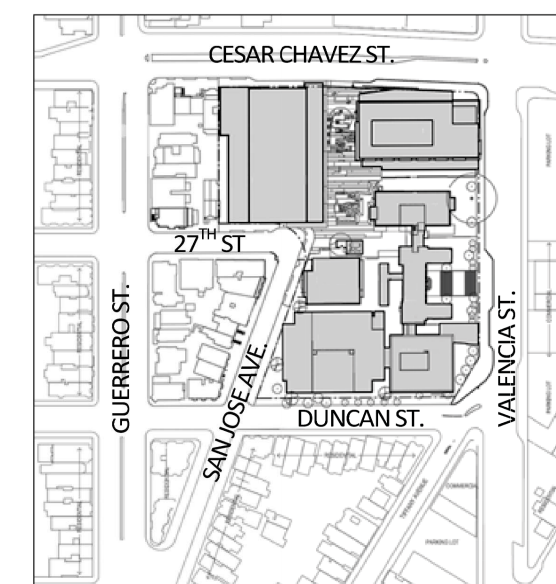
Construction on the former St. Luke's Hospital Tower site of an approximately 201,000-sq.-ft., five-story building, including medical office space, retail and education/conference space, and parking on four below-ground levels including approximately 220 parking spaces, with vehicular access to the underground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

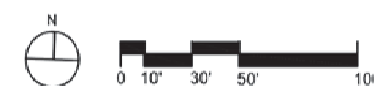
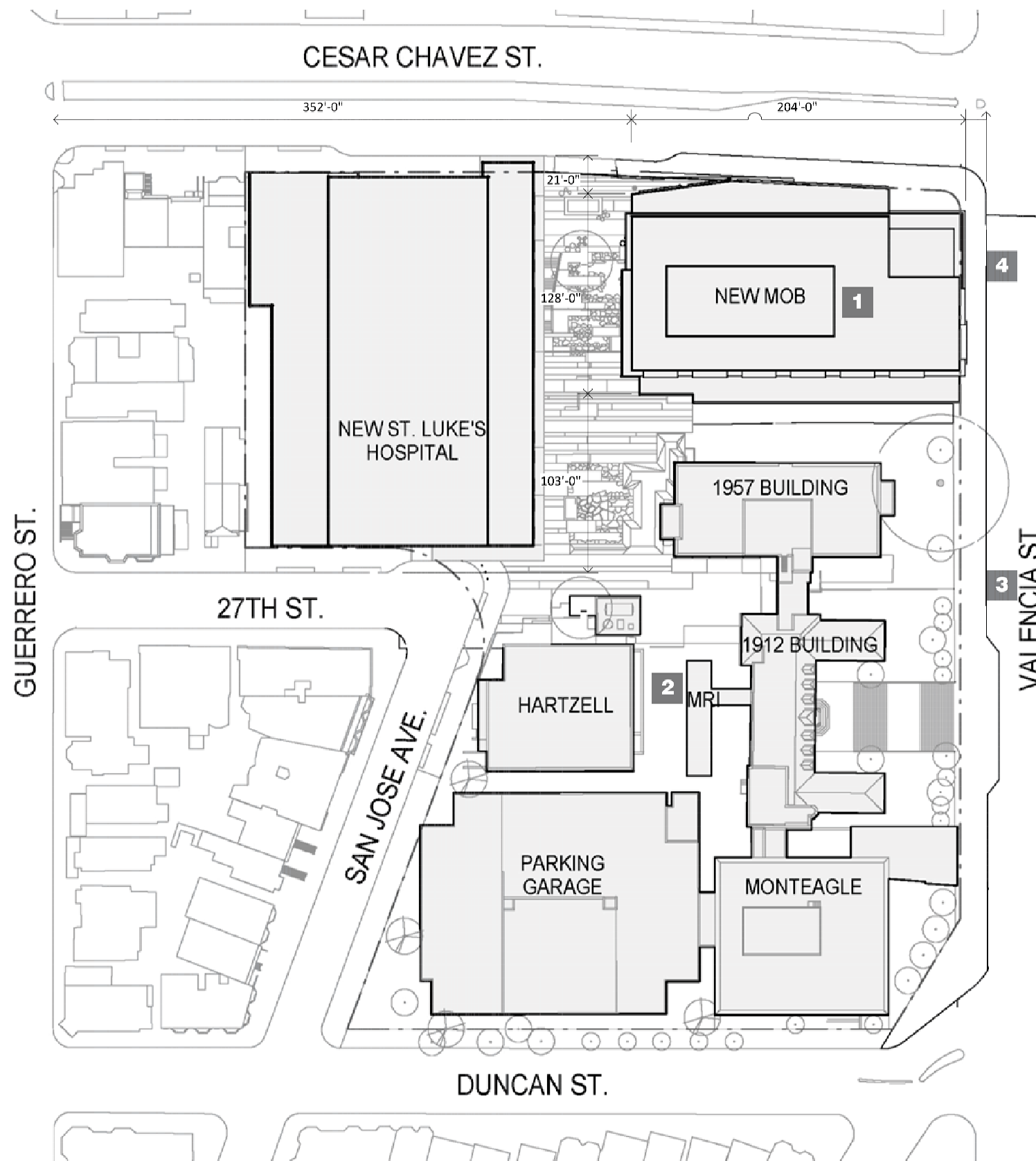
**3** Street improvements, including sidewalk widening along the west side of Valencia Street between Cesar Chavez Street and Duncan/Tiffany Streets. Refer to sheet C1.4.

**4** Relocate bus stop for the 36-Teresita line. Refer to sheets C3.0 & C4.1.

**NEIGHBORHOOD SITE PLAN**



**CAMPUS SITE PLAN**





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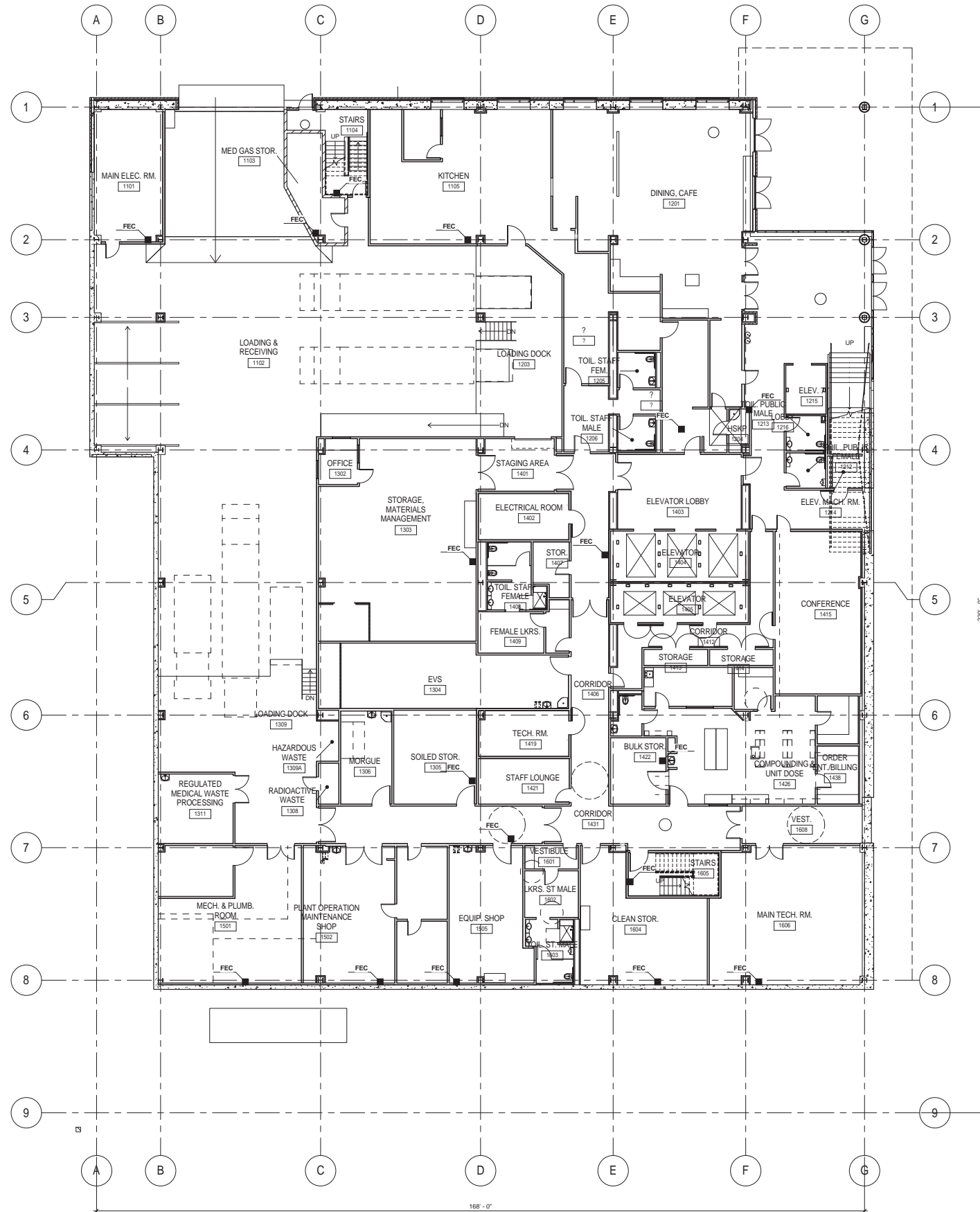
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DRAWING TITLE  
**HOSPITAL LEVEL 1  
FLOOR PLAN**

SCALE 3/32" = 1'-0"

PROJECT NUMBER 38412.000

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LEVEL 1 PLAN



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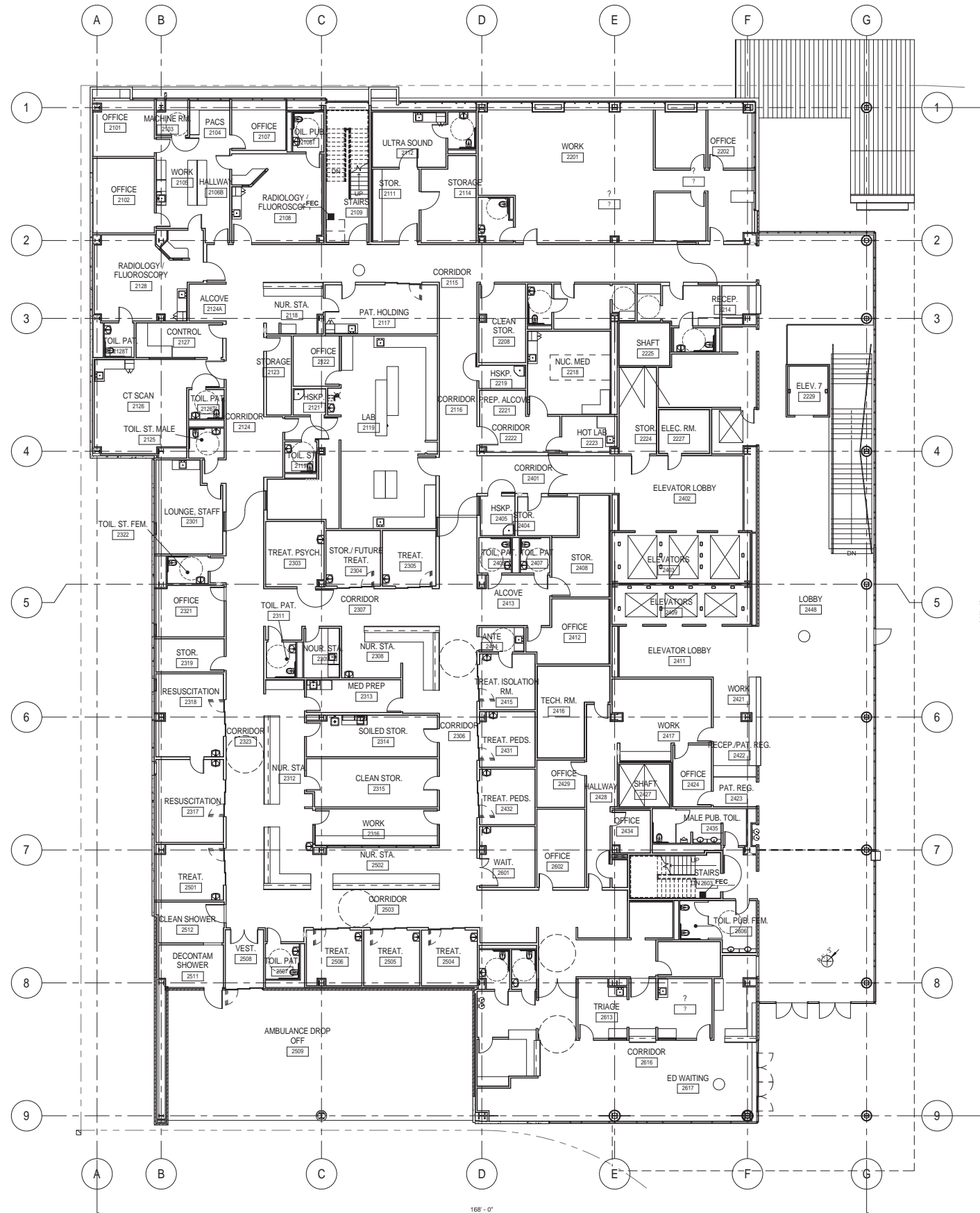
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SEALS AND SIGNATURES

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**HOSPITAL LEVEL 2  
FLOOR PLAN**

SCALE 3/32" = 1'-0"  
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**LEVEL 2 PLAN**



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DRAWING TITLE  
**HOSPITAL LEVEL 3  
FLOOR PLAN**

SCALE 3/32" = 1'-0"  
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DRAWING NUMBER **A2.3**



**LEVEL 3 PLAN**



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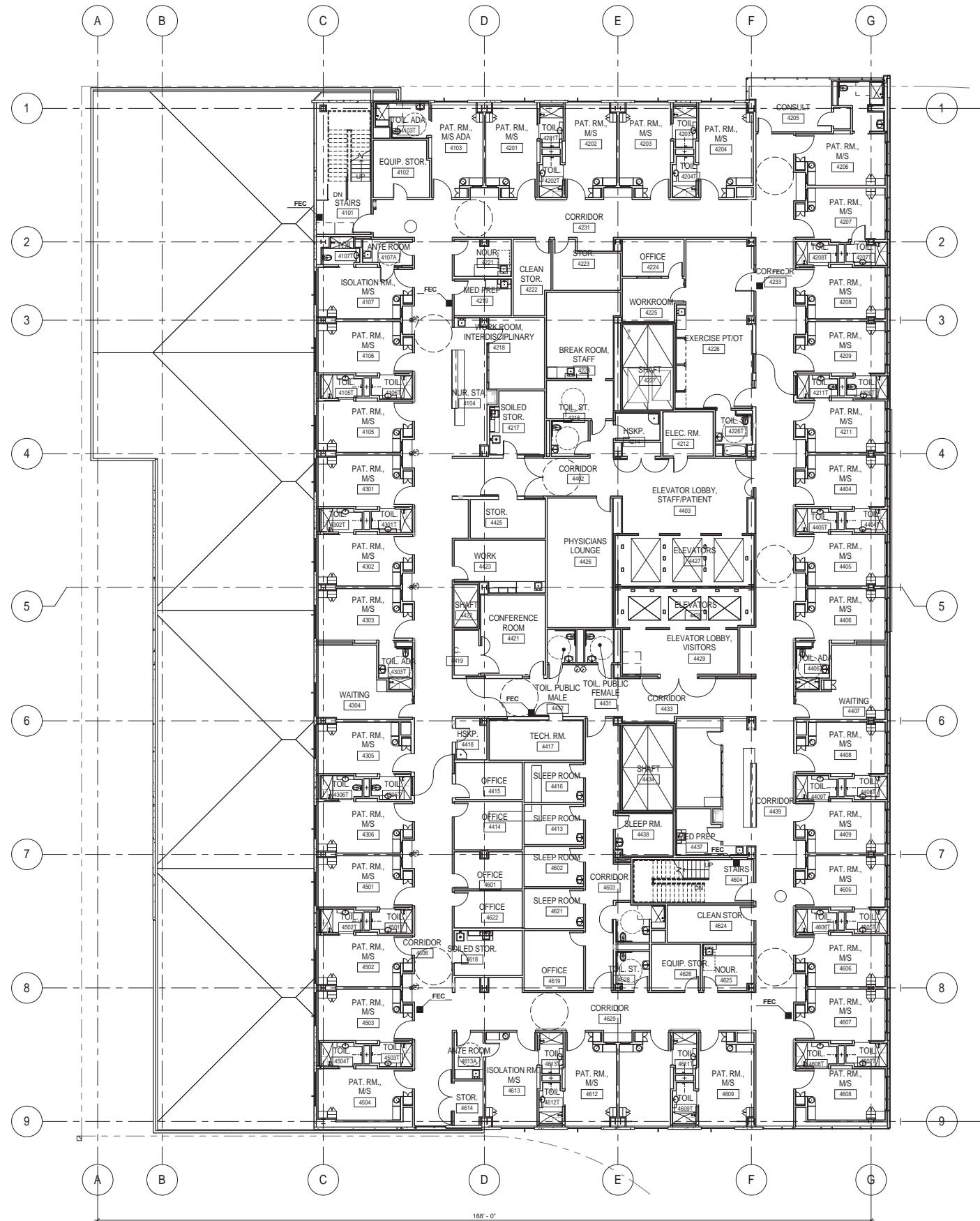
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DRAWING TITLE  
**HOSPITAL LEVEL 4  
FLOOR PLAN**

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**LEVEL 4 PLAN**





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Garden Grove, CA 92841  
714.901.5800

ELECTRICAL ENGINEER  
**Silverman & Light**  
1201 Park Avenue, Suite 100  
Emeryville, CA 94608  
510.655.1200

CIVIL ENGINEER  
**BkF**  
255 Shoreline Drive, Suite 200  
Redwood City, CA 94065  
510.272.9040

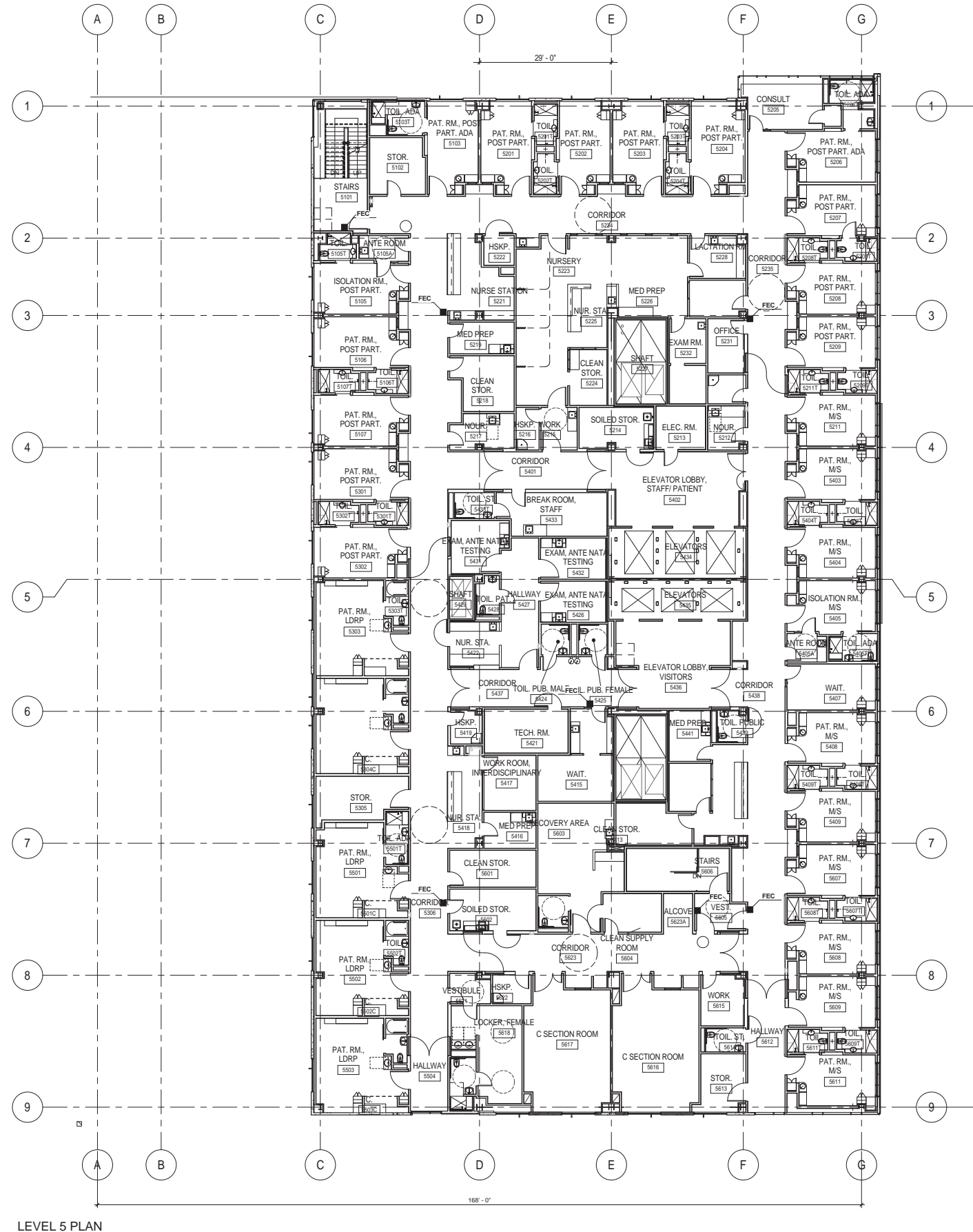
LANDSCAPE ARCHITECT  
**SWA**  
2200 Bridgeway Boulevard  
Sausalito, CA 94966  
415.332.5100

SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011.05.27

DRAWING TITLE  
**HOSPITAL LEVEL 5  
FLOOR PLAN**

SCALE 3/32" = 1'-0"  
PROJECT NUMBER 38412.000  
DRAWING NUMBER **A2.5**



**LEVEL 5 PLAN**



**California Pacific  
Medical Center**  
A Sutter Health Affiliate

California Pacific Medical Center  
P.O. Box 7999  
San Francisco, CA 94120

**ST LUKE'S HOSPITAL**  
OSHDP # IS-082199

ARCHITECT  
**SMITHGROUP**  
architecture engineering interiors planning  
301 Battery Street, 7th Floor  
San Francisco, CA 94111  
T 415.227.0100  
F 415.908.0862  
www.smithgroup.com

ASSOCIATE ARCHITECT  
**Boulder Associates, Inc.**  
1426 Pearl Street, Suite 300  
Boulder, CO 80302  
303.499.7795

STRUCTURAL ENGINEER  
**Degenkolb Engineers**  
235 Montgomery Street, Suite 500  
San Francisco, CA 94104  
415.392.6952

MECHANICAL ENGINEER  
**Southland Industries**  
7421 Orangewood Avenue  
Garden Grove, CA 92841  
714.901.5800

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1201 Park Avenue, Suite 100  
Emeryville, CA 94608  
510.655.1200

CIVIL ENGINEER  
**BkF**  
255 Shoreline Drive, Suite 200  
Redwood City, CA 94065  
510.272.9040

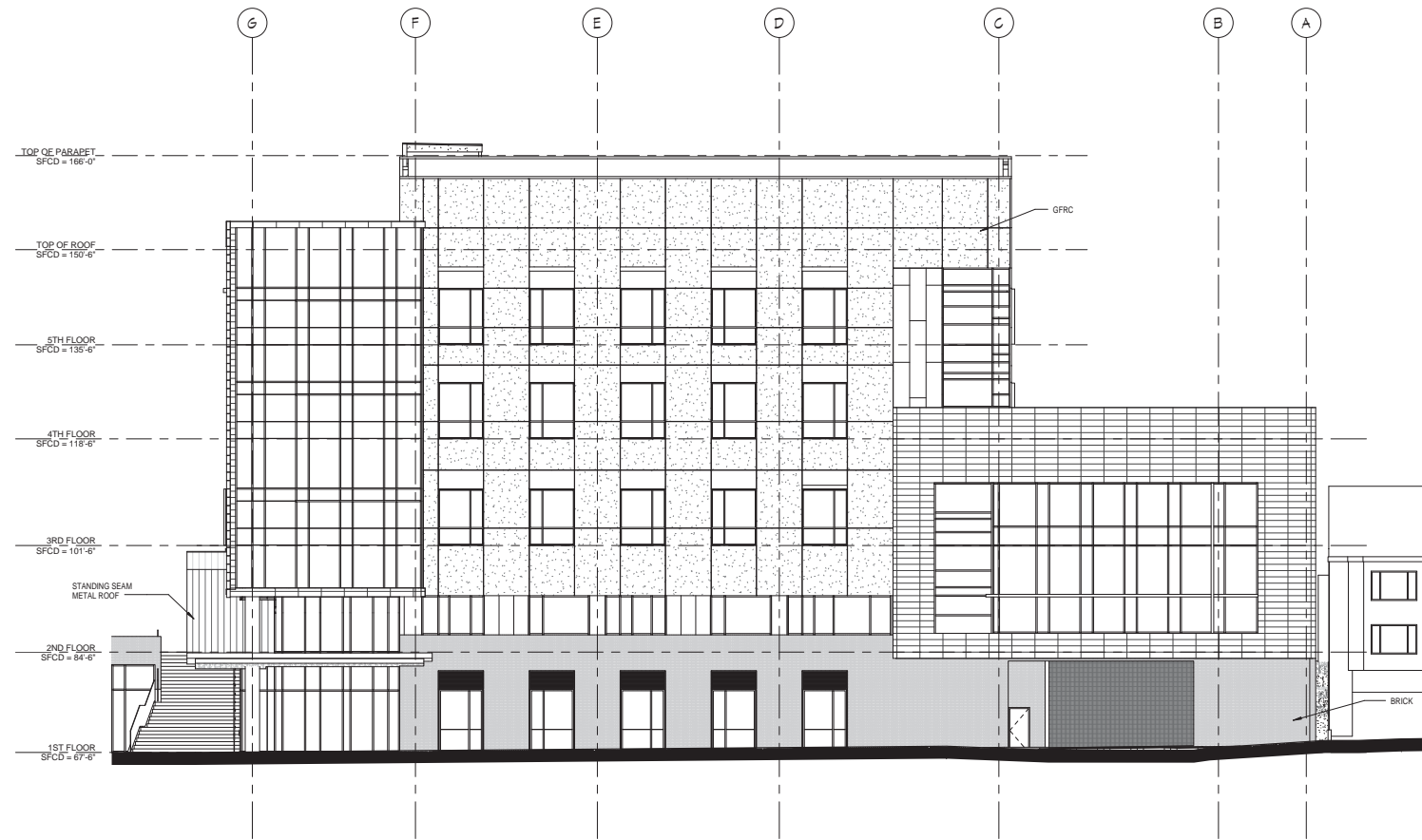
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**SWA**  
2200 Bridgeway Boulevard  
Sausalito, CA 94966  
415.332.5100

SEALS AND SIGNATURES

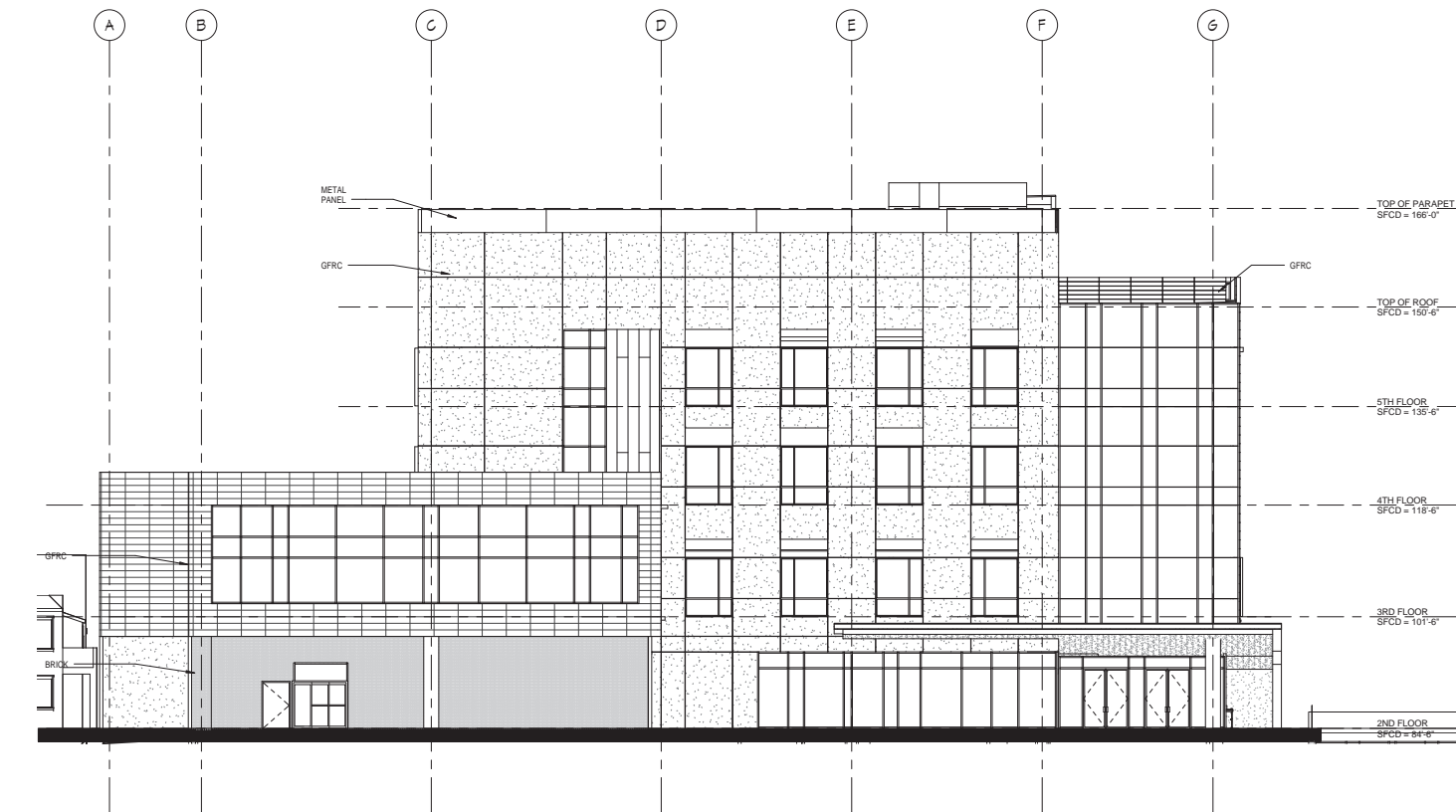
ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011.05.27

DRAWING TITLE  
**HOSPITAL  
ELEVATIONS**

SCALE 3/32" = 1'-0"  
PROJECT NUMBER 38412.000  
DRAWING NUMBER **A3.1**



**HOSPITAL NORTH ELEVATION**



**HOSPITAL SOUTH ELEVATION**



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California Pacific Medical Center  
P.O. Box 7999  
San Francisco, CA 94120

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OSHPD # IS-082199

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San Francisco, CA 94104  
415.392.6952

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714.901.5800

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Emeryville, CA 94608  
510.655.1200

CIVIL ENGINEER  
**BkF**  
255 Shoreline Drive, Suite 200  
Redwood City, CA 94065  
510.272.9040

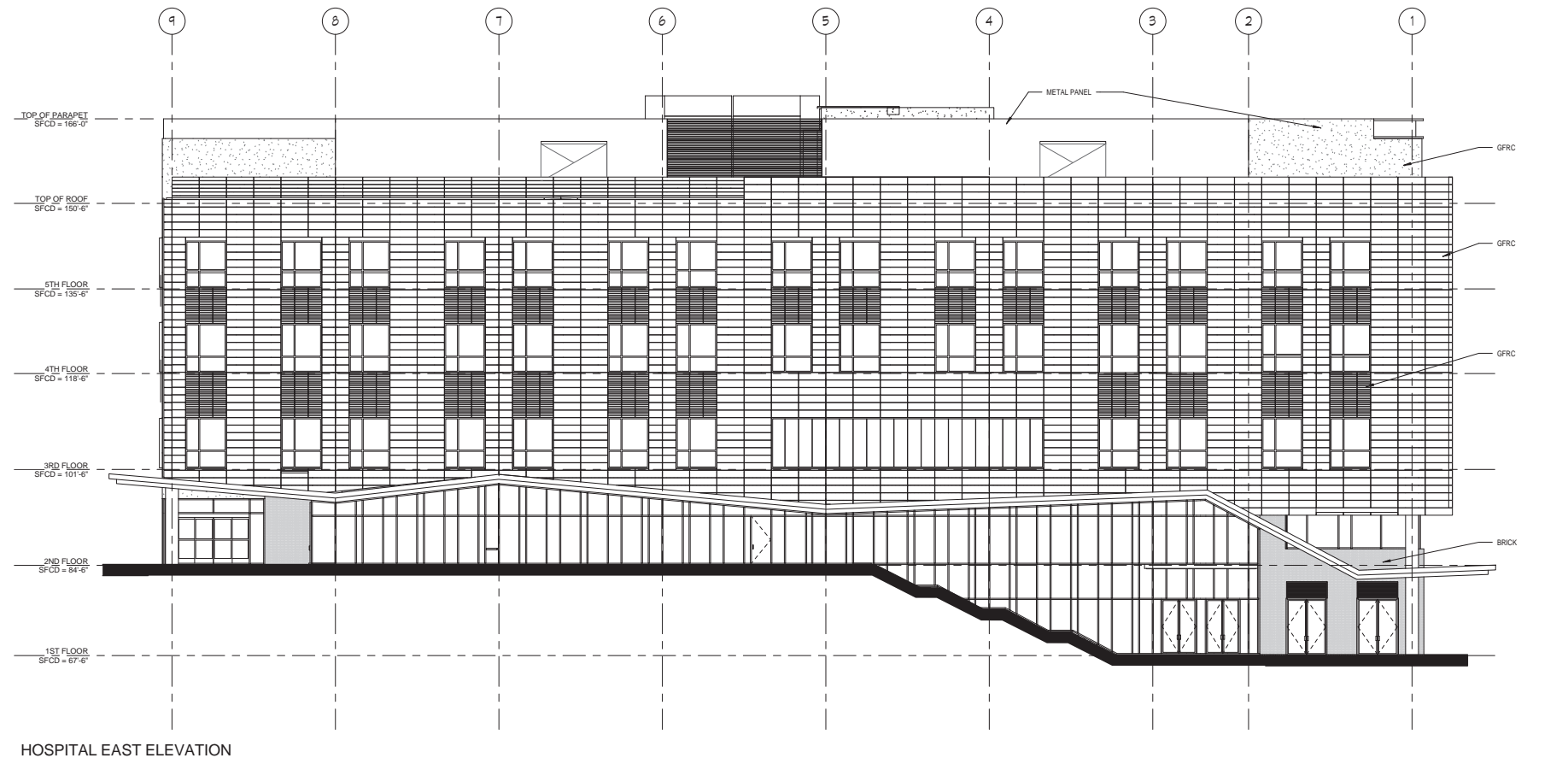
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**SWA**  
2200 Bridgeway Boulevard  
Sausalito, CA 94966  
415.332.5100

SEALS AND SIGNATURES

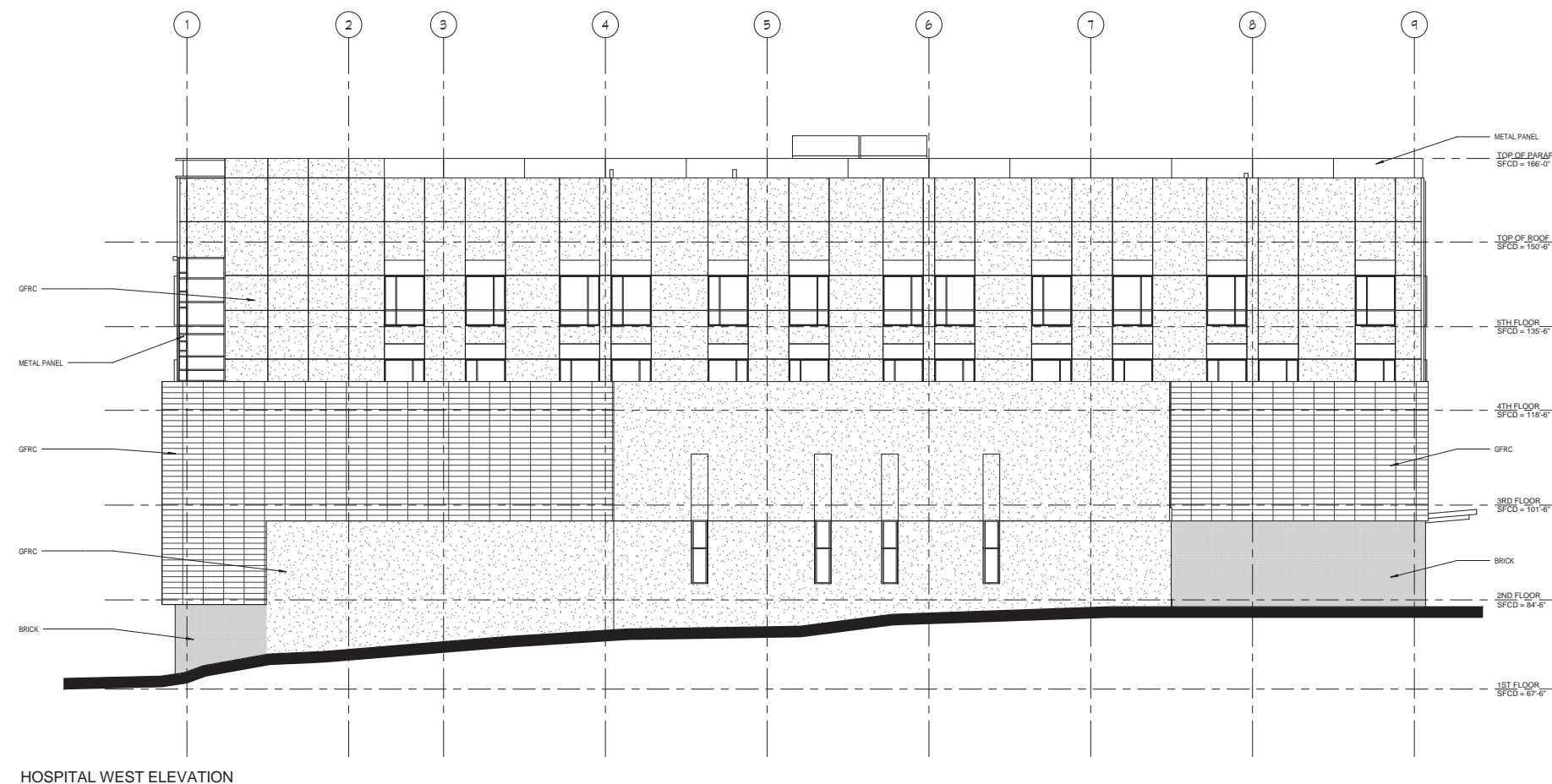
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PUC CUP RESUBMITTAL		2011.05.27

DRAWING TITLE  
**HOSPITAL  
ELEVATIONS**

SCALE 3/32" = 1'-0"  
PROJECT NUMBER 38412.000  
DRAWING NUMBER **A3.2**



HOSPITAL EAST ELEVATION



HOSPITAL WEST ELEVATION



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Medical Center**  
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California Pacific Medical Center  
P.O. Box 7999  
San Francisco, CA 94120

**ST LUKE'S HOSPITAL**  
OSHDP # IS-082199

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Redwood City, CA 94065  
510.272.9040

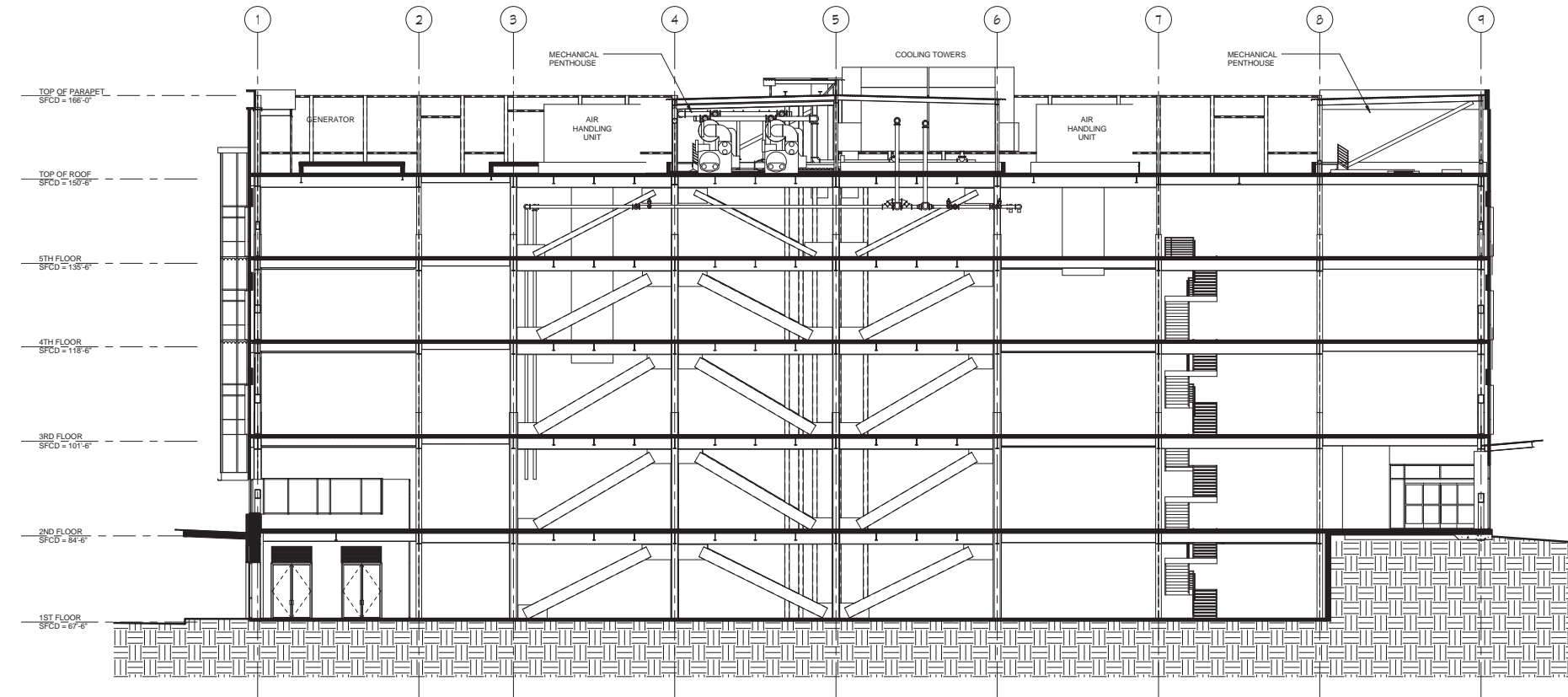
LANDSCAPE ARCHITECT  
**SWA**  
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Sausalito, CA 94966  
415.332.5100

SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27

DRAWING TITLE  
**HOSPITAL SECTION**

SCALE 3/32" = 1'-0"  
PROJECT NUMBER 38412.000  
DRAWING NUMBER **A4.1**



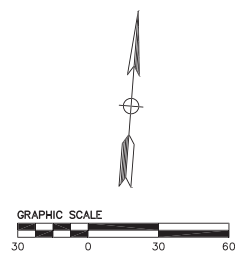
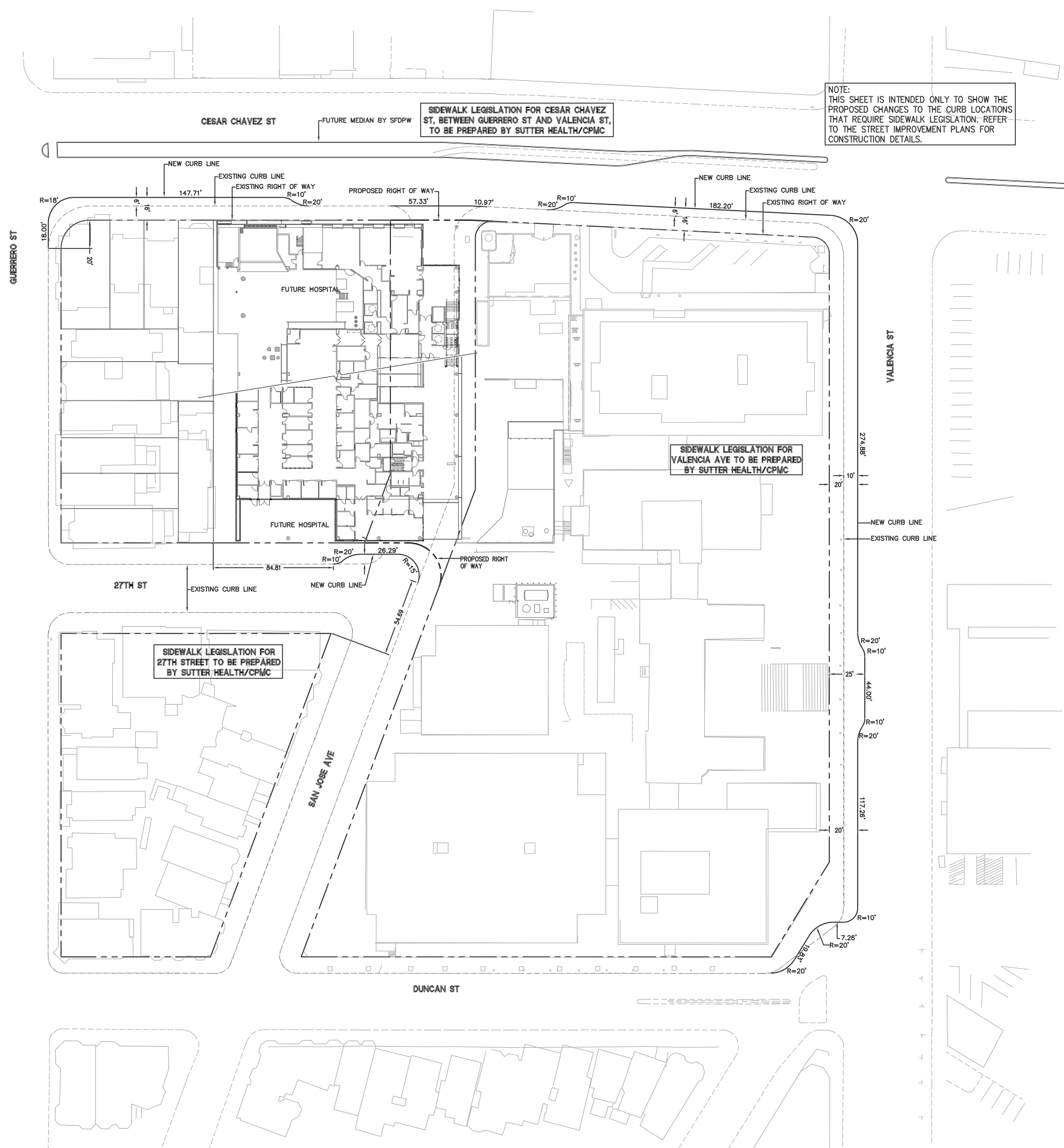
HOSPITAL SECTION N-S - 30x42

NOTE:  
THIS SHEET IS INTENDED ONLY TO SHOW THE  
PROPOSED CHANGES TO THE CURB LOCATIONS  
THAT REQUIRE SIDEWALK LEGISLATION. REFER  
TO THE STREET IMPROVEMENT PLANS FOR  
CONSTRUCTION DETAILS.

SIDEWALK LEGISLATION FOR CESAR CHAVEZ  
ST, BETWEEN GUERRERO ST AND VALENCIA ST,  
TO BE PREPARED BY SUTTER HEALTH/CPMC

SIDEWALK LEGISLATION FOR  
VALENCIA AVE TO BE PREPARED  
BY SUTTER HEALTH/CPMC

SIDEWALK LEGISLATION FOR  
27TH STREET TO BE PREPARED  
BY SUTTER HEALTH/CPMC

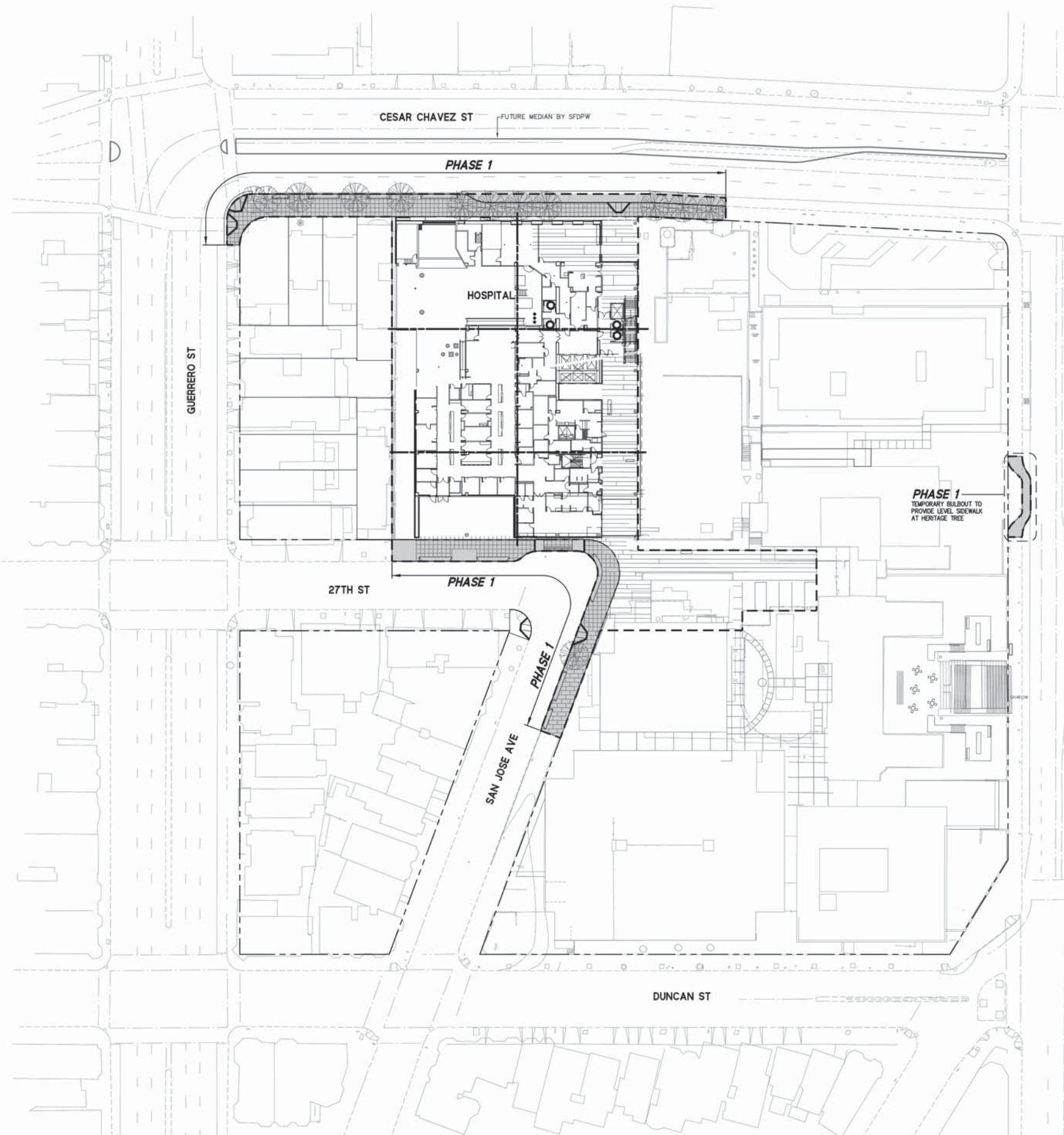


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	2	11-30-11
	3	05-05-11
	4	05-05-11
	5	05-05-11
	6	05-05-11
	7	05-05-11
	8	05-05-11
	9	05-05-11
	10	05-05-11

Drawing Number:  
**C11**

DATE PLOTTED: 2/23/12 10:58 AM  
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PLOT DEVICE: HP DesignJet 5000 Series  
PLOT SCALE: 1"=30'

**ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
SIDEWALK CONSTRUCTION PHASING PLAN - PHASE 1**



THIS PLAN IS INTENDED TO  
SHOW THE PROPOSED PHASING  
FOR THE CONSTRUCTION OF  
THE NEW SIDEWALKS.

**PHASE 1**  
TEMPORARY BULBOUT TO  
PROVIDE LEVEL SIDEWALK  
AT HERITAGE TREE

CESAR CHAVEZ ST  
FUTURE MEDIAN BY SFPD

**PHASE 1**

HOSPITAL

GUERRERO ST

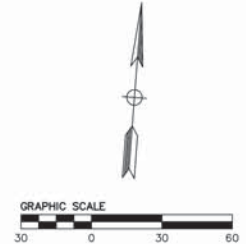
VALENCIA ST

27TH ST

**PHASE 1**

SAN JOSE AVE  
**PHASE 1**

DUNCAN ST

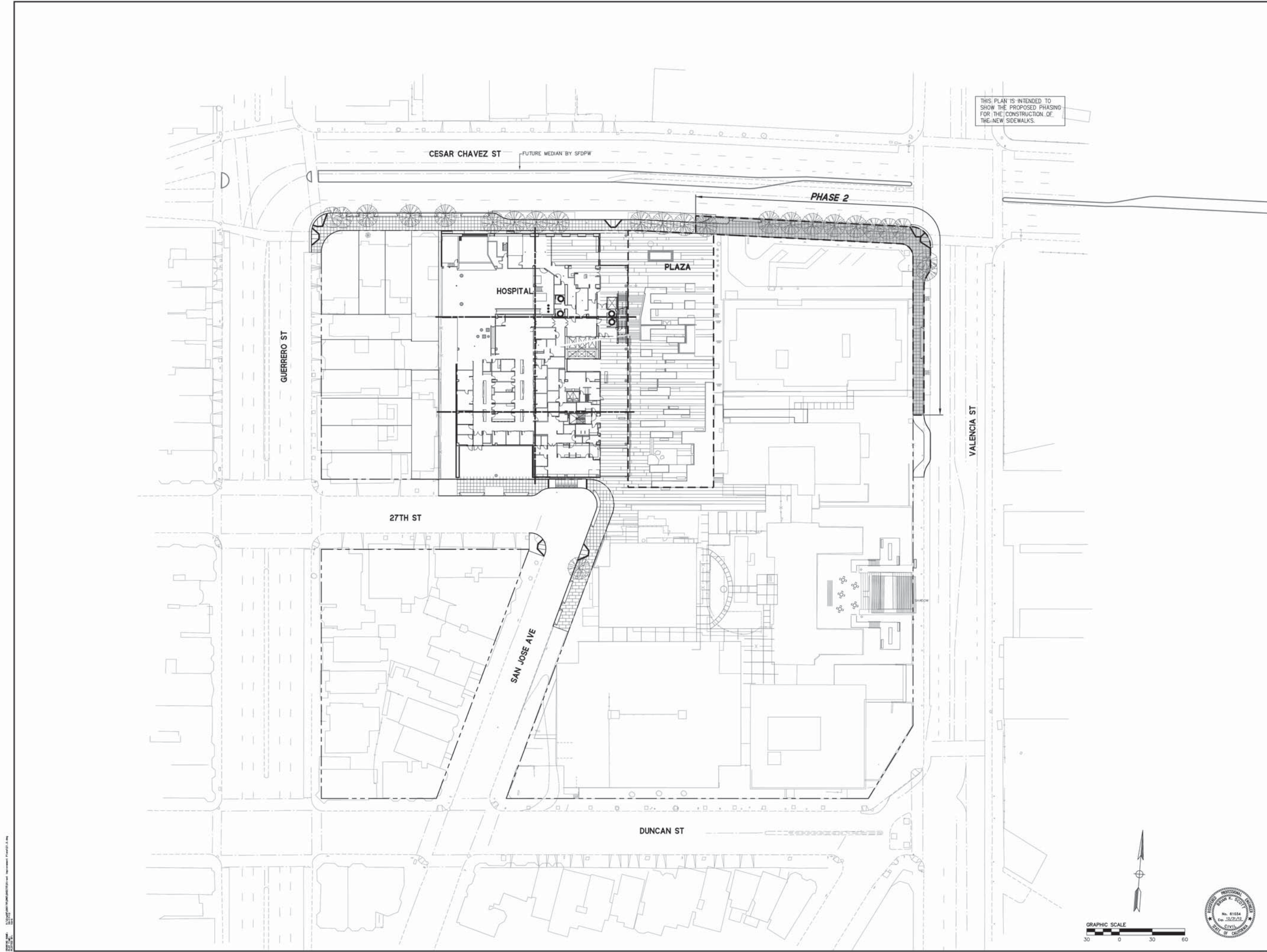


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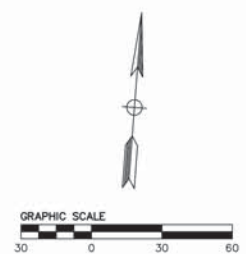
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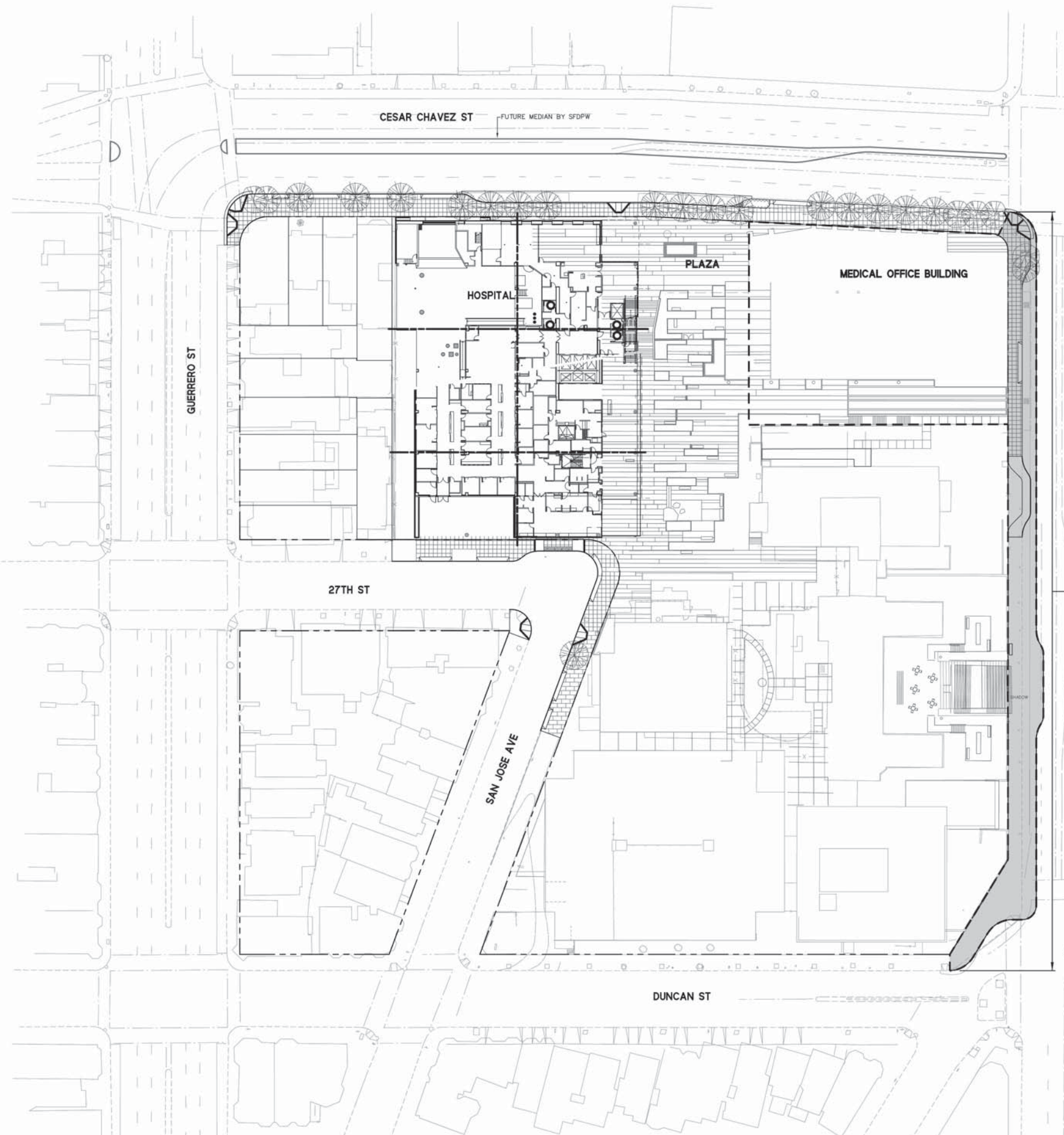
C1.3



THIS PLAN IS INTENDED TO SHOW THE PROPOSED PHASING FOR THE CONSTRUCTION OF THE NEW SIDEWALKS.

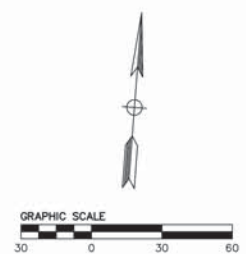


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THIS PLAN IS INTENDED TO SHOW THE PROPOSED PHASING FOR THE CONSTRUCTION OF THE NEW SIDEWALKS.

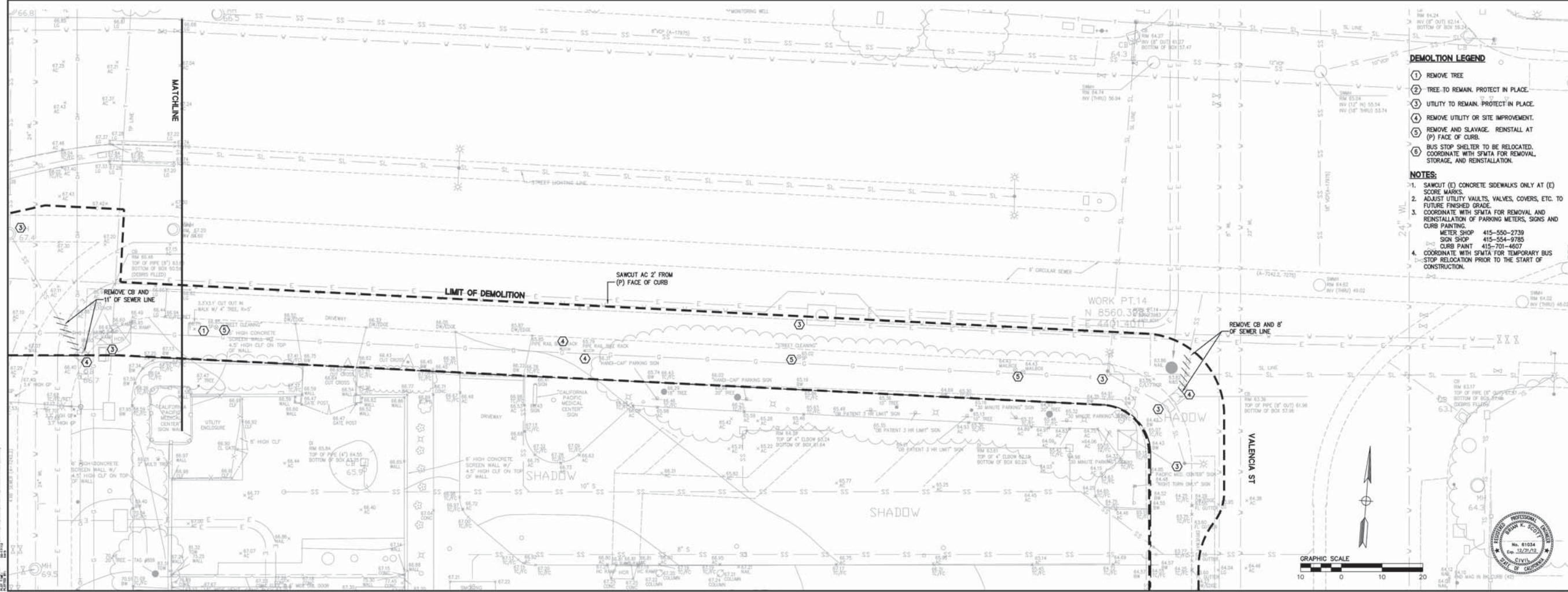
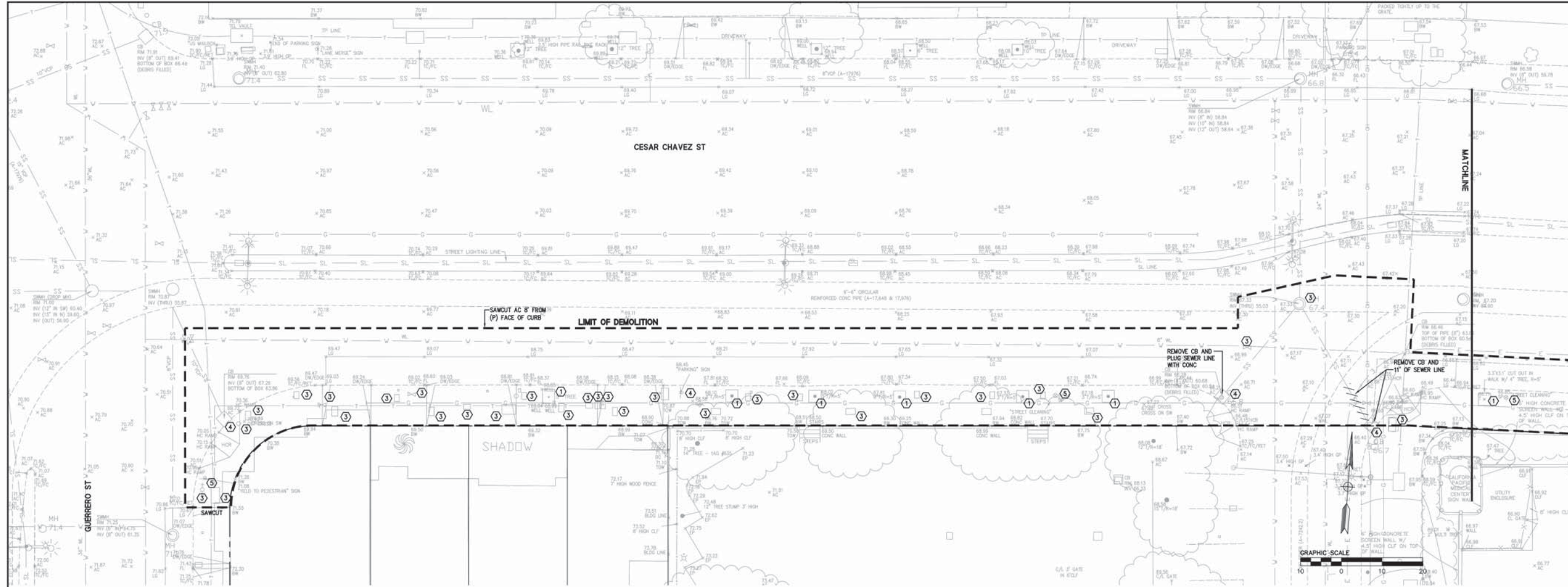
**PHASE 3**  
SIDEWALK WIDENING AND PLAZA BULB TO CONFORM TO MISSION STREETSCAPE PLAN



Revisions	No.	Date
	1	2-17-12

Drawing Number: **C1.4**





**DEMOLITION LEGEND**

- ① REMOVE TREE
- ② TREE TO REMAIN, PROTECT IN PLACE
- ③ UTILITY TO REMAIN, PROTECT IN PLACE
- ④ REMOVE UTILITY OR SITE IMPROVEMENT
- ⑤ REMOVE AND SLAVAGE. REINSTALL AT (P) FACE OF CURB
- ⑥ BUS STOP SHELTER TO BE RELOCATED. COORDINATE WITH SMTA FOR REMOVAL, STORAGE, AND REINSTALLATION.

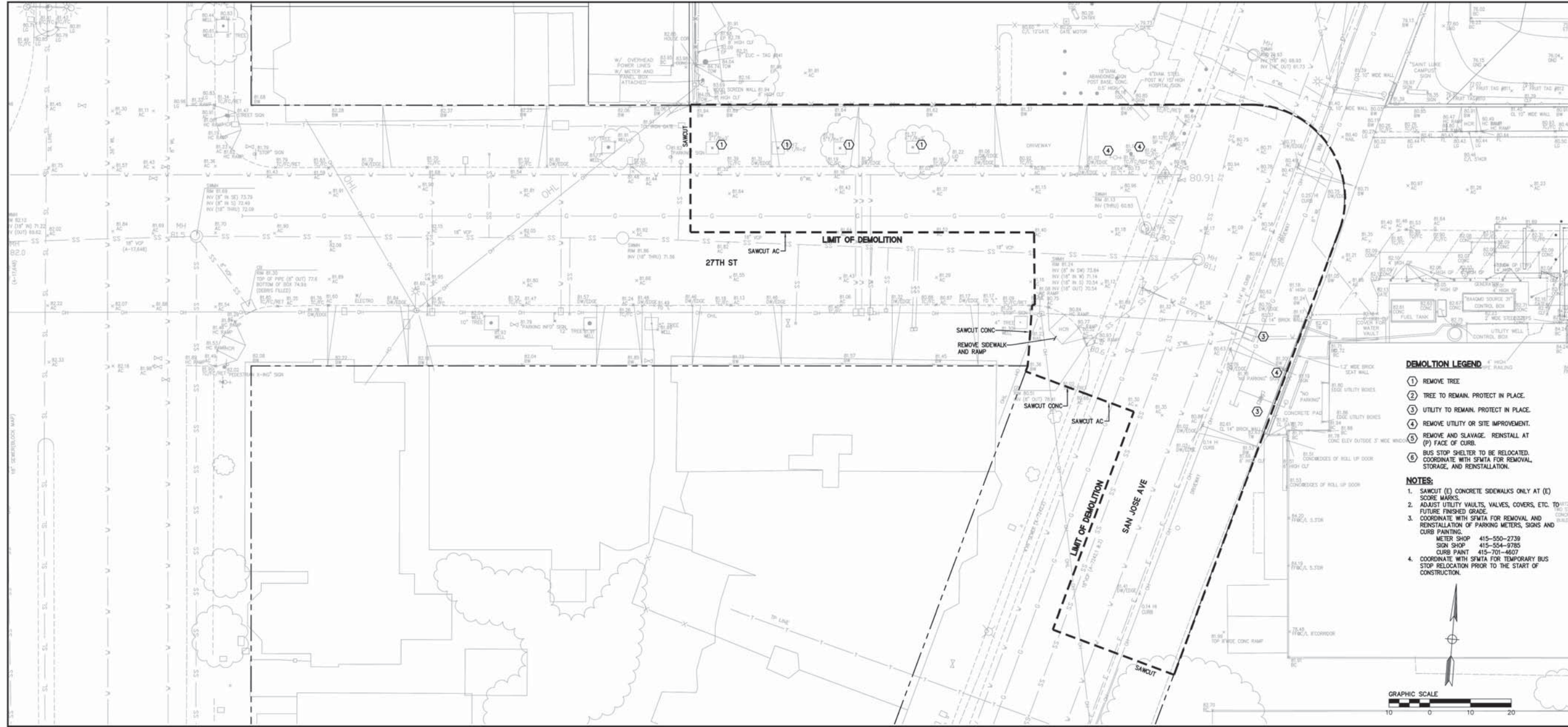
**NOTES:**

- 1. SAWCUT (E) CONCRETE SIDEWALKS ONLY AT (E) CURB MARKS.
- 2. ADJUST UTILITY VAULTS, VALVES, COVERS, ETC. TO FUTURE FINISHED GRADE.
- 3. COORDINATE WITH SMTA FOR REMOVAL AND REINSTALLATION OF PARKING METERS, SIGNS AND CURB PAINTING.  
METER SHOP 415-550-2739  
SIGN SHOP 415-554-9785  
CURB PAINT 415-701-4607
- 4. COORDINATE WITH SMTA FOR TEMPORARY BUS STOP RELOCATION PRIOR TO THE START OF CONSTRUCTION.

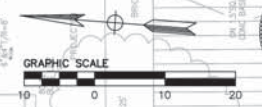
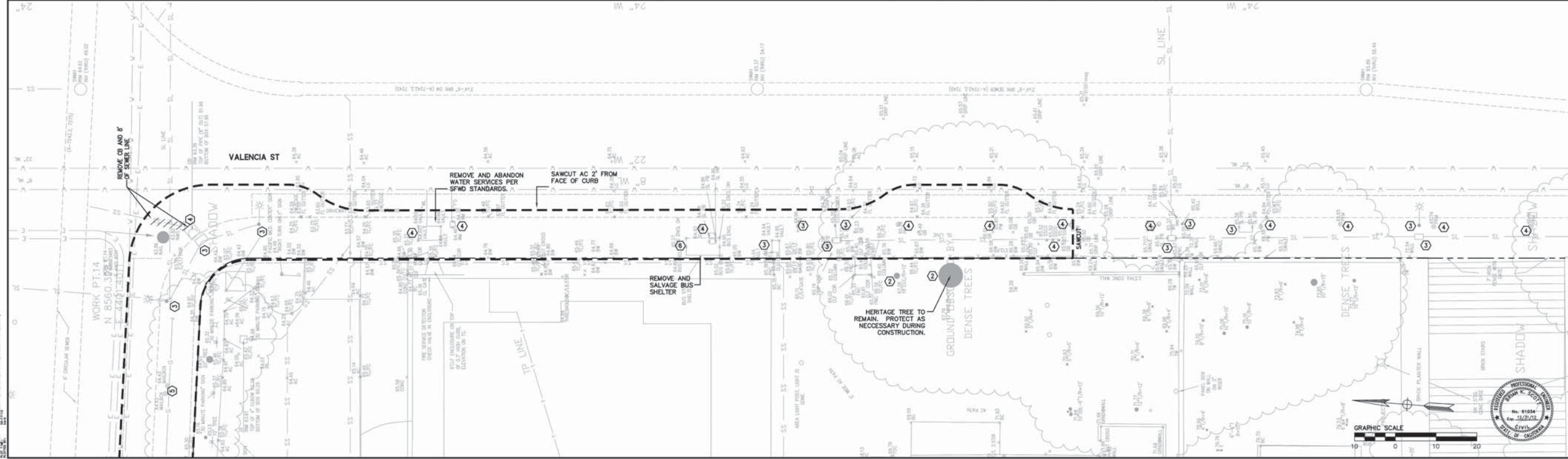
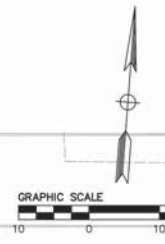


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Drawn:	BS
Checked:	BS
Approved:	BS
Job No.:	20080716

Drawing Number: **C2.0**



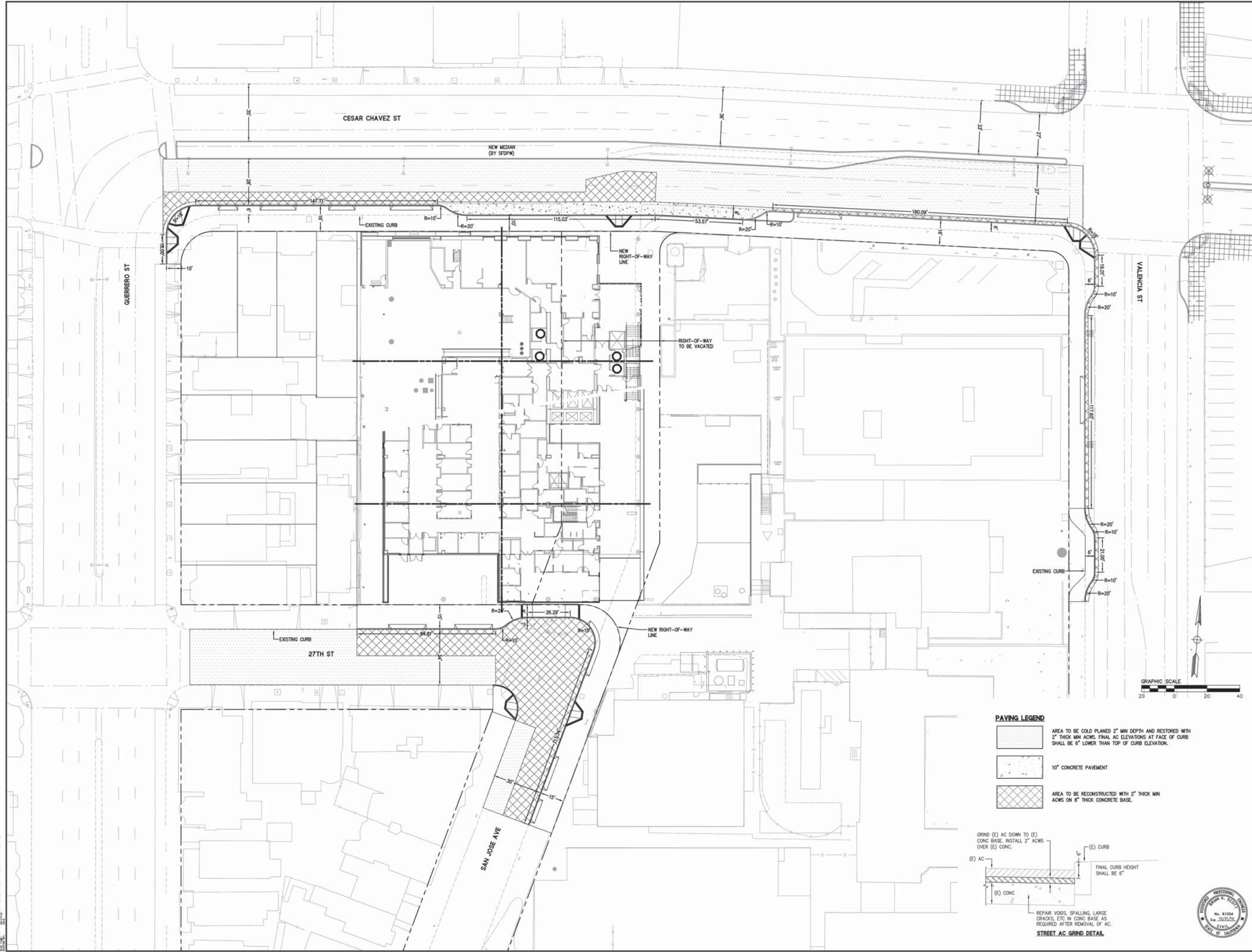
- DEMOLITION LEGEND**
- ① REMOVE TREE
  - ② TREE TO REMAIN. PROTECT IN PLACE.
  - ③ UTILITY TO REMAIN. PROTECT IN PLACE.
  - ④ REMOVE UTILITY OR SITE IMPROVEMENT.
  - ⑤ REMOVE AND SALVAGE. REINSTALL AT (P) FACE OF CURB.
  - ⑥ BUS STOP SHELTER TO BE RELOCATED. COORDINATE WITH SFMTA FOR REMOVAL, STORAGE, AND REINSTALLATION.
- NOTES:**
1. SAWCUT (E) CONCRETE SIDEWALKS ONLY AT (E) SCORE MARKS.
  2. ADJUST UTILITY VAULTS, VALVES, COVERS, ETC. TO FUTURE FINISHED GRADE.
  3. COORDINATE WITH SFMTA FOR REMOVAL AND REINSTALLATION OF PARKING METERS, SIGNS AND CURB PAINTING.
  4. METER SHOP 415-550-2739  
SIGN SHOP 415-554-9785  
CURB PAINT 415-701-4907
  5. COORDINATE WITH SFMTA FOR TEMPORARY BUS STOP RELOCATION PRIOR TO THE START OF CONSTRUCTION.






Date:	2-17-12
Scale:	1"=10'
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Checked:	BS
Approved:	BS
Job No.:	20080716

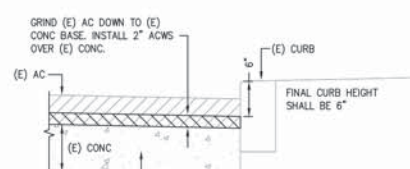
Drawing Number: **C2.1**

Revisions	No.	
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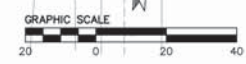


**PAVING LEGEND**

-  AREA TO BE COLD PLANED 2" MIN DEPTH AND RESTORED WITH 2" THICK MIN ACWS. FINAL AC ELEVATIONS AT FACE OF CURB SHALL BE 6" LOWER THAN TOP OF CURB ELEVATION.
-  10" CONCRETE PAVEMENT
-  AREA TO BE RECONSTRUCTED WITH 2" THICK MIN ACWS ON 6" THICK CONCRETE BASE.

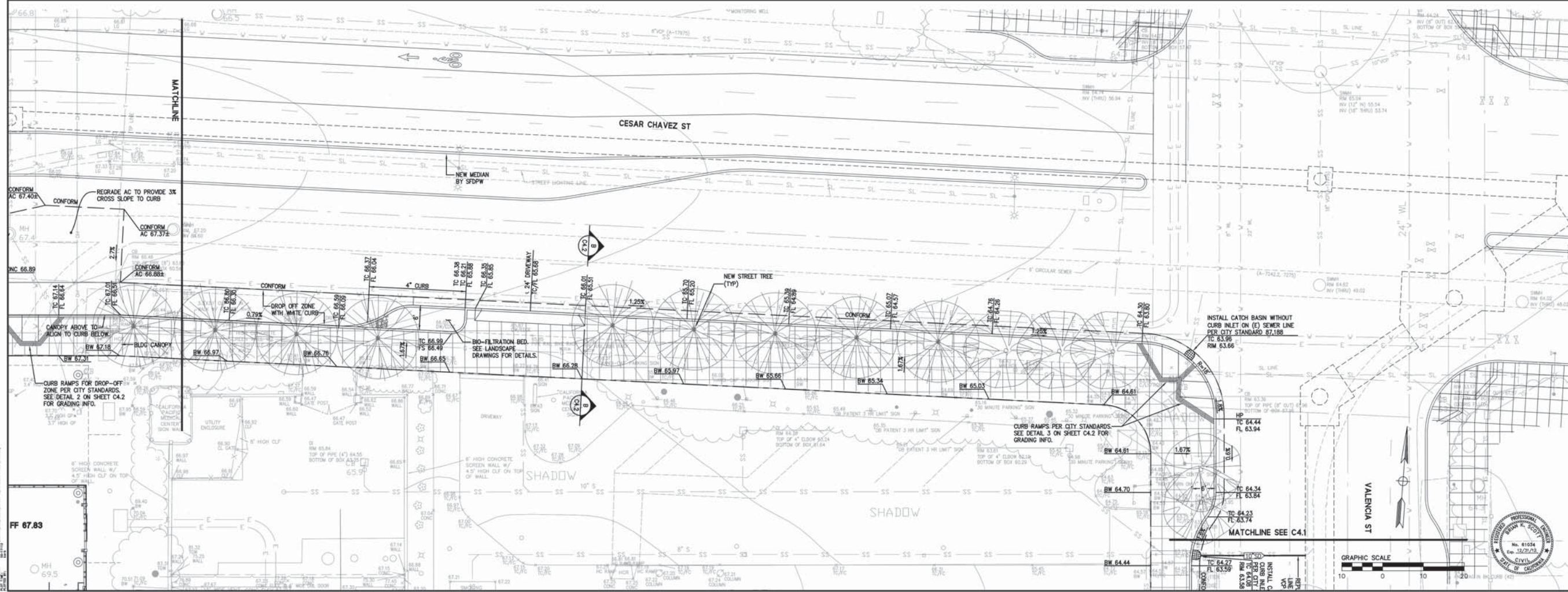
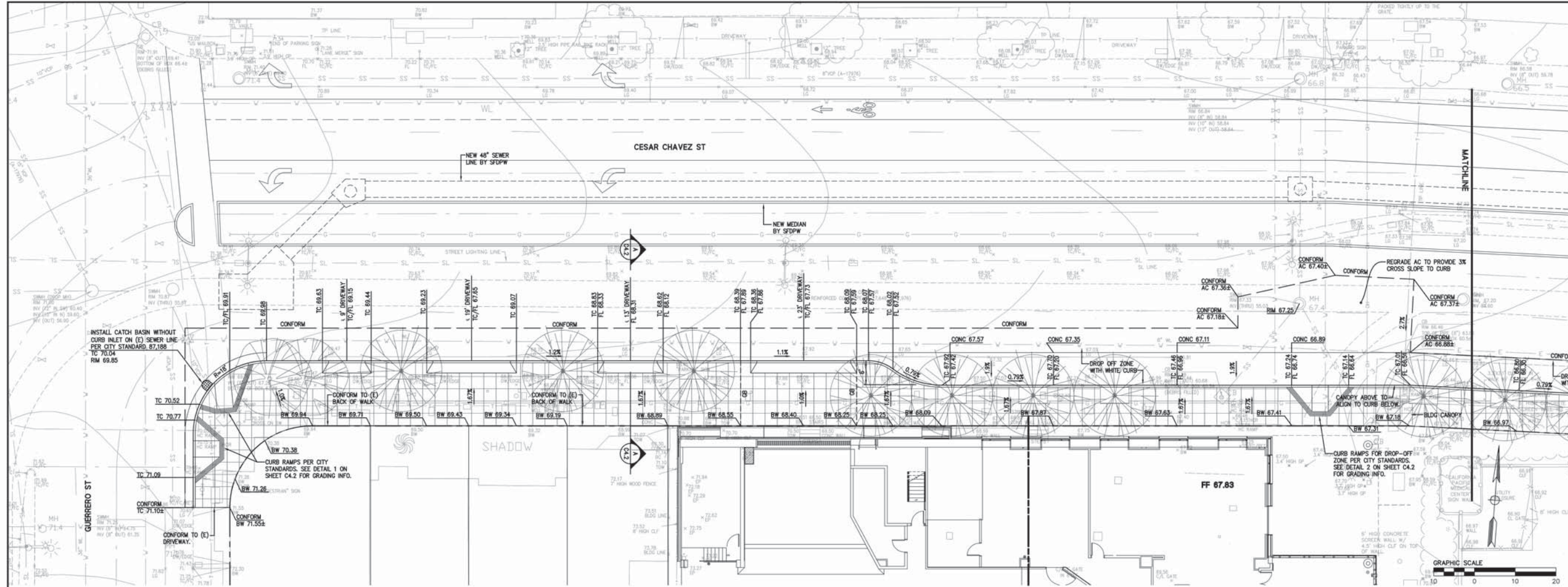


REPAIR VOIDS, SPALLING, LARGE CRACKS, ETC IN CONC BASE AS REQUIRED AFTER REMOVAL OF AC.  
**STREET AC GRIND DETAIL**



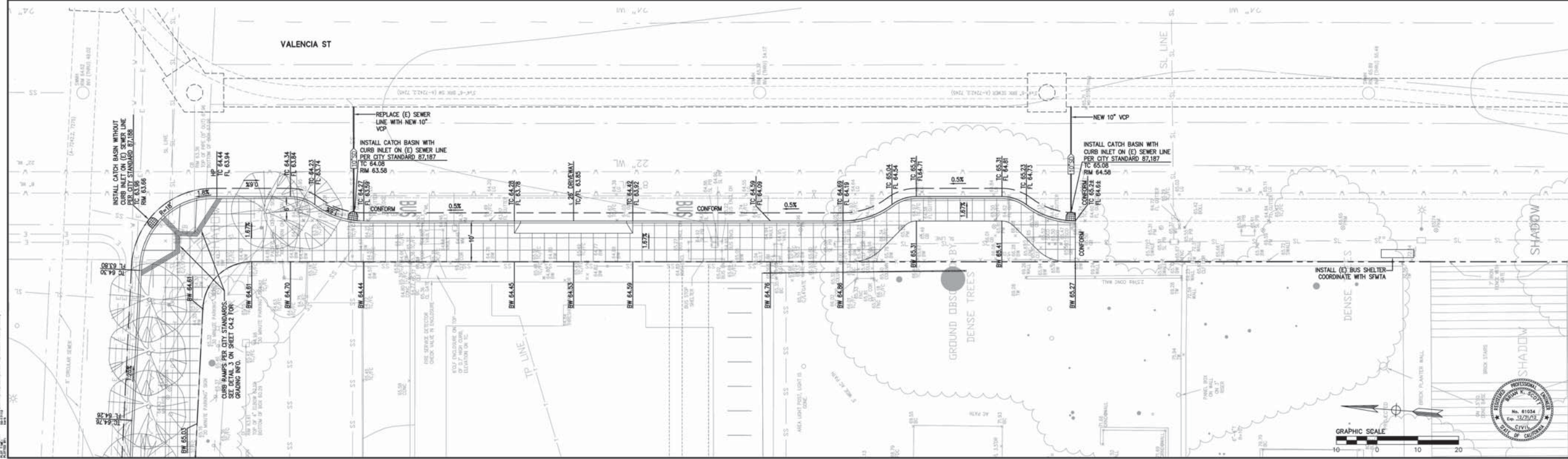
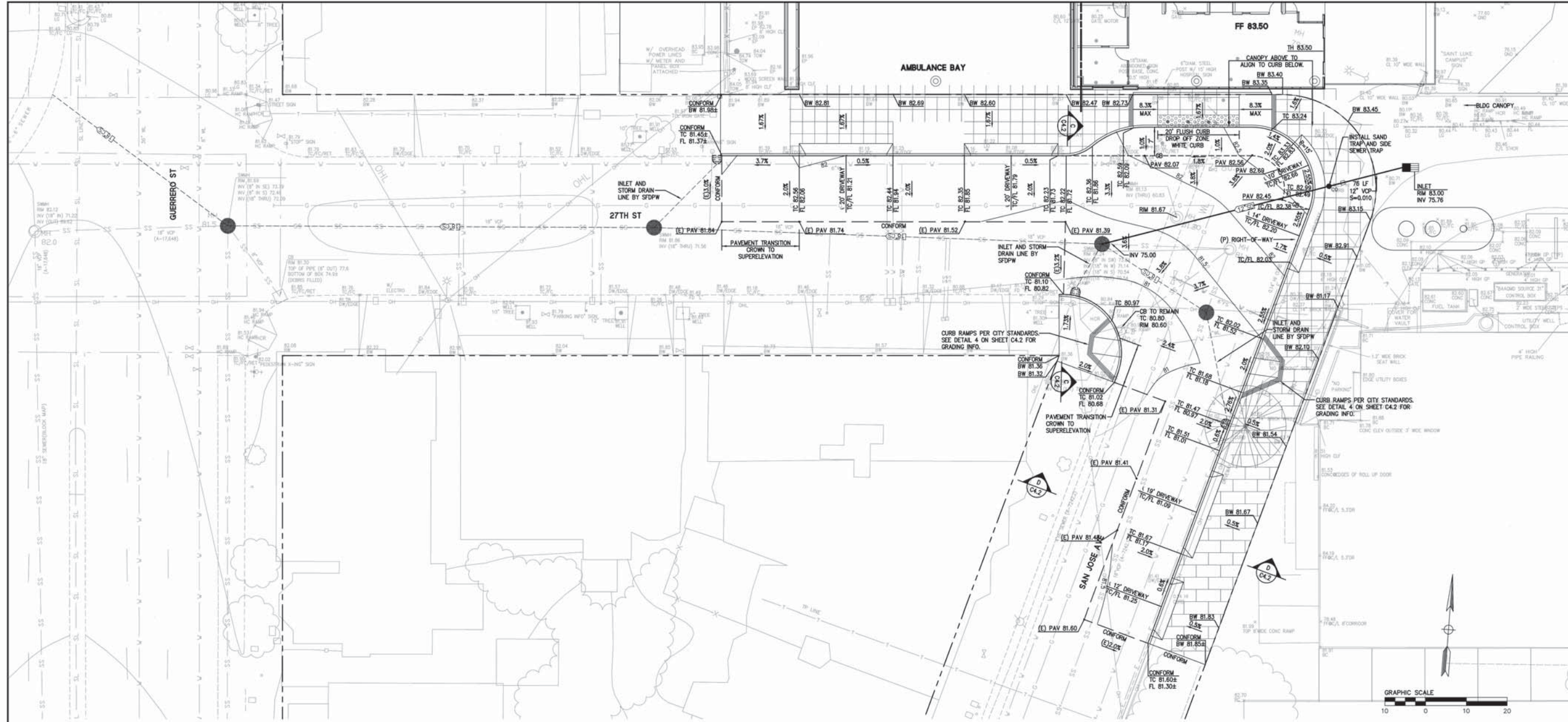
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PLOTTER: HP DesignJet 5000PS

**ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
GRADING AND DRAINAGE PLAN**

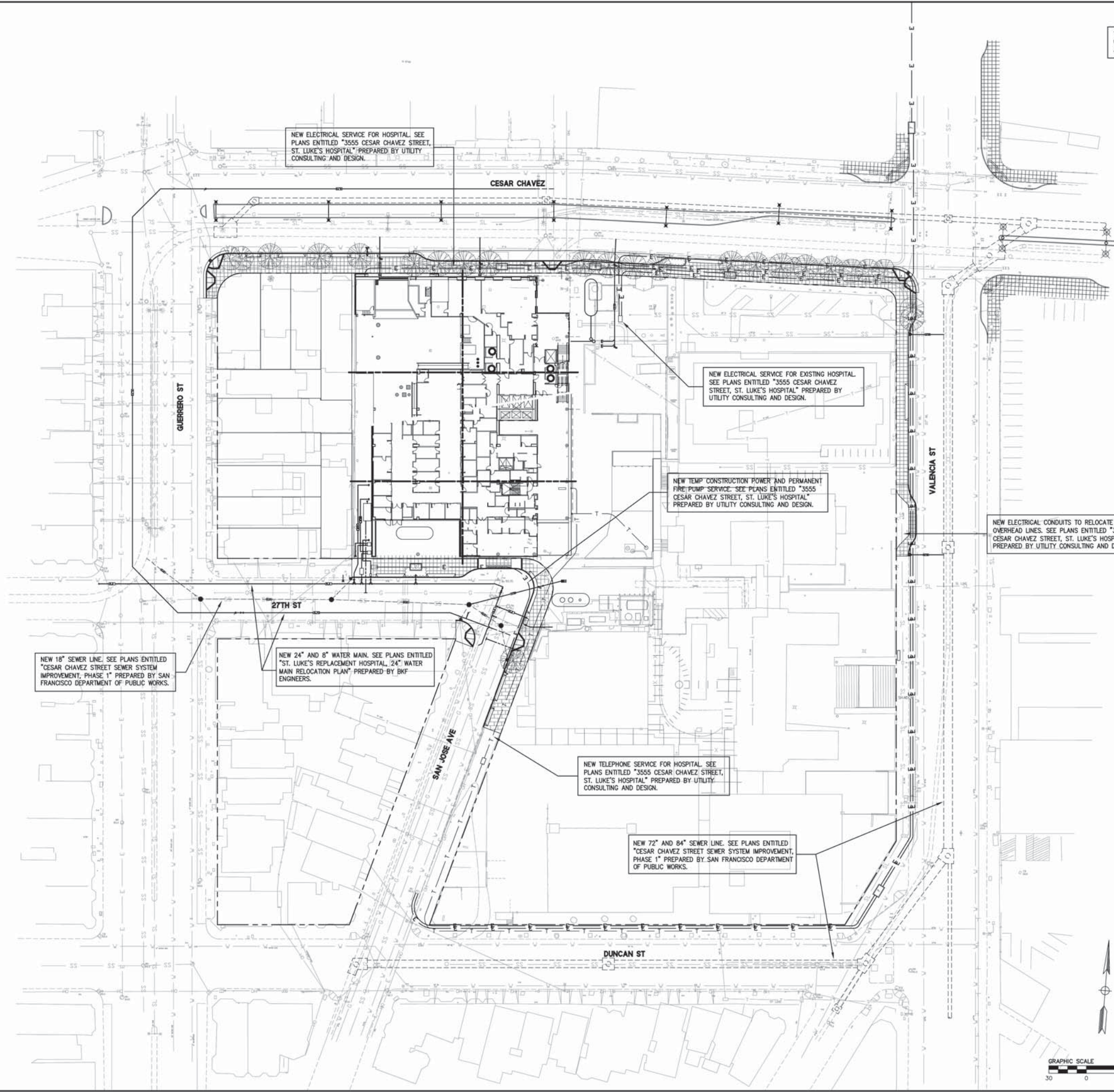


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Checker:	BS
Approver:	BS
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Date:	2-17-12
Scale:	1"=10'
Drawn:	BS
Checked:	BS
Approved:	BS
Drawing Number:	C4.1
Job No.:	20080716



THIS PLAN IS INTENDED TO SHOW THE  
OVERALL SCOPE OF UTILITY WORK  
ASSOCIATED WITH THE ST. LUKE'S PROJECT.



NEW ELECTRICAL SERVICE FOR HOSPITAL SEE  
PLANS ENTITLED "3555 CESAR CHAVEZ STREET,  
ST. LUKE'S HOSPITAL" PREPARED BY UTILITY  
CONSULTING AND DESIGN.

NEW ELECTRICAL SERVICE FOR EXISTING HOSPITAL  
SEE PLANS ENTITLED "3555 CESAR CHAVEZ  
STREET, ST. LUKE'S HOSPITAL" PREPARED BY  
UTILITY CONSULTING AND DESIGN.

NEW TEMP CONSTRUCTION POWER AND PERMANENT  
FIRE PUMP SERVICE. SEE PLANS ENTITLED "3555  
CESAR CHAVEZ STREET, ST. LUKE'S HOSPITAL"  
PREPARED BY UTILITY CONSULTING AND DESIGN.

NEW ELECTRICAL CONDUITS TO RELOCATE EXISTING  
OVERHEAD LINES. SEE PLANS ENTITLED "3555  
CESAR CHAVEZ STREET, ST. LUKE'S HOSPITAL"  
PREPARED BY UTILITY CONSULTING AND DESIGN.

NEW 18" SEWER LINE. SEE PLANS ENTITLED  
"CESAR CHAVEZ STREET SEWER SYSTEM  
IMPROVEMENT, PHASE 1" PREPARED BY SAN  
FRANCISCO DEPARTMENT OF PUBLIC WORKS.

NEW 24" AND 8" WATER MAIN. SEE PLANS ENTITLED  
"ST. LUKE'S REPLACEMENT HOSPITAL, 24" WATER  
MAIN RELOCATION PLAN" PREPARED BY BKF  
ENGINEERS.

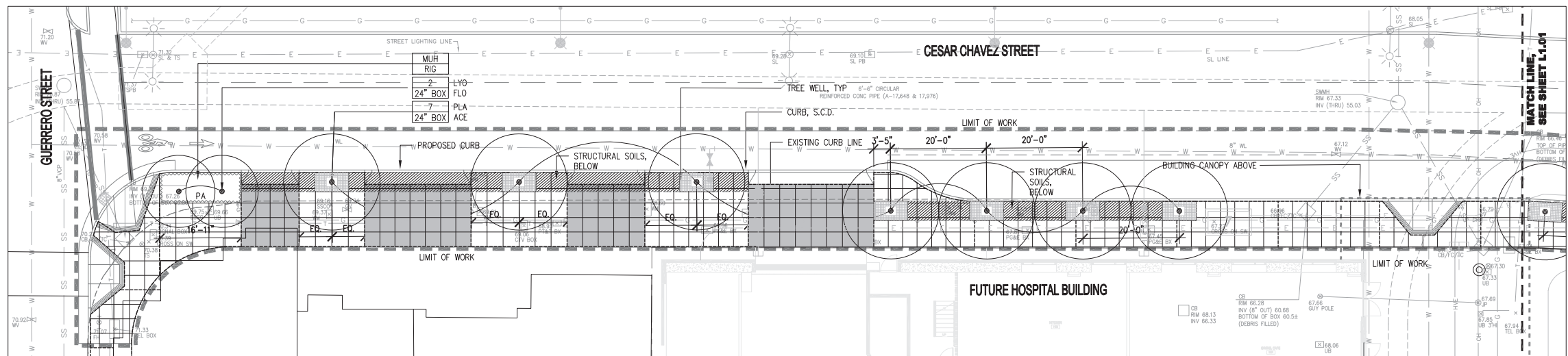
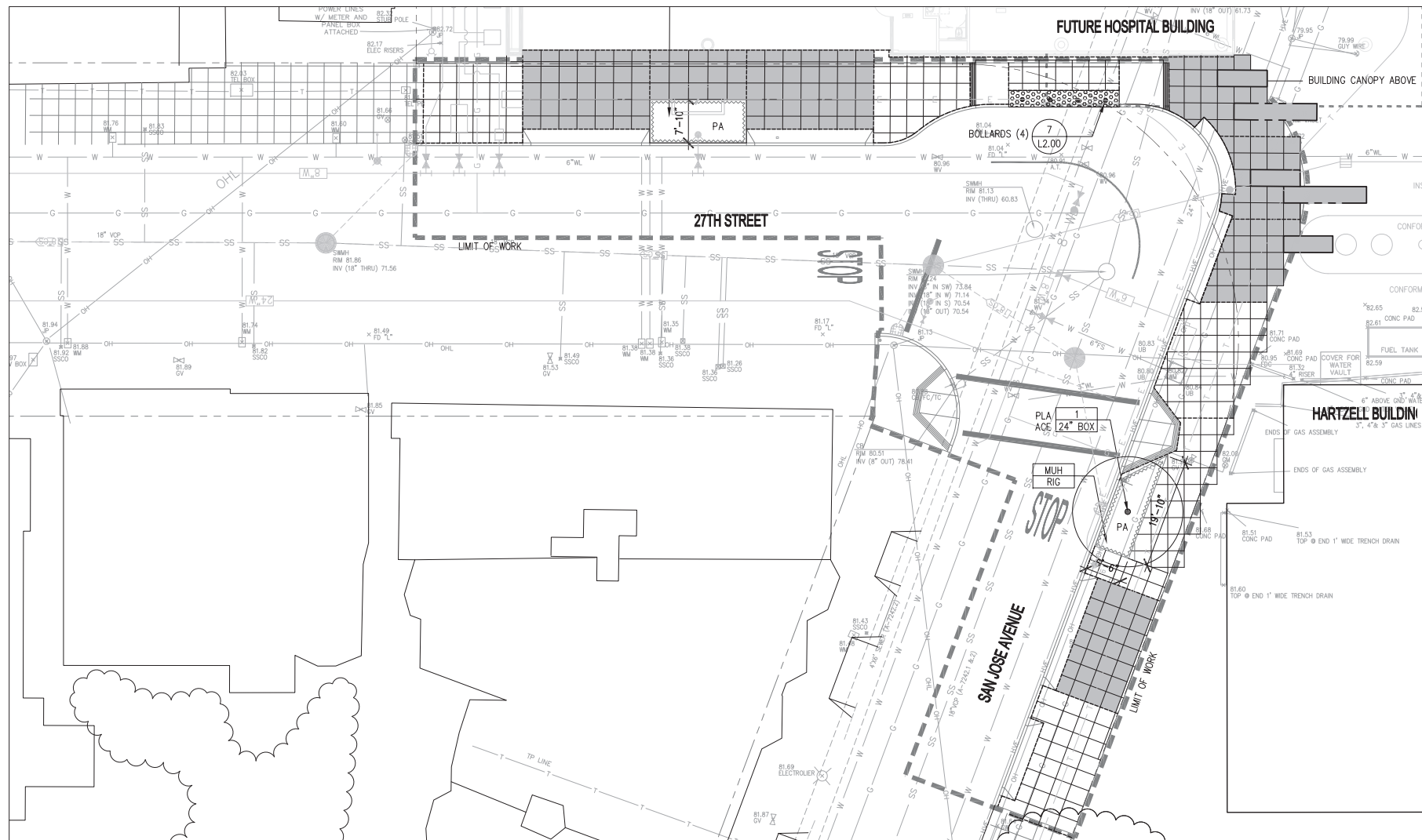
NEW TELEPHONE SERVICE FOR HOSPITAL SEE  
PLANS ENTITLED "3555 CESAR CHAVEZ STREET,  
ST. LUKE'S HOSPITAL" PREPARED BY UTILITY  
CONSULTING AND DESIGN.

NEW 72" AND 84" SEWER LINE. SEE PLANS ENTITLED  
"CESAR CHAVEZ STREET SEWER SYSTEM IMPROVEMENT,  
PHASE 1" PREPARED BY SAN FRANCISCO DEPARTMENT  
OF PUBLIC WORKS.



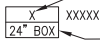







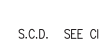






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**C5.0**

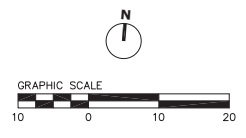


**LEGEND**

	EXP. JOINT		7	BOLLARD		XXXXXX	TREE SPECIE
	TOOL JOINT		10	TREE WELL			TREE SIZE
	POUR IN PLACE COLOR CONCRETE (3' MODULE), OR PRECAST CONCRETE PAVERS		11,12	UNDERSTORY PLANTING			PROPERTY LINE
	1 or 3	VEHICULAR PAVING					LIMIT OF WORK
	5	TRUNCATED DOME PAVERS					S.C.D. SEE CIVIL DRAWINGS
	STRUCTURAL SOILS, BELOW			STREET TREE			

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HYDROZONE	COMMENTS
<b>TREES</b>						
						8,9
LYO FLO	LYONOTHAMUS FLORIBUNDUS	CATALINA IRONWOOD	24"BOX	PER PLAN	L	
PLA ACE	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24"BOX	PER PLAN	M	
<b>SHRUBS/GRASSES</b>						
						11,12
EPH CAN	EPILOBIUM CANUM SP. CANUM	CALIFORNIA FUCHSIA	1 GAL	20" O.C.	L	
EPH CAN	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	18" O.C.	L	



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ENGINEERING & SURVEYING PLANNERS

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S W A GROUP  
2200 BRIDGEWAY BOULEVARD  
SAUSALITO CA 94965-9904  
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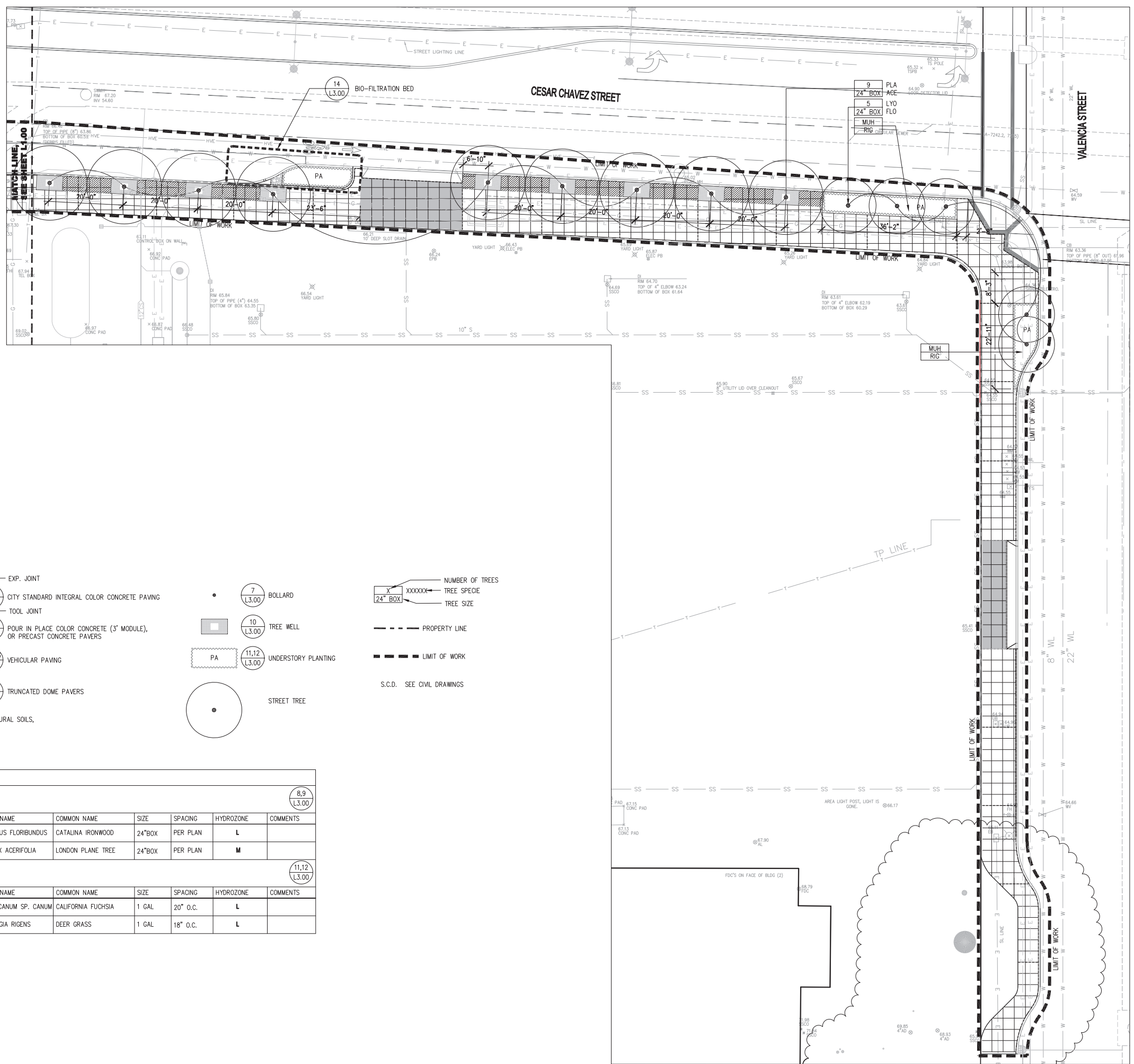
**ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
LANDSCAPE LAYOUT & PLANTING PLAN**

SAN FRANCISCO COUNTY

SAN FRANCISCO

Revisions	No.	Date	By	Checked	Approved	Job No.
		02/17/12				S116/01

Date: 02/17/12  
Scale: 1"=10'  
Drawing Number: **L1.00**

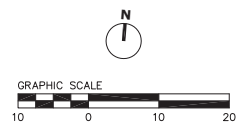


**LEGEND**

- EXP. JOINT
- 1 (L3.00) CITY STANDARD INTEGRAL COLOR CONCRETE PAVING
- TOOL JOINT
- 1 (L3.00) POUR IN PLACE COLOR CONCRETE (3' MODULE), OR PRECAST CONCRETE PAVERS
- 1 or 3 (L3.00) VEHICULAR PAVING
- 5 (L3.00) TRUNCATED DOME PAVERS
- STRUCTURAL SOILS, BELOW
- 7 (L3.00) BOLLARD
- 10 (L3.00) TREE WELL
- PA (11,12) (L3.00) UNDERSTORY PLANTING
- STREET TREE
- NUMBER OF TREES
- XXXXXX TREE SPECIE
- TREE SIZE
- PROPERTY LINE
- LIMIT OF WORK
- S.C.D. SEE CIVIL DRAWINGS

**PLANT LIST**

TREES							8,9
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HYDROZONE	COMMENTS	(L3.00)
LVI FLO	LYONOTHAMUS FLORIBUNDUS	CATALINA IRONWOOD	24"BOX	PER PLAN	L		
PLA ACE	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24"BOX	PER PLAN	M		
SHRUBS/GRASSES							11,12
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HYDROZONE	COMMENTS	(L3.00)
EPI CAN	EPILOBIUM CANUM SP. CANUM	CALIFORNIA FUCHSIA	1 GAL	20" O.C.	L		
EPI CAN	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	18" O.C.	L		



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SUITE 200  
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**S W A**

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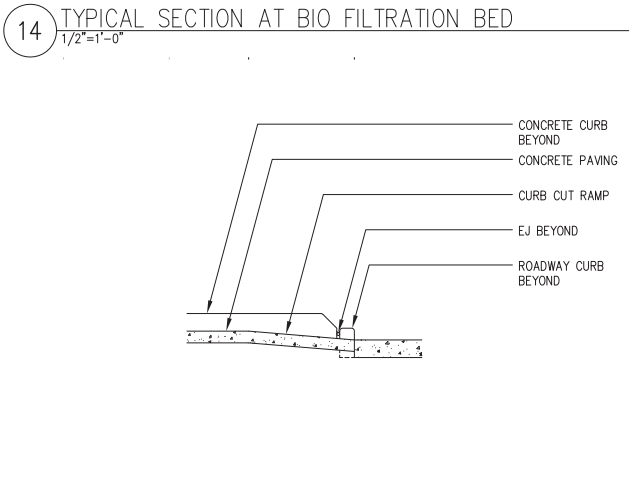
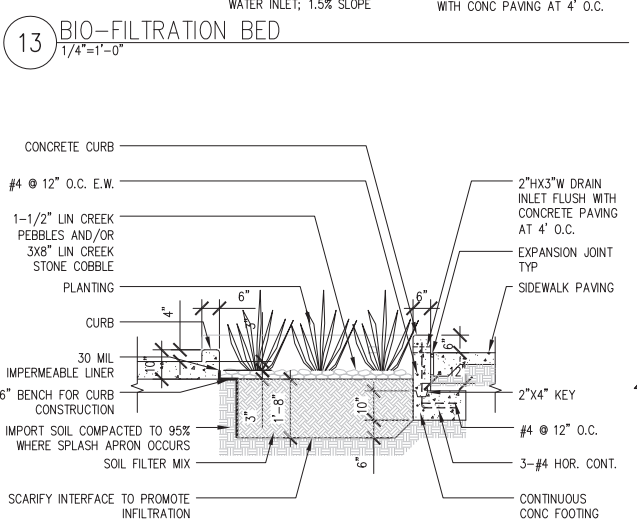
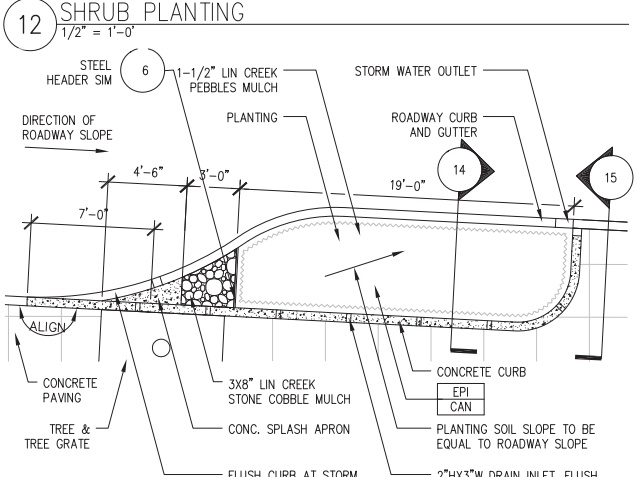
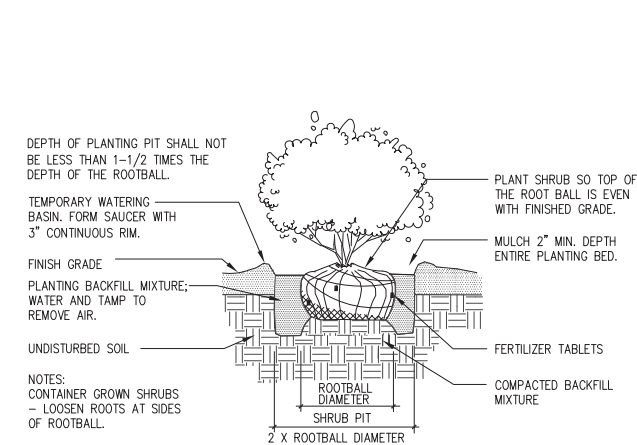
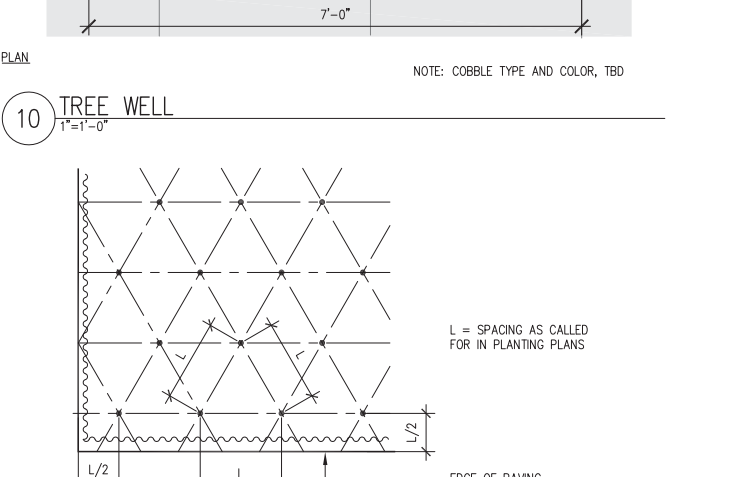
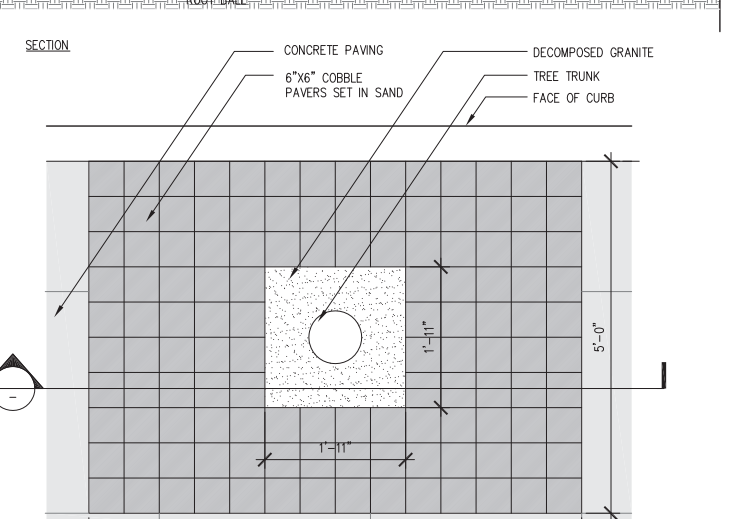
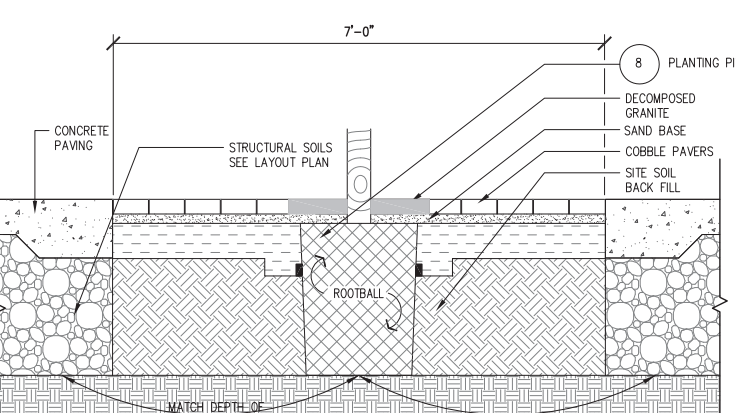
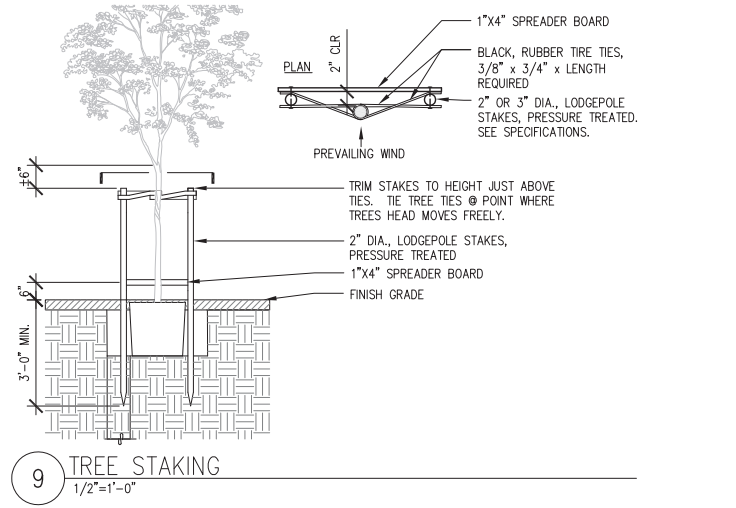
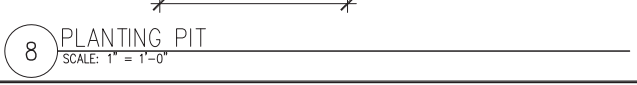
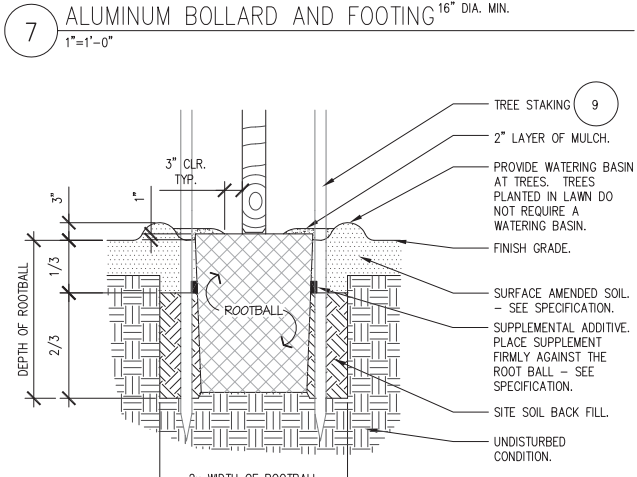
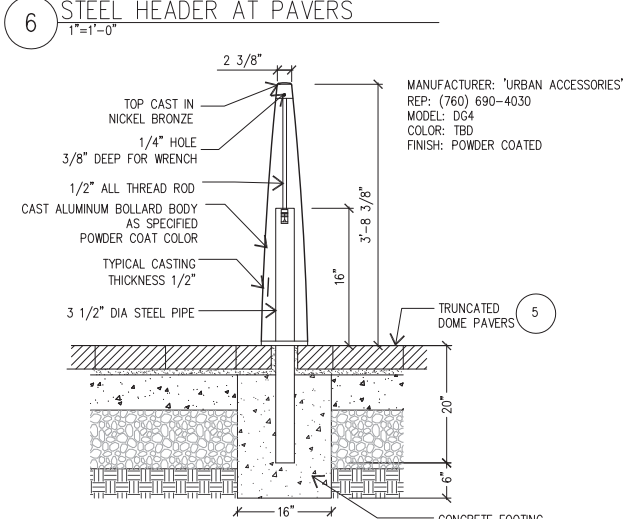
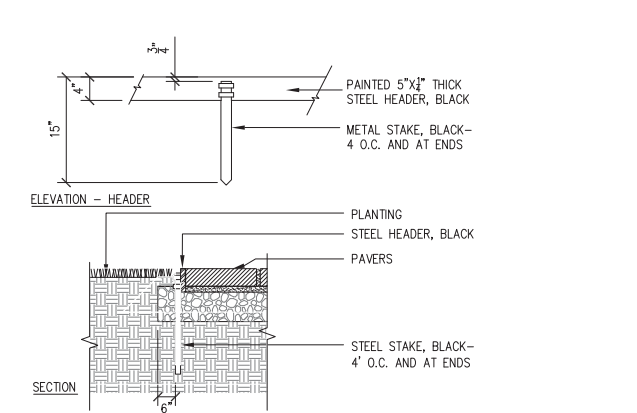
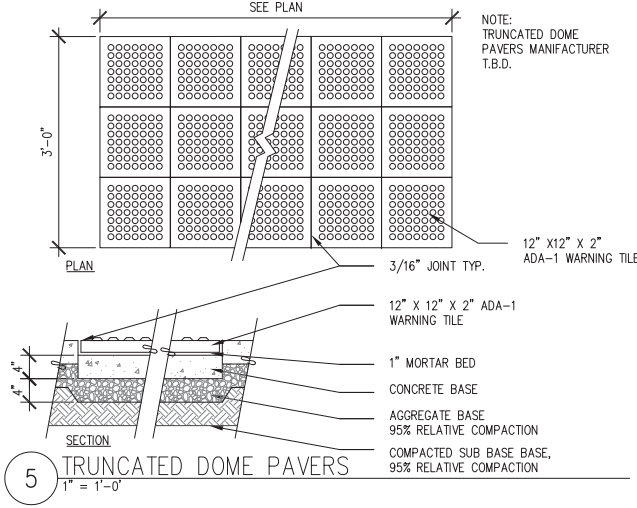
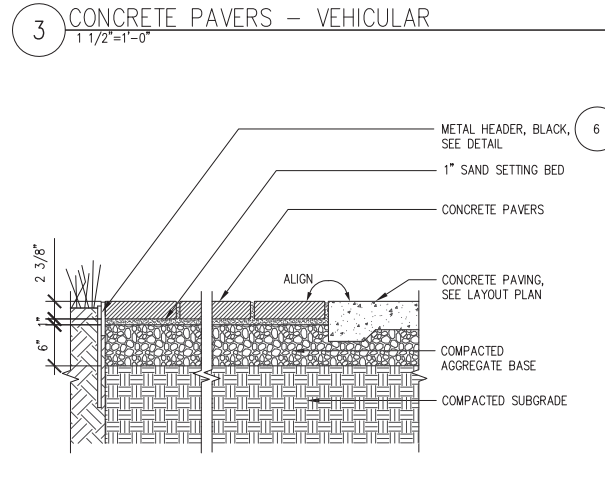
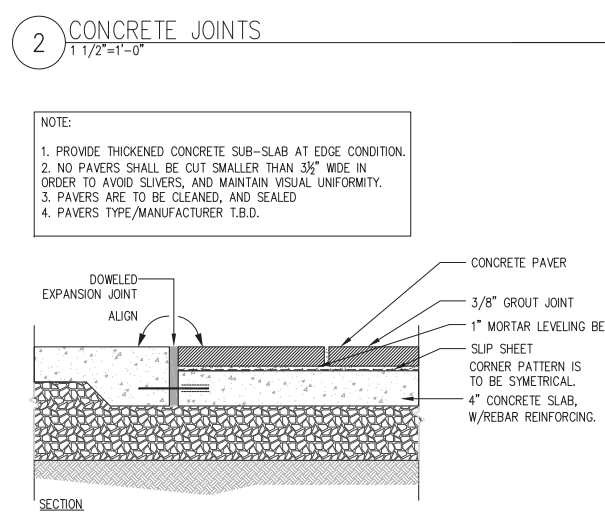
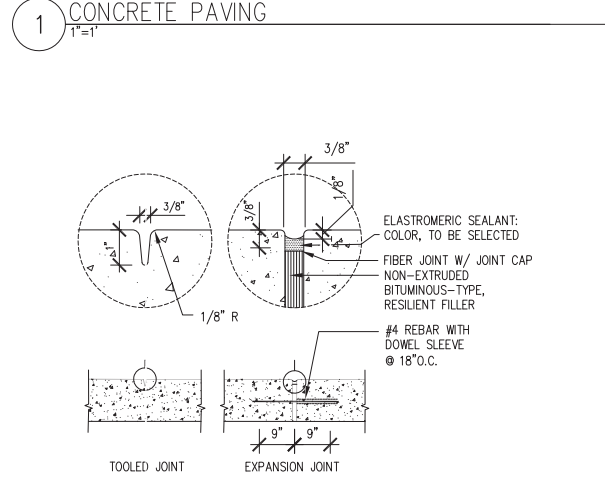
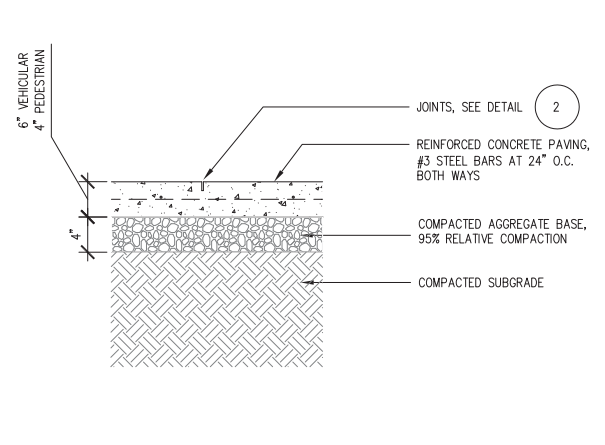
Revisions

No.	Date	Description
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		Design CD
		Drawn: EJ/AS
		Reviewed: GP
		Job No: SFR101

Drawing Number: **L1.01**



Revisions	No.	Date	By	Checked





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ISSUE	REV	DATE
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SEALS AND SIGNATURES

DRAWING TITLE  
**COVER SHEET &  
SHEET INDEX**

SCALE	
PROJECT NUMBER	38412.000
DRAWING NUMBER	<b>G0.01</b>

# California Pacific Medical Center St Luke's Medical Office Building Conditional Use Permit Application

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G0.01 COVER SHEET & SHEET INDEX

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G3.0 KEY PLAN - MOB

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### PROJECT DESCRIPTION

The proposed St Luke's Medical Office Building is 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.

The primary pedestrian access is Cesar Chavez and the vehicular drop off is on the first floor inside the garage. The MOB is connected to the adjacent hospital through the conference spaces under the central plaza.

## TREE PROTECTION PLAN

All existing trees to remain are to be protected per the Tree Survey and Protection Plan prepared by Consulting Arborist, Roy C Leggitt with Tree Management Experts, dated October 28, 2011. Recommendations include but are not limited to the following:

### Pre-Construction Requirements:

**Nesting Survey Requirement:** The Federal Migratory Bird Treaty Act of 1918 prohibits the taking or destroying of any bird, part, nest or eggs. To comply with this law, tree pruning and removal activities should not occur during bird nesting season. As noted in the Presidio of San Francisco Vegetation Management Plan of 2001, most bird species breed and nest between February and August 15. A qualified biologist must evaluate the site prior to tree work during this timeframe to determine the presence of active or inactive nests, and give recommendations.

**Clearance Pruning:** It is preferable to remove branches using clean cuts rather than to break them with equipment. The survey indicates which trees should be pruned to a street clearance height of 14 feet. Where minimal pruning is indicated, prune as little as possible, tying branches out of the way as an alternative to making excess cuts. Untie branches when work is complete in that immediate area.

A qualified ISA-Certified Arborist must carry out all pruning in accordance with ANSI A300 Pruning Standards and must comply with City of San Francisco Pruning Standards, available from the San Francisco Department of the Environment at [http://www.sfdemironment.org/out\\_programs/](http://www.sfdemironment.org/out_programs/). Complete clearance pruning before any construction activities beneath the tree commence. Monterey Pines (Pinus radiata) should be pruned only from November through February when bark beetles are least active.

**Tree Removals:** Remove all trees recommended and approved for removal before construction begins. If trees cannot be removed before the start of the project, they must be protected and alternate means of construction will be required. Working around trees without taking the protection measures indicated in this report may create hazard trees and decrease the safety of this project. Monterey Pines (Pinus radiata) should be removed during November through February and the stumps ground out to minimize bark beetle activity that will harm trees of the same species that remain.

**Establishment of Tree Protection Zones (TPZs):** Establishing and fencing off the TPZ is vital to tree preservation. Protecting the TPZ prevents damage to roots, branches and trunk, and protects soil from compaction. The optimal TPZ is a round area with a radius equivalent to 10 or 12 times the trunk diameter, depending on the tree species, root confinement and soil type. A TPZ of this size is best to preserve both health and structure of the tree.

Install TPZ fencing in a particular area before work commences. Work within the TPZ is possible, but must be done differently than work outside the TPZ. Do not operate equipment, store materials or park vehicles within the TPZ. Have the Project Arborist on site for any work within the TPZ. Remove TPZ fencing only for the necessary work and replace it immediately thereafter. Keep TPZ fencing up until construction activities in that area are complete. Because the project is multi-phased, TPZ fencing may be removed when one phase is complete and re-installed at a later date. The exact timeline for installing and removing TPZ fencing for each tree must be established as part of the timing for construction.

To enclose trees in the landscape, use 6-foot high chain link fencing, supported by 1-1/2 or 2-inch iron pipe, spaced no more than 10 feet apart. Drive the fence posts at least 24 inches into the ground. On the St. Luke's campus, it is not possible to fence off the optimal TPZ for each tree. Follow the recommendations for TPZ fencing in the section titled "Tree Protection by Area."

To protect street trees, the existing pavement forms an effective root buffer, so TPZ fencing is not necessary. Instead, wrap the trunk to prevent injury and cover the tree wells with plywood covers to prevent soil compaction and toxic runoff from getting into the soil. For the trunk protection, wrap the trunk a minimum of 3 times with orange plastic snow fencing. Place 2 x 4 planks edge-to-edge with the wide side against the trunk so that the trunk is covered. Wrap the planks a minimum of 3 times with the snow fencing and secure. Cover the tree wells with 3/4-inch plywood. Covers should form a square or rectangle that is a few inches larger than the tree well on all 4 sides, with a circle cut out of the middle for the trunk. The open area for the trunk should be a minimum 1 inch away from the trunk, and a maximum of 3 inches. Attach the plywood to the sidewalk so that it cannot be removed or casually moved.

### Preservation Requirements during Construction

**Project Arborist Requirement:** Successful tree preservation depends on Project Arborist involvement throughout the project, including the landscaping phase. Trees are living things, and they react to the changes around them. The Project Arborist provides the following vital services:

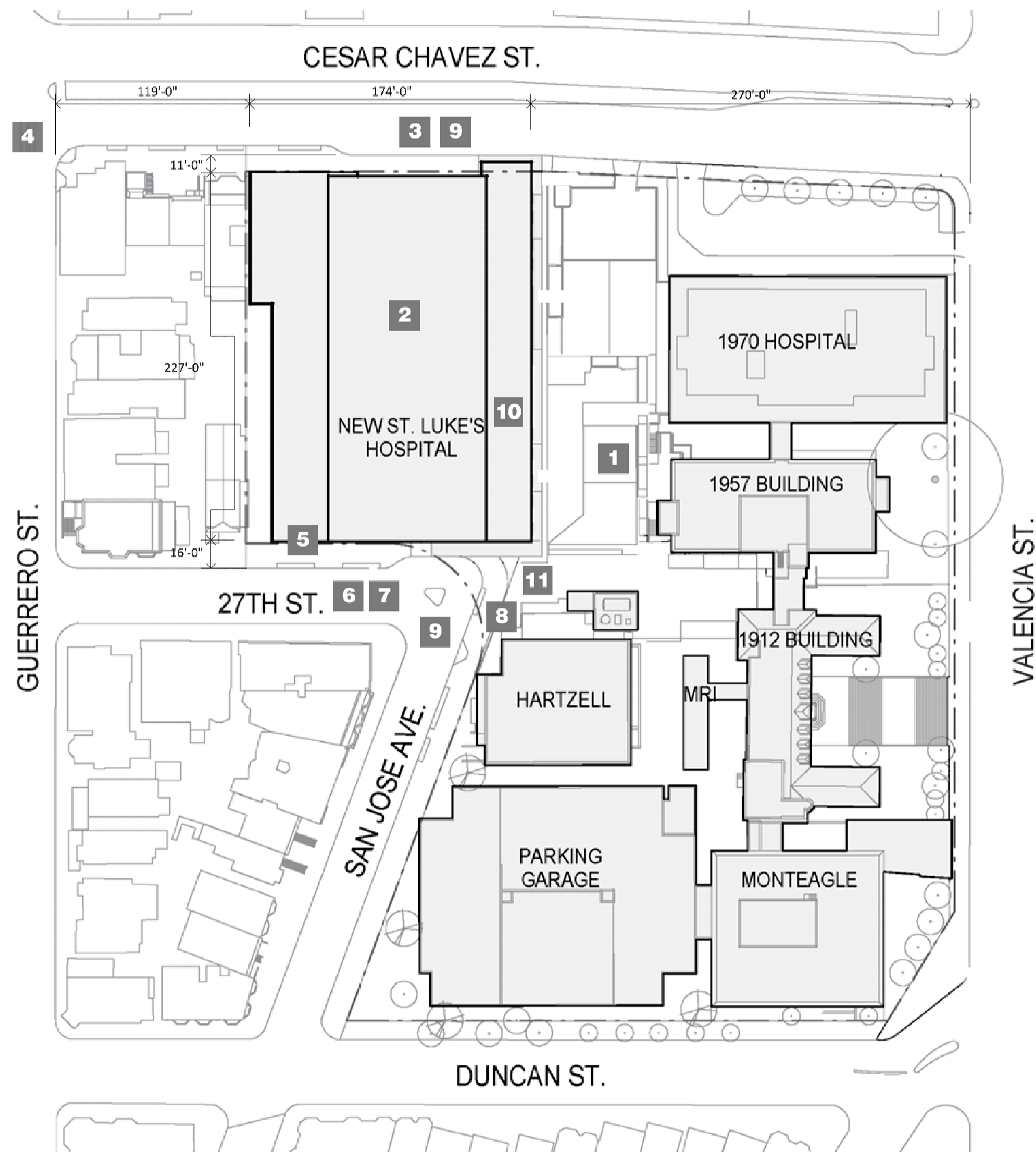
- To be on site whenever there is work within the TPZ radius of a protected tree or within TPZ fencing. We will advise contractors or subcontractors to minimize impacts to trees, and will either perform or supervise root pruning.
- Review plan changes or additional plans not included in this report for additional recommendations.
- Provide monthly inspections of protected trees, especially the Landmark Tree, and to monitor for any changes and make additional recommendations for preservation.
- Inspect protected trees at 6 months and 12 months after the project is completed and make recommendations for their ongoing care.

**Air/Water Excavation:** The TME Arborist Report of May 17, 2010, excerpted in Section 4, Appendix D, compares the various excavation options in more detail. To summarize:

Excavating trenches with equipment destroys roots. Hand excavation is slow and can also damage roots. Directional boring can damage unseen roots. Excavating the trench using air or water tools preserves roots, moves soil quickly, and allows the arborist to see the roots and make the best decision. Use air or water excavation for utility work on Duncan Street, around the Landmark Tree on Valencia, on San Jose Avenue, and north of Cesar Chavez.

**Selective Root Pruning:** Once roots are exposed using air or water excavation, the Project Arborist will inspect roots and determine which roots should remain and bridge the trench and which can be removed. Root pruning must be done cleanly with a sharp tool, under the direction of or by the Project Arborist.

**Existing Pavement as a Root Buffer:** The existing paved areas are protecting roots from damage and soil compaction. When existing pavement is removed, the exposed area within the TPZ radius should be fenced off and protected as described in this report. Staging Stage materials on paved areas and outside of TPZ fencing. Irrigation: Protected trees should be maintained on their normal irrigation schedule throughout the project. Certain trees that sustain root losses may benefit from increased irrigation, as recommended by the Project Arborist.



**CAMPUS SITE PLAN**

**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 157,000 sq.-ft. five-story hospital, providing approximately 80 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 Hospital 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** 27<sup>th</sup> 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** 27<sup>th</sup> Street/San Jose Avenue terminus street repaving (grind and overlay). Refer to sheets C3.0 & C4.1.
- 7** 27<sup>th</sup> Street/San Jose Avenue catch basin and manhole additions/replacements. Refer to sheet C5.0.
- 8** San Jose Avenue sidewalk replacement (east side from 27<sup>th</sup> Street to the south façade 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, 27<sup>th</sup> Street and San Jose Avenue. Refer to sheets L1.00 & L1.01.

**Additional Improvements**

- 10** Realign utilities currently located beneath San Jose Avenue between 27<sup>th</sup> 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) storage tanks adjacent to hospital.

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**ST LUKE'S HOSPITAL**  
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SEALS AND SIGNATURES

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**KEY PLAN  
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SCALE  
PROJECT NUMBER 38412.000  
DRAWING NUMBER **G1.0**



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**KEY PLAN  
PLAZA**

SCALE

PROJECT NUMBER 38412.000

DRAWING NUMBER **G2.0**

**St. Luke's Replacement Hospital**

**1** Demolition of St. Luke's Hospital Tower

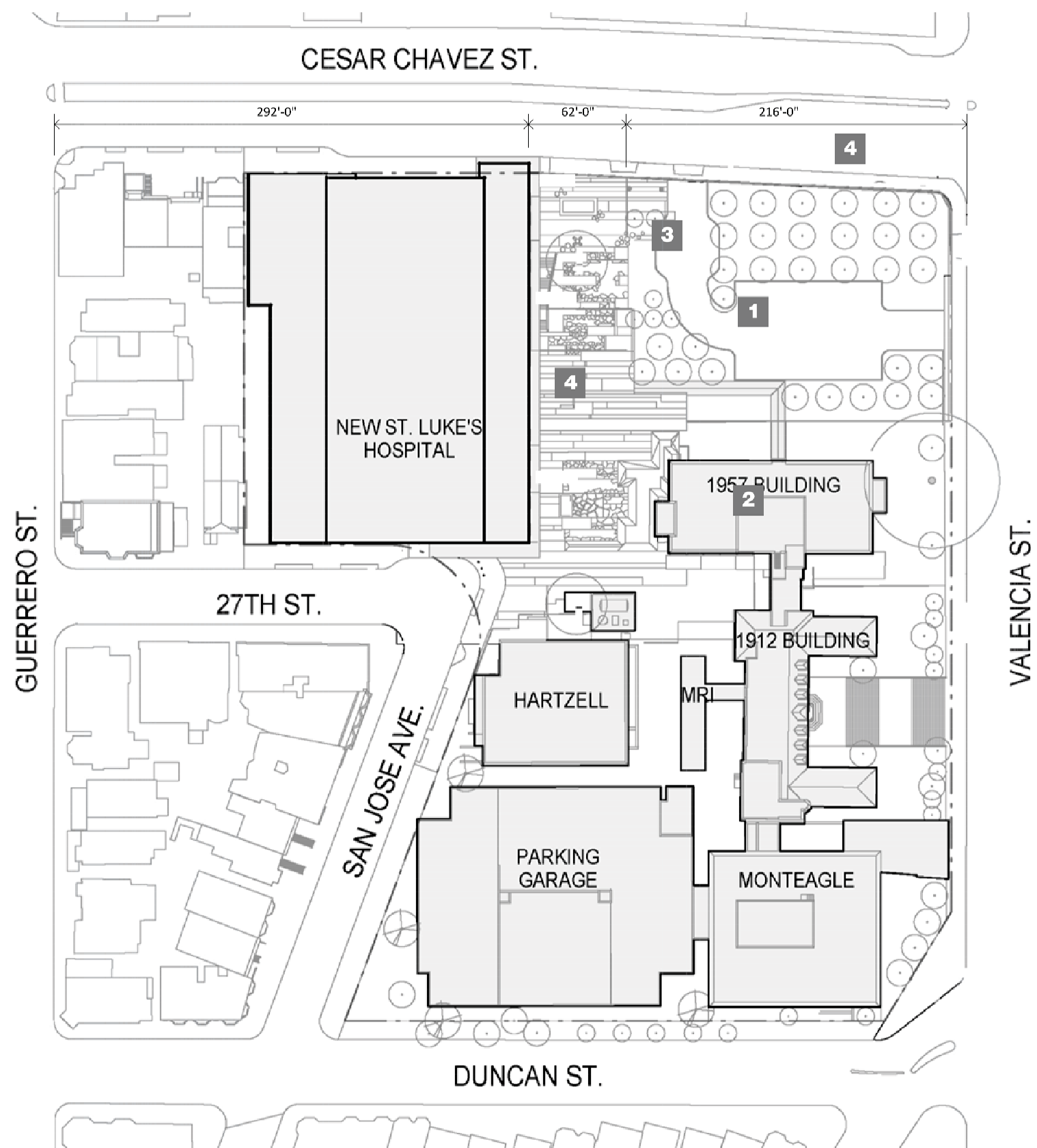
**2** Renovation and reuse of the approximately 31,700-sq.-ft. 1957 Building as administrative office, storage, and conference space.

**Medical Office Building (MOB)**

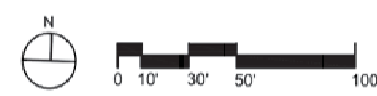
**3** Temporary drop-off and tree farm

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 27<sup>th</sup> Street, Cesar Chavez sidewalk replacement and widening (south side between eastern edge of the St. Luke's Replacement Hospital and bulbout at Valencia Street) and associated tree planting, landscape, hardscape and other streetscape improvements.

**4**



**CAMPUS SITE PLAN**





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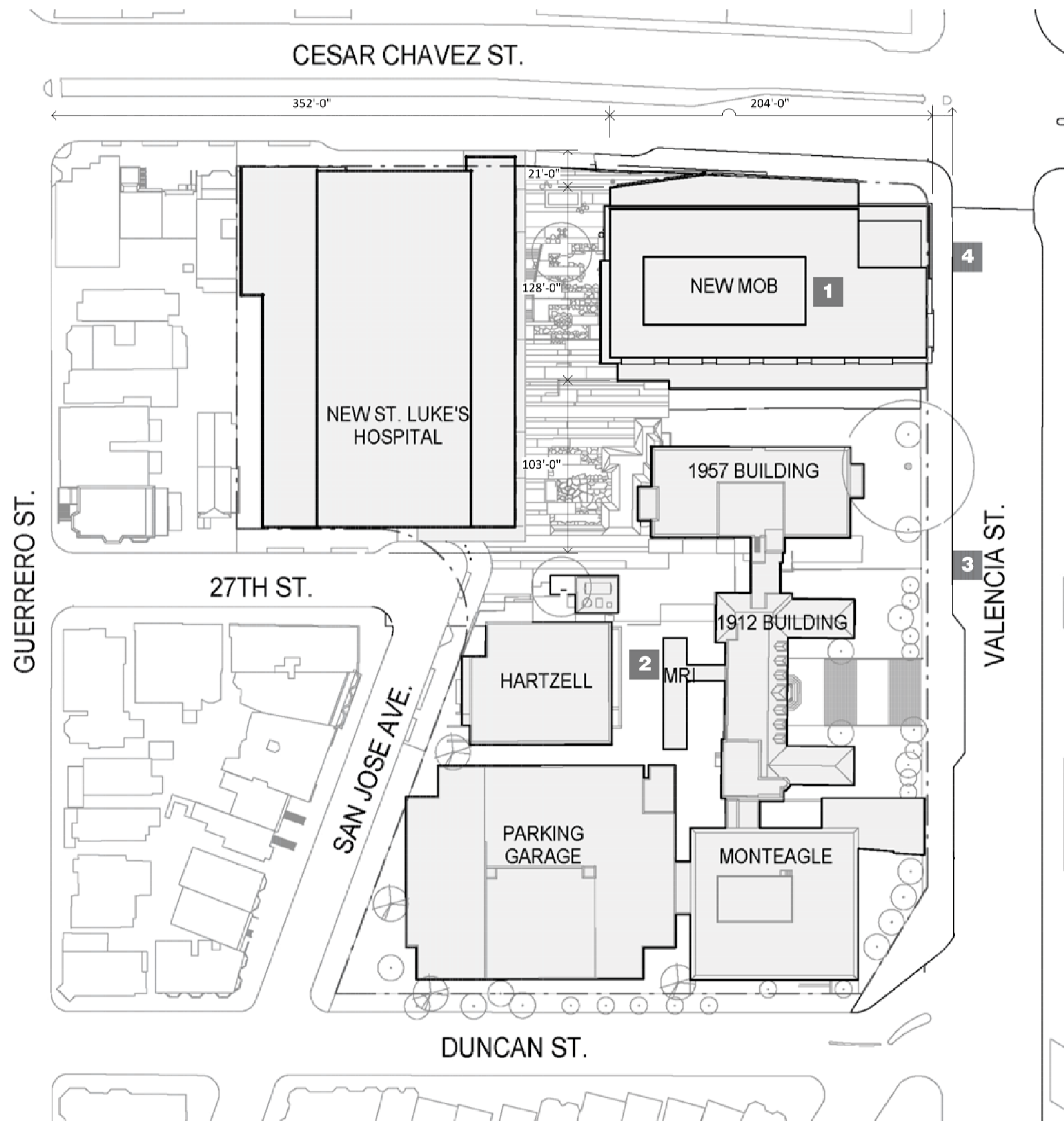
DRAWING TITLE

**KEY PLAN  
MOB**

SCALE

PROJECT NUMBER 38412.000

DRAWING NUMBER **G3.0**



**Medical Office Building (MOB)**

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 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.

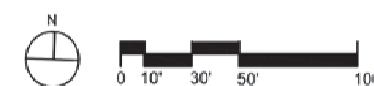
3 Street improvements, including sidewalk widening along the west side of Valencia Street between Cesar Chavez Street and Duncan/Tiffany Streets. Refer to sheet C1.4.

4 Relocate bus stop for the 36-Teresita line. Refer to sheets C3.0 & C4.1.

**NEIGHBORHOOD SITE PLAN**



**CAMPUS SITE PLAN**





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**ST LUKE'S  
MEDICAL OFFICE BUILDING**

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**Southland Industries**  
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714.901.5800

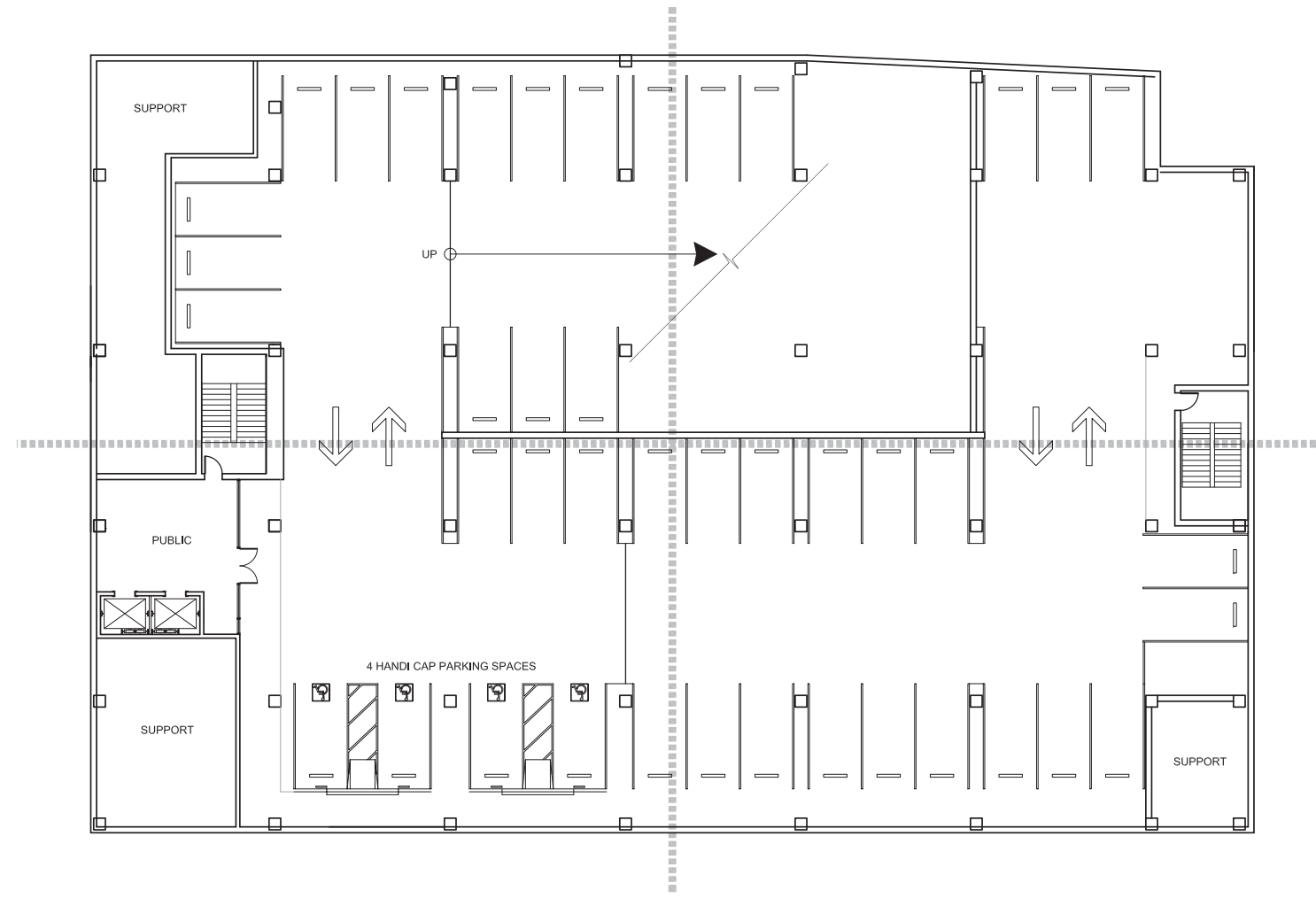
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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27



**1** PARKING FLOOR PLAN LEVEL P4  
-- A2.6 1/4" = 1'-0"



DRAWING TITLE  
**MOB LEVEL P4  
PARKING FLOOR  
PLAN**

SCALE  
PROJECT NUMBER 38412.000  
DRAWING NUMBER

**A2.6**



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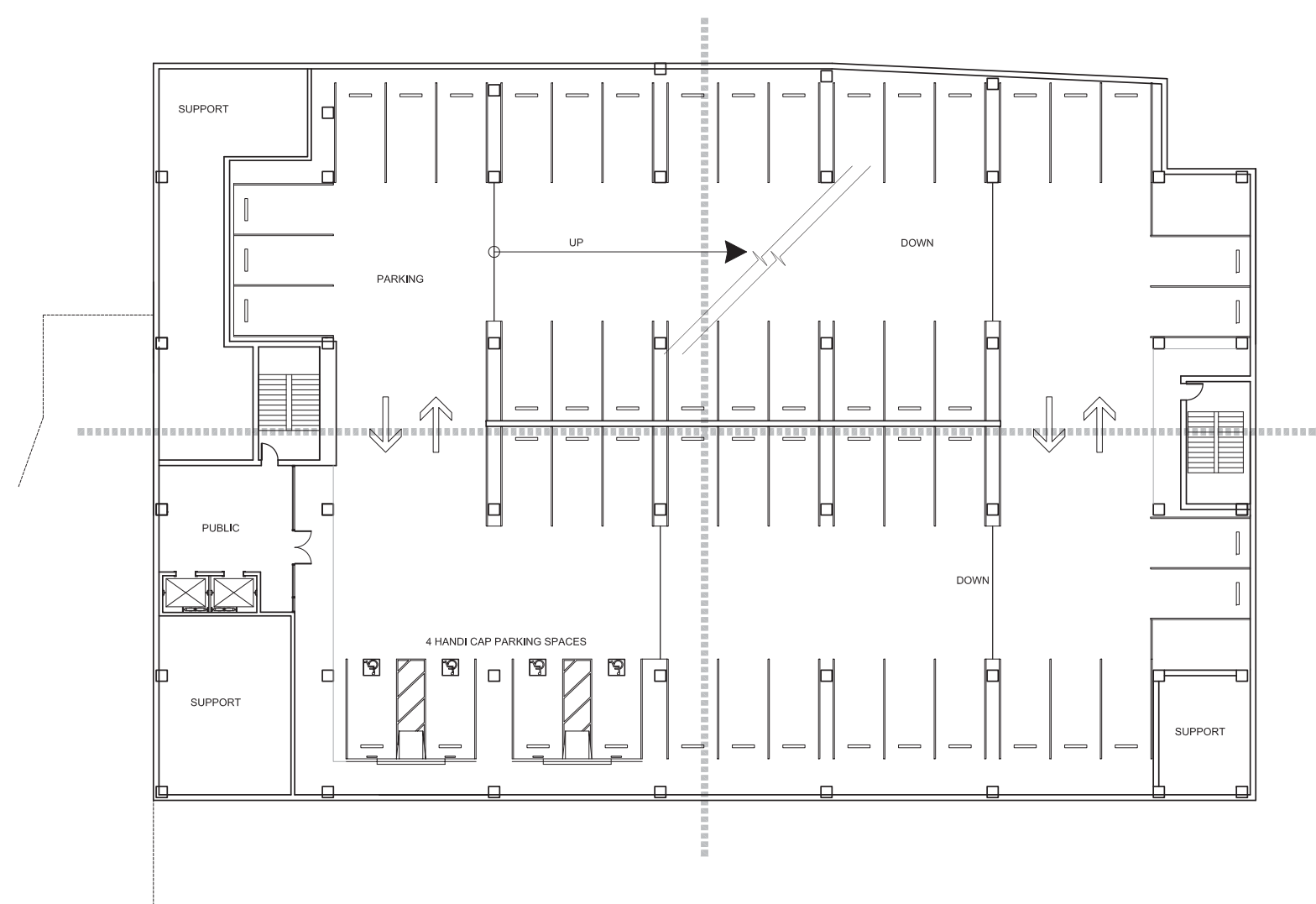
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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27



1 PARKING FLOOR PLAN LEVELS P1-P3  
A2.6 1/4" = 1'-0"



DRAWING TITLE  
**MOB LEVEL P1-P3  
PARKING FLOOR  
PLAN**

SCALE  
PROJECT NUMBER 38412.000  
DRAWING NUMBER

**A2.7**



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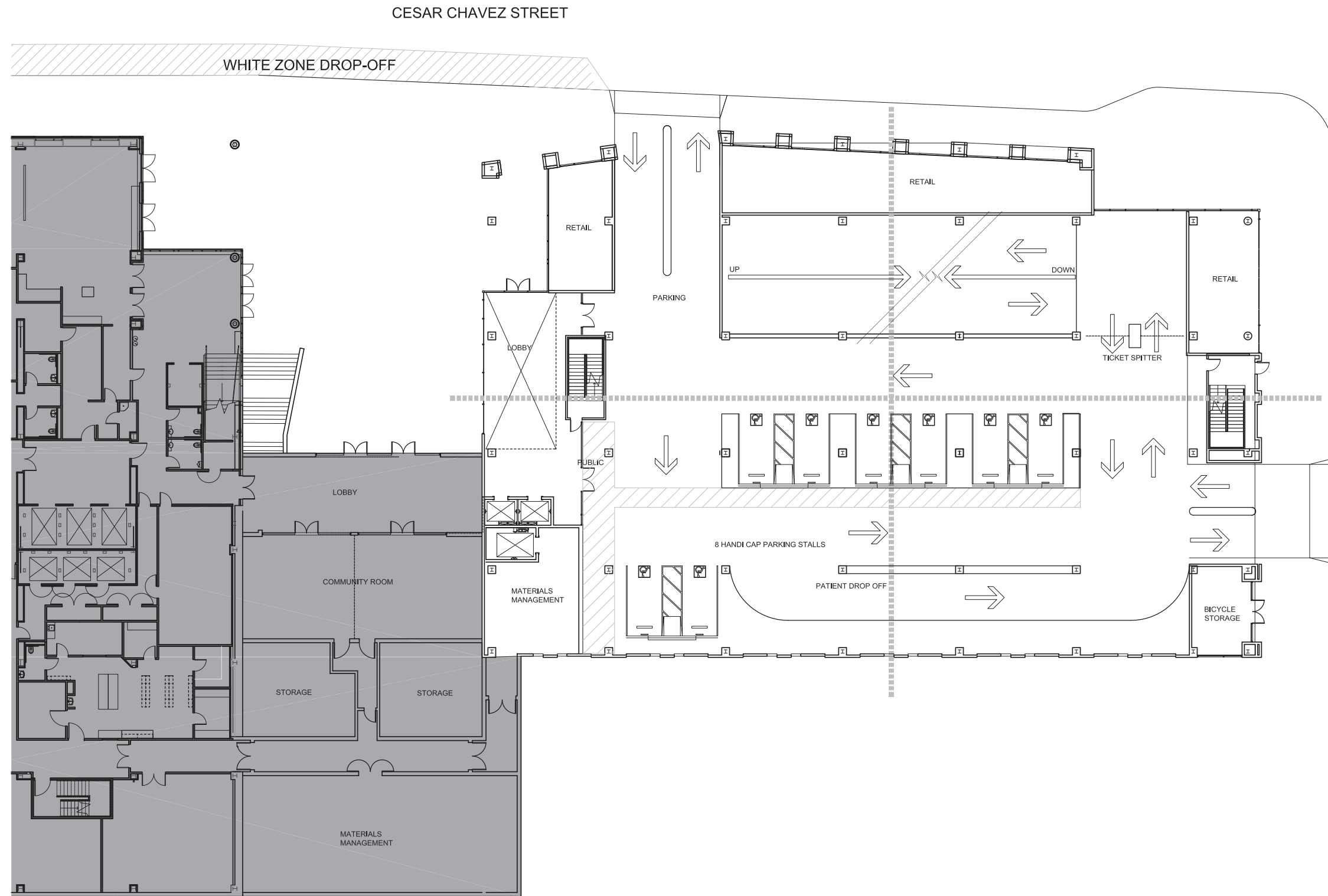
SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27

DRAWING TITLE  
**MOB LEVEL 1  
PARKING FLOOR  
PLAN**

SCALE  
PROJECT NUMBER 38412.000  
DRAWING NUMBER

**A2.8**



**1** PARKING FLOOR PLAN LEVEL 1  
A2.8 1/4" = 1'-0"







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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27

DRAWING TITLE  
**MOB LEVEL 2 FLOOR  
PLAN**

SCALE 3/32" = 1'-0"

PROJECT NUMBER 38412.000

DRAWING NUMBER **A2.9**



**LEVEL 2 PLAN**



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LANDSCAPE ARCHITECT

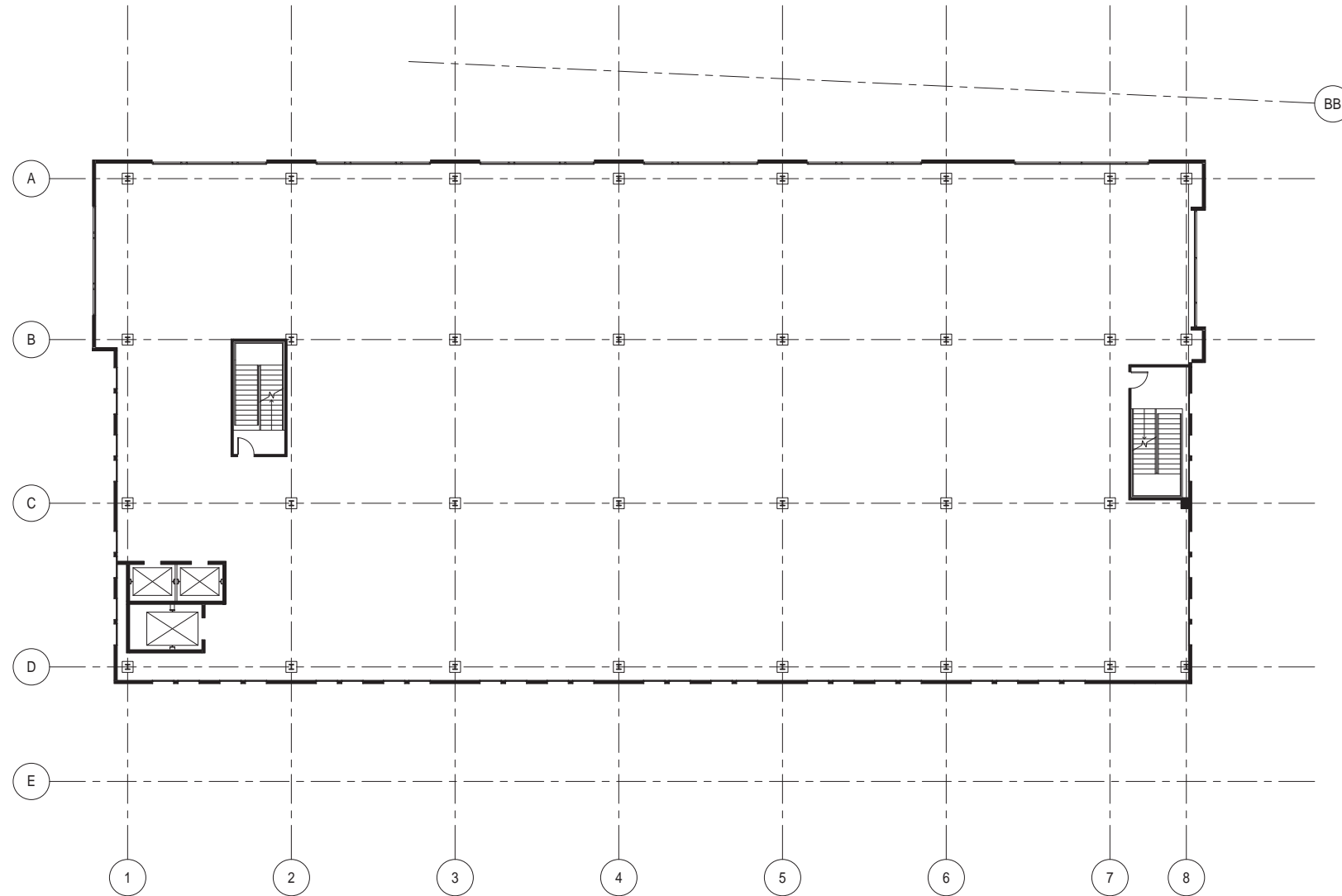
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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011.05.27

DRAWING TITLE  
**MOB LEVEL 3 FLOOR  
PLAN**

SCALE	3/32" = 1'-0"
PROJECT NUMBER	38412.000
DRAWING NUMBER	<b>A2.10</b>



**LEVEL 3 PLAN**



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LANDSCAPE ARCHITECT

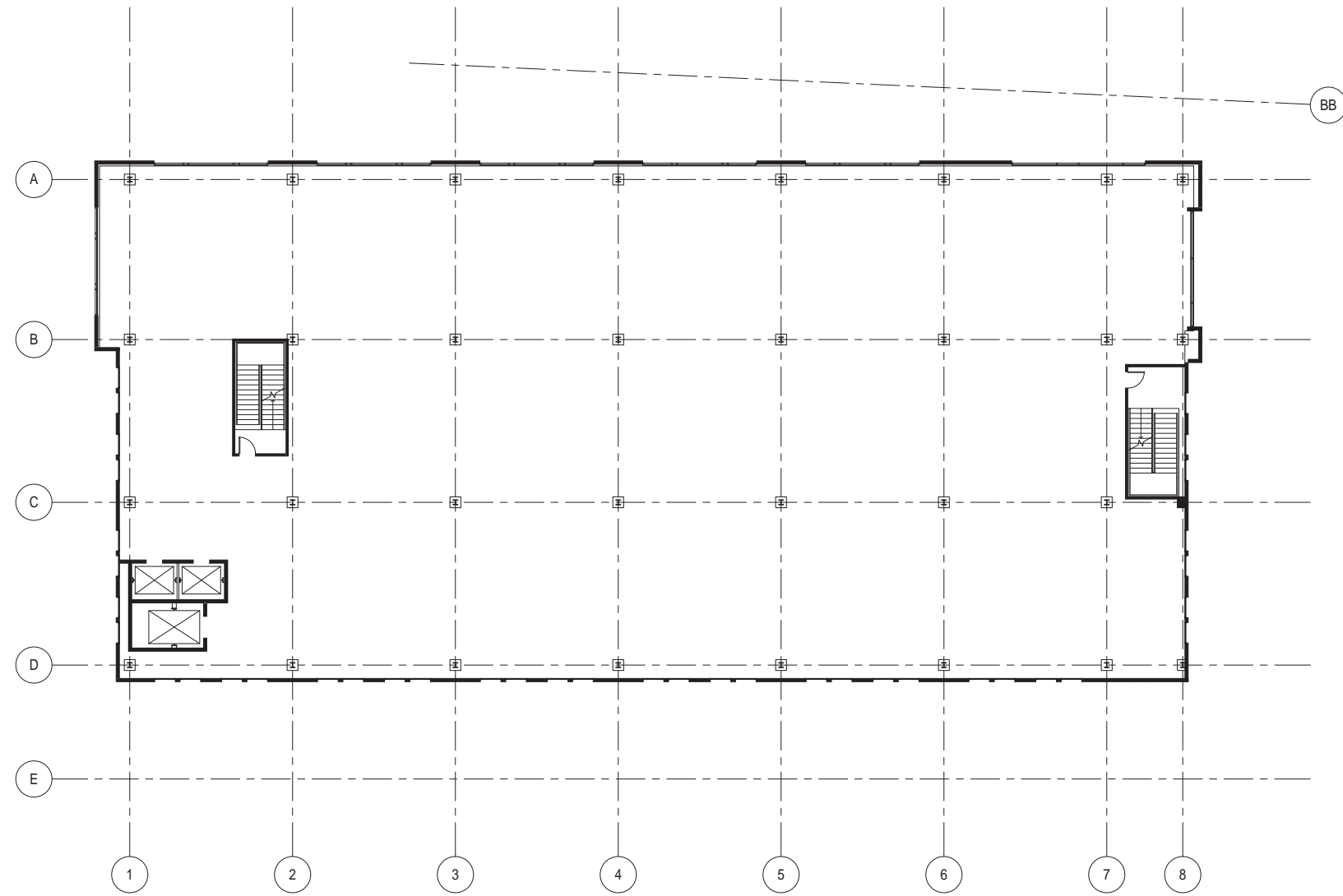
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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011.05.27

DRAWING TITLE  
**MOB LEVEL 4 FLOOR  
PLAN**

SCALE	3/32" = 1'-0"
PROJECT NUMBER	38412.000
DRAWING NUMBER	<b>A2.11</b>



**LEVEL 4 PLAN**



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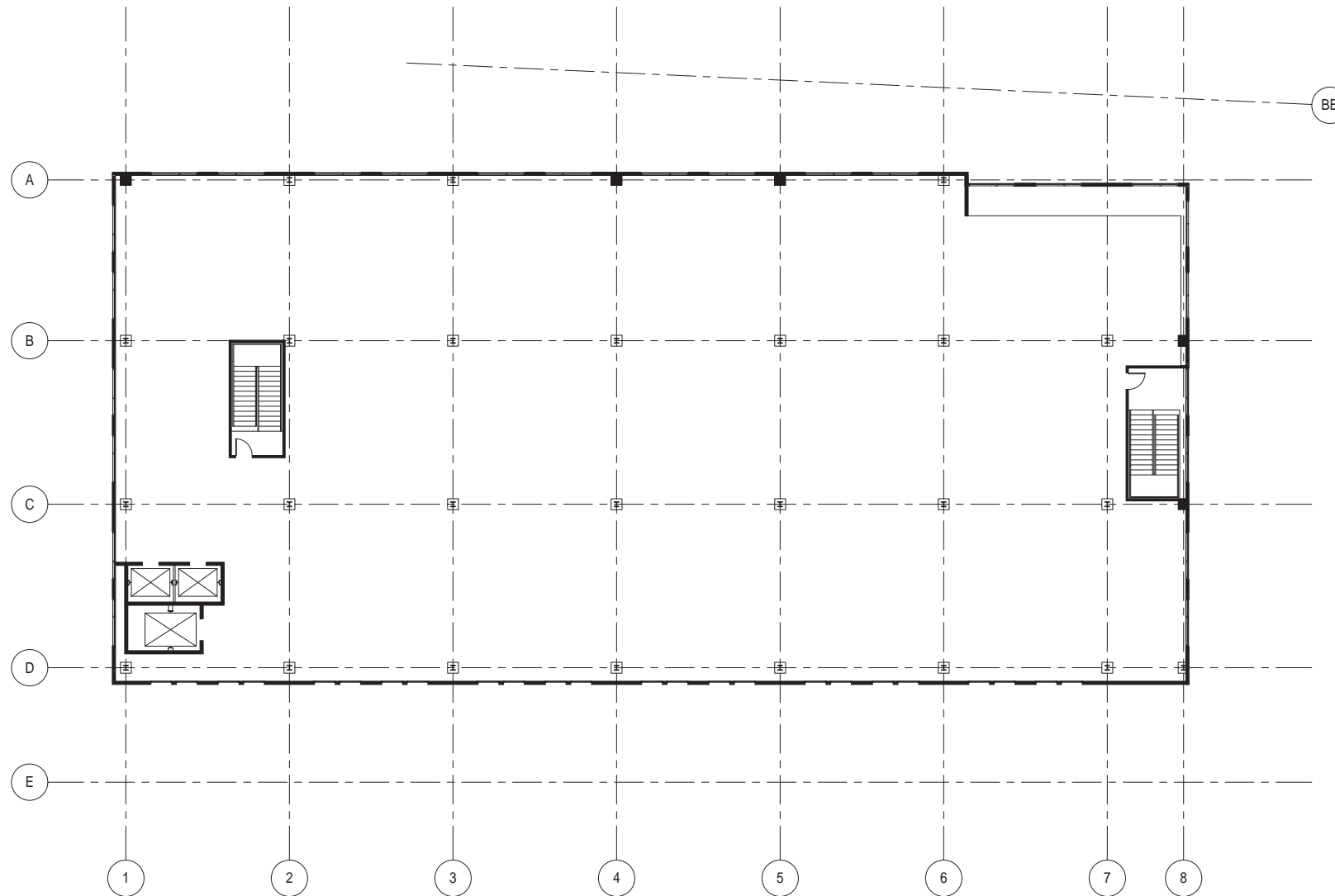
LANDSCAPE ARCHITECT  
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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011.05.27

DRAWING TITLE  
**MOB LEVEL 5 FLOOR  
PLAN**

SCALE 3/32" = 1'-0"  
PROJECT NUMBER 38412.000  
DRAWING NUMBER **A2.12**



**LEVEL 5 PLAN**



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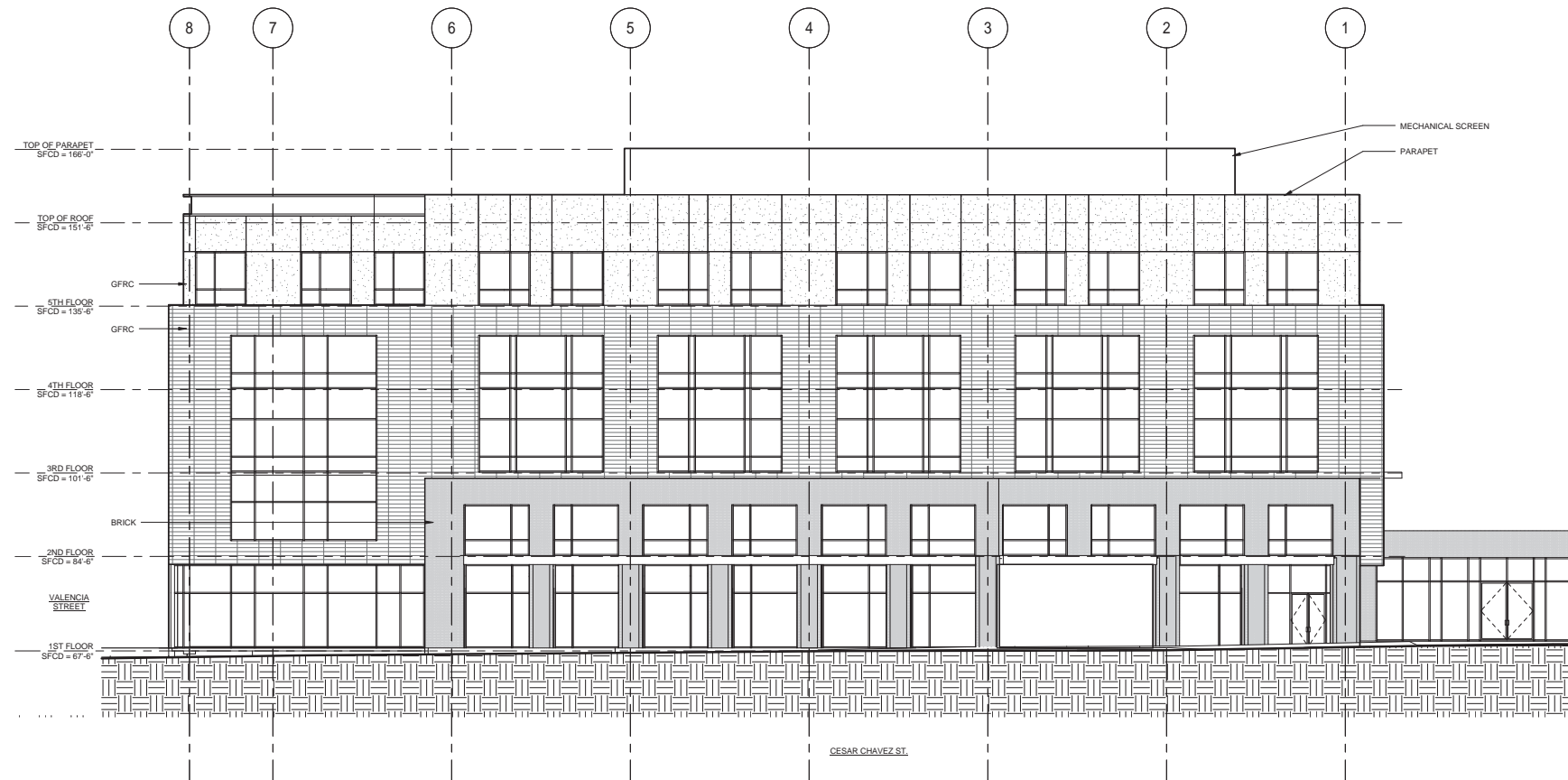
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SEALS AND SIGNATURES

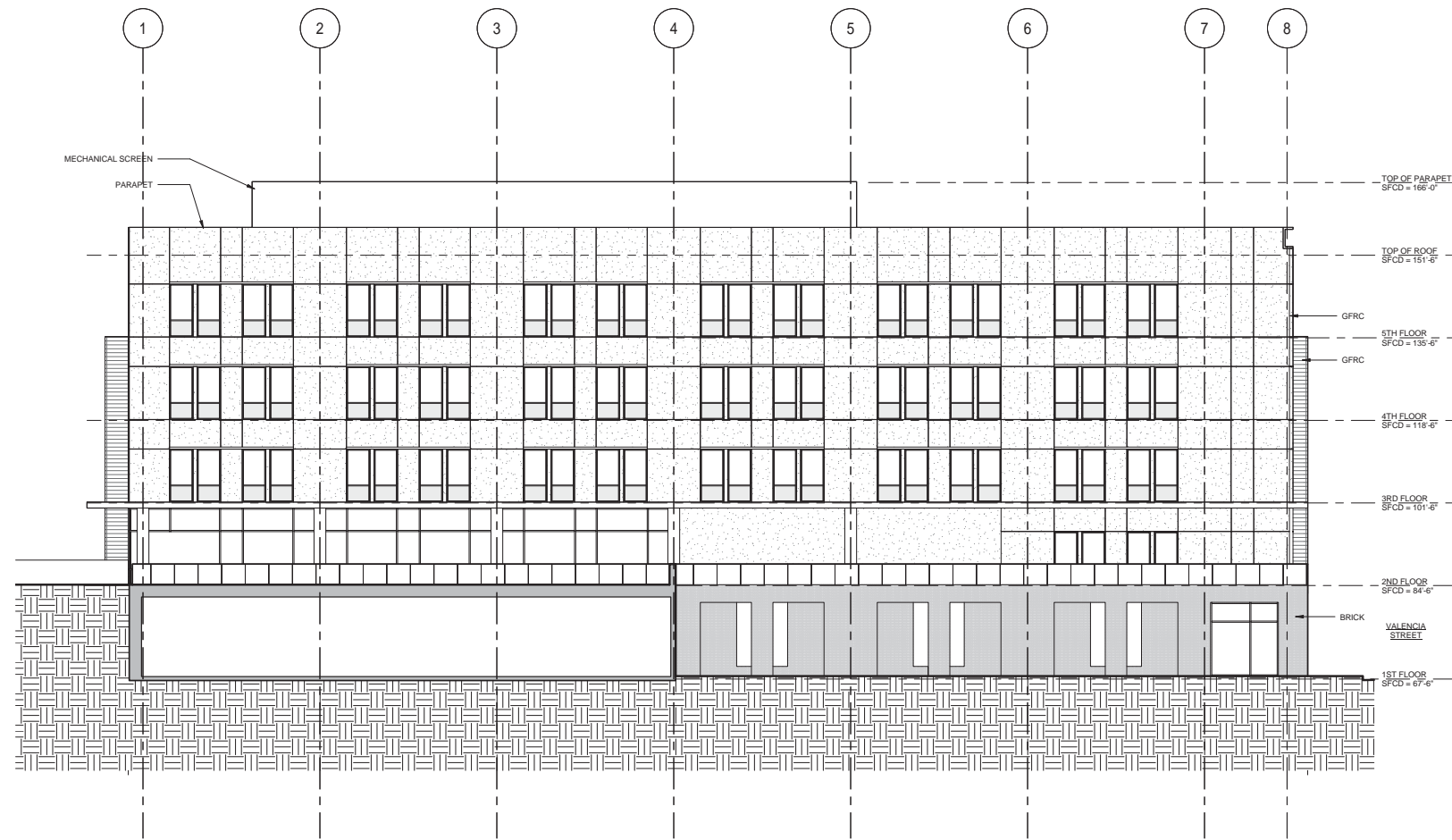
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PUC CUP RESUBMITTAL		2011.05.27

DRAWING TITLE  
**MOB ELEVATIONS**

SCALE	3/32" = 1'-0"
PROJECT NUMBER	38412.000
DRAWING NUMBER	A3.3



NORTH ELEVATION - MOB - 30x42



SOUTH ELEVATION - MOB - 30x42



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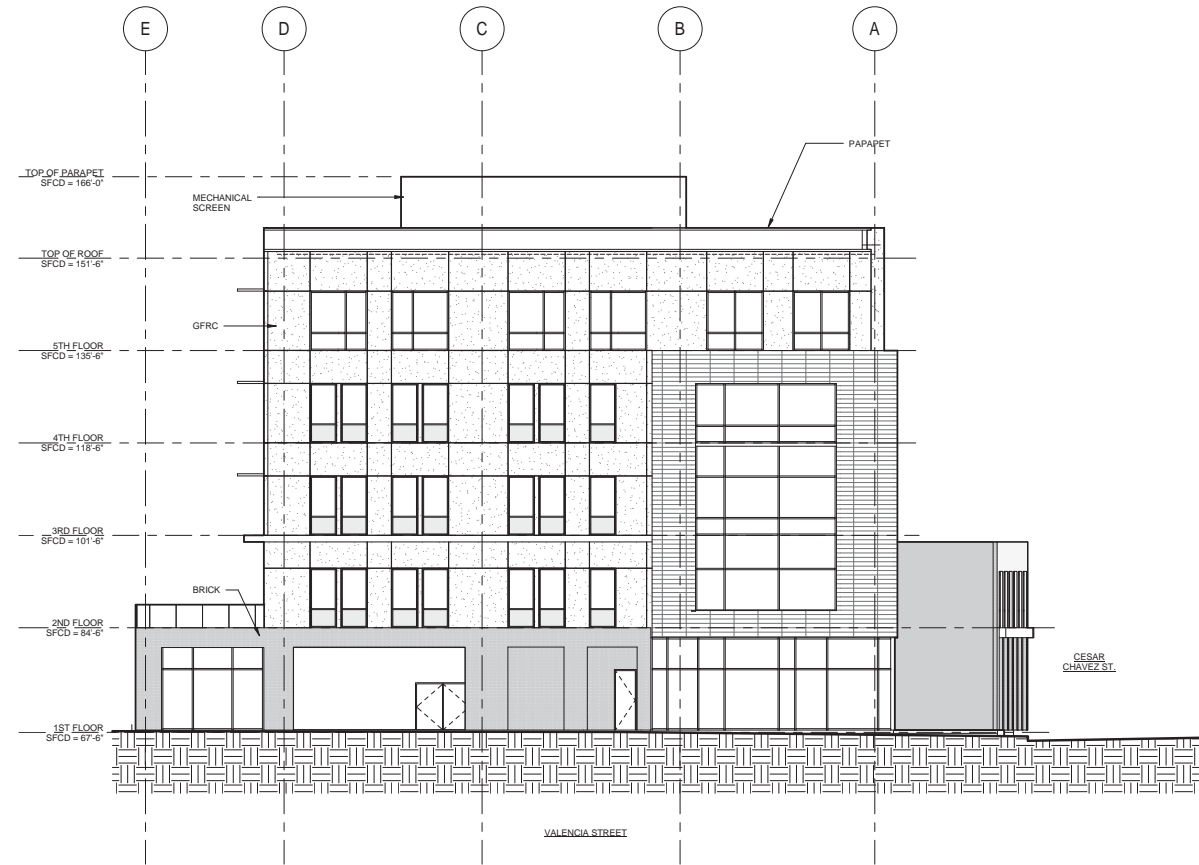
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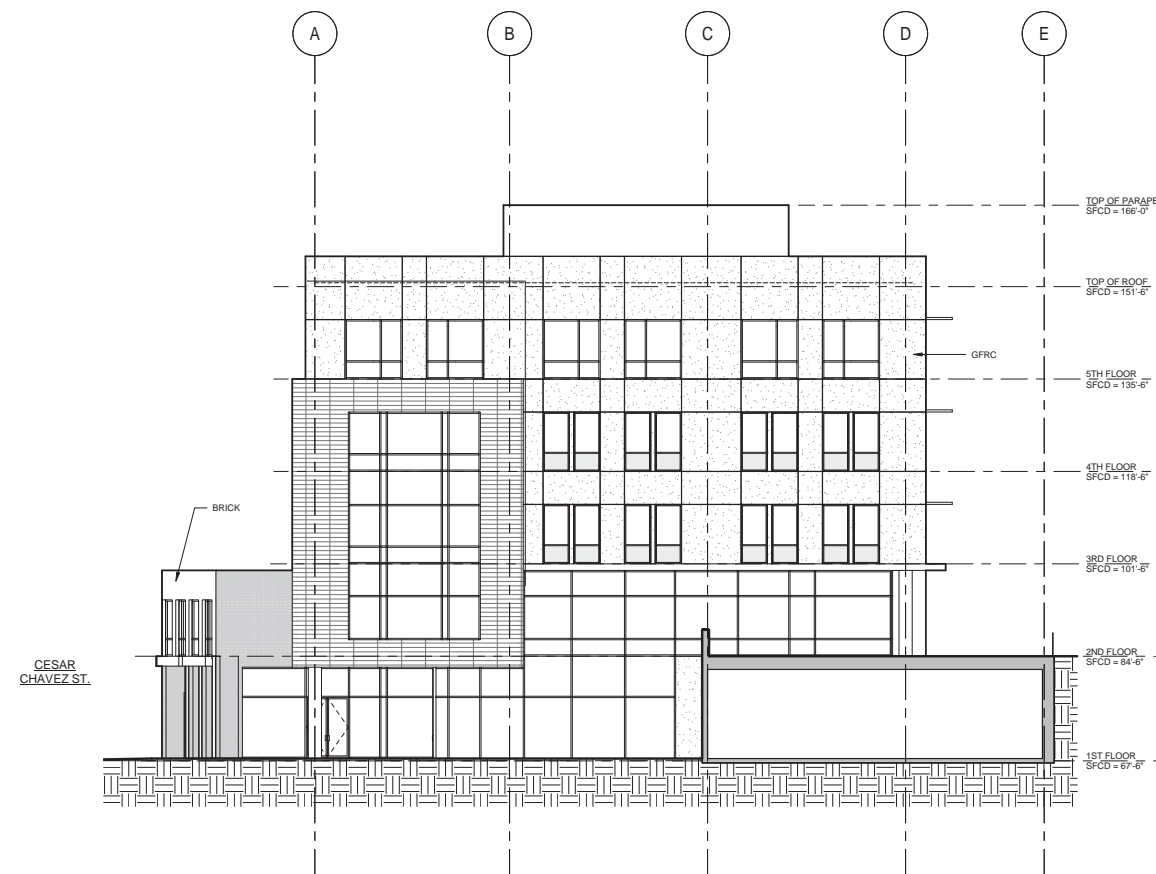
ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27

DRAWING TITLE  
**MOB ELEVATIONS**

SCALE 3/32" = 1'-0"  
PROJECT NUMBER 38412.000  
DRAWING NUMBER **A3.4**



**EAST ELEVATION - MOB - 30x42**



**WEST ELEVATION - MOB - 30x42**



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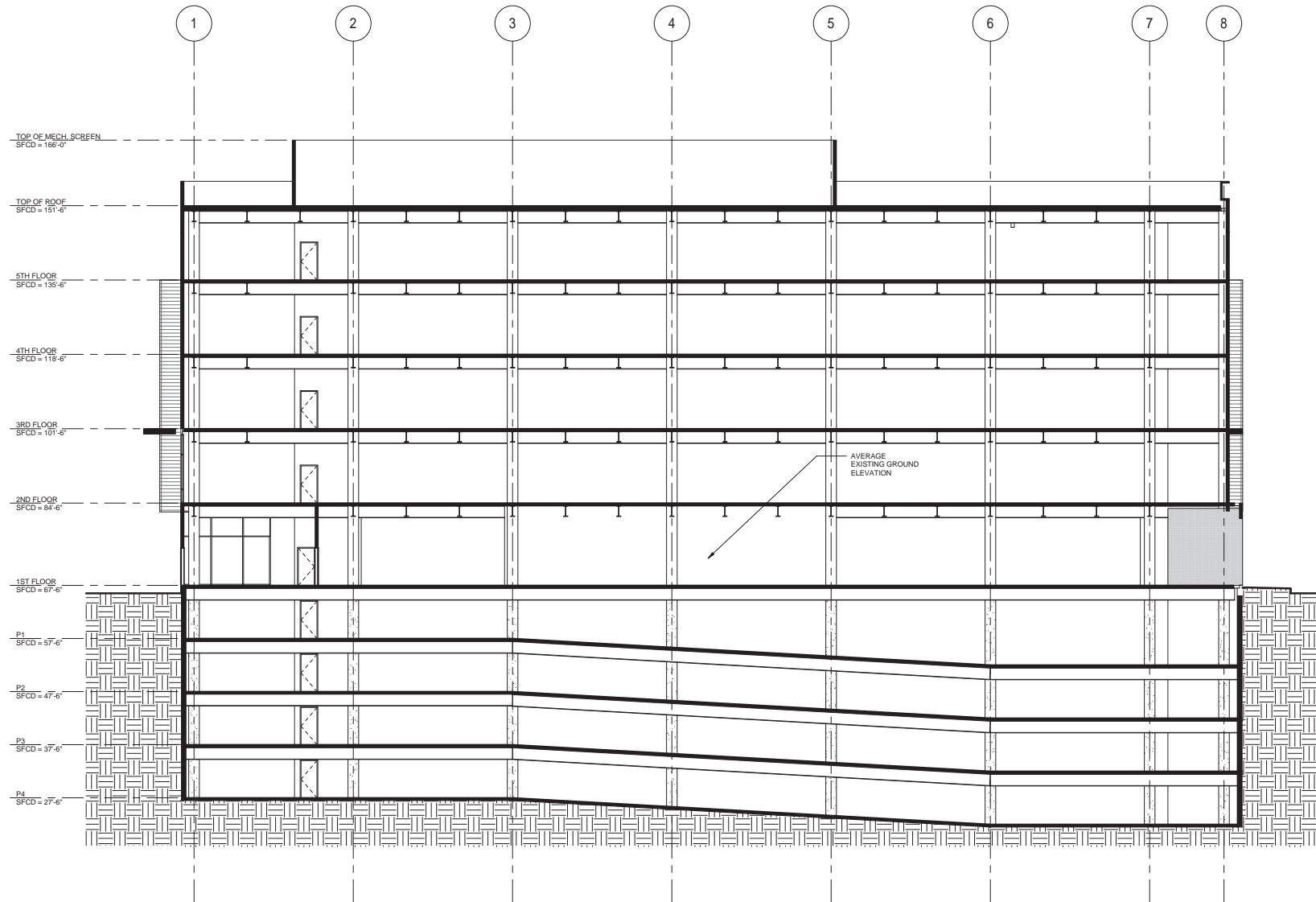
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ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011.05.27

DRAWING TITLE  
**MOB SECTIONS**

SCALE 3/32" = 1'-0"  
PROJECT NUMBER 38412.000  
DRAWING NUMBER **A4.2**



SECTION - E-W - MOB - 30x42



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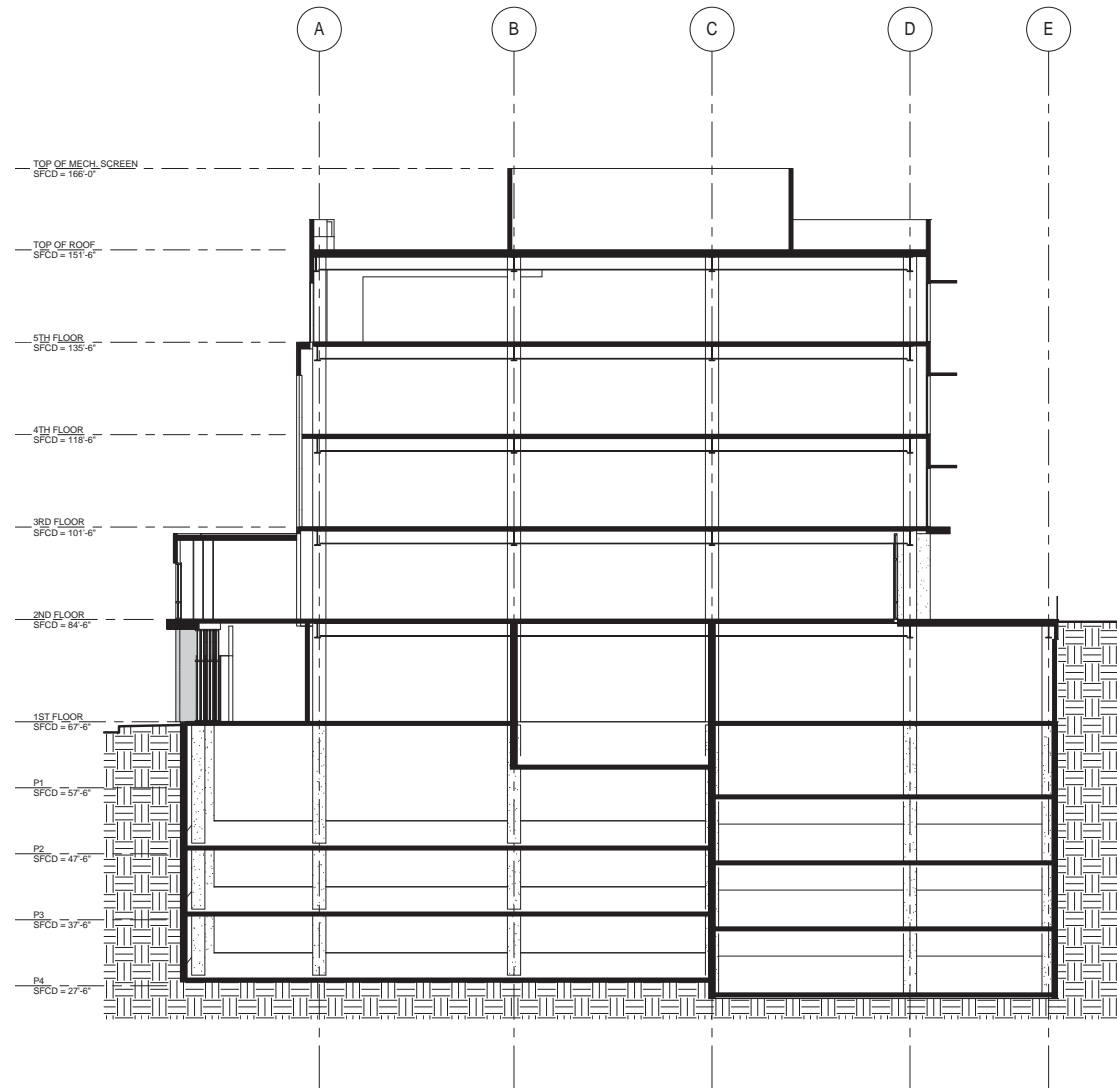
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ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011.05.27

DRAWING TITLE  
**MOB SECTIONS**

SCALE 3/32" = 1'-0"  
PROJECT NUMBER 38412.000  
DRAWING NUMBER **A4.3**



SECTION - N-S - MOB - 30x42



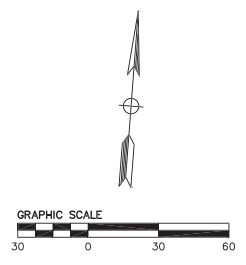
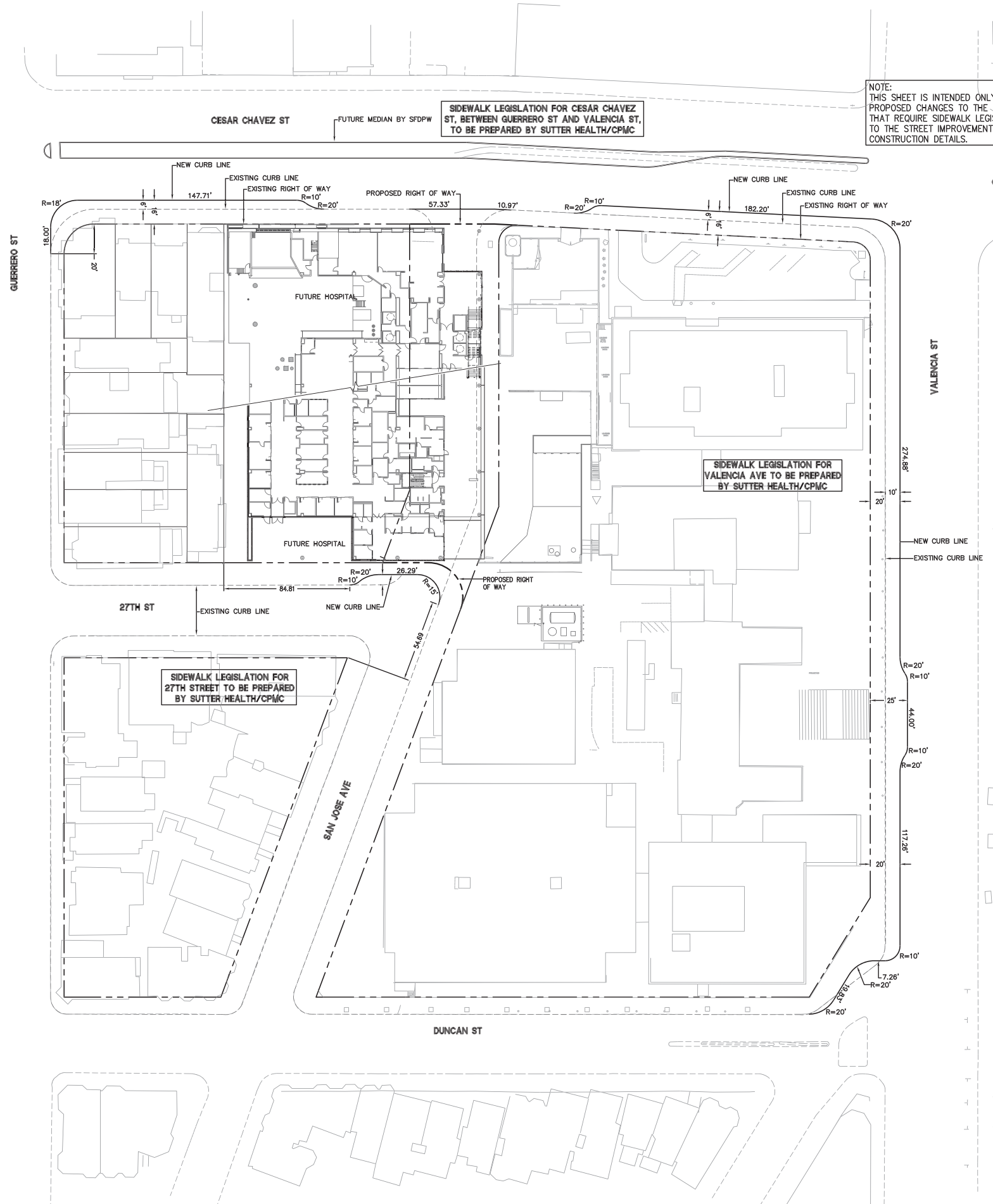
**ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
SIDEWALK LEGISLATION PLAN**  
SAN FRANCISCO COUNTY

NOTE:  
THIS SHEET IS INTENDED ONLY TO SHOW THE  
PROPOSED CHANGES TO THE CURB LOCATIONS  
THAT REQUIRE SIDEWALK LEGISLATION. REFER  
TO THE STREET IMPROVEMENT PLANS FOR  
CONSTRUCTION DETAILS.

SIDEWALK LEGISLATION FOR CESAR CHAVEZ  
ST, BETWEEN GUERRERO ST AND VALENCIA ST,  
TO BE PREPARED BY SUTTER HEALTH/CPMC

SIDEWALK LEGISLATION FOR  
VALENCIA AVE TO BE PREPARED  
BY SUTTER HEALTH/CPMC

SIDEWALK LEGISLATION FOR  
27TH STREET TO BE PREPARED  
BY SUTTER HEALTH/CPMC

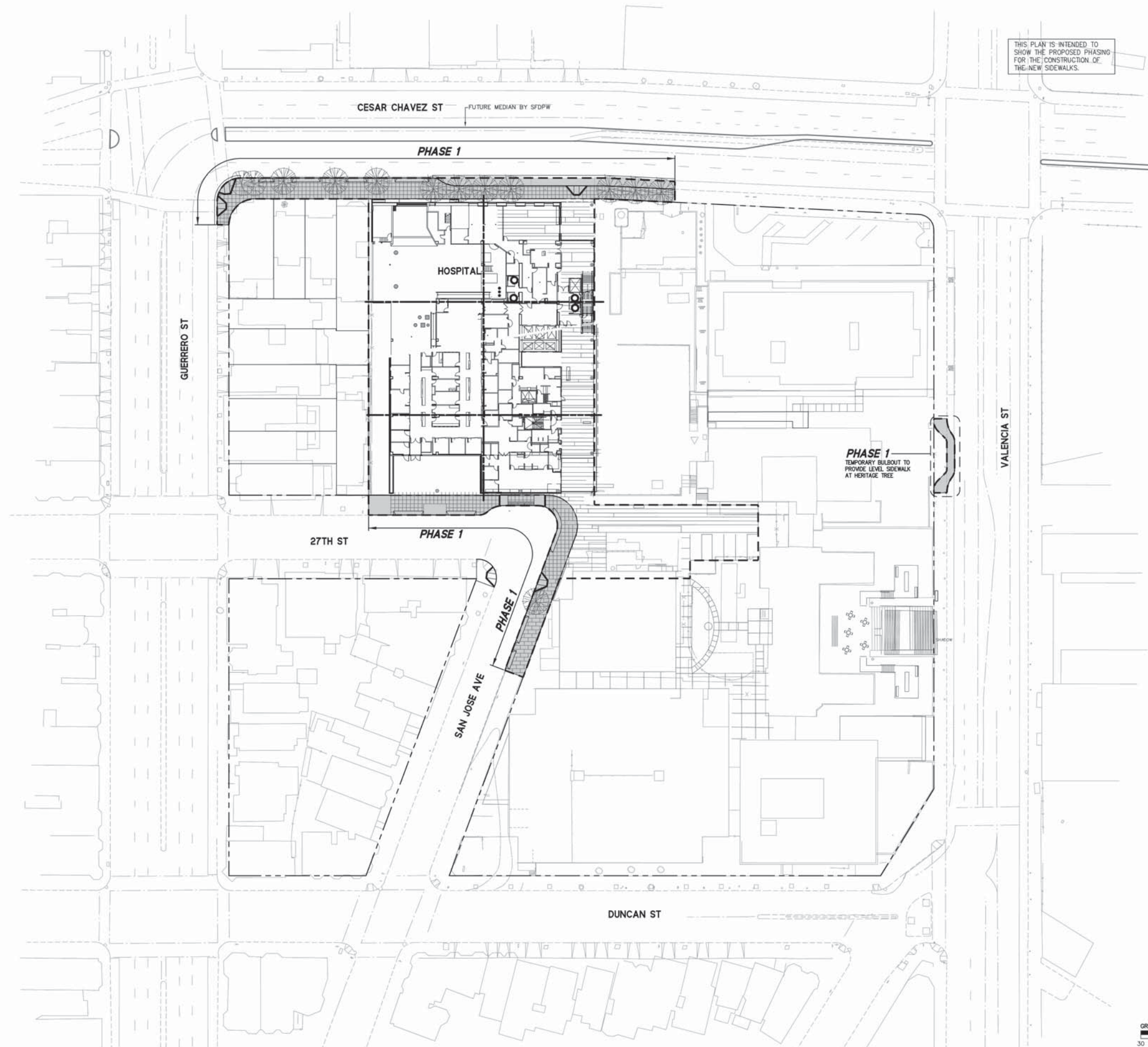


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	1	11-30-07
	BS	Design
	BS	Drawn
	BS	Approved
	BS	Job No. 20080776

Drawing Number:  
**C11**

Revisions	No.	Date
	1	2-17-12
	2	11-30-11
	3	05-11-11
	4	05-11-11
	5	05-11-11
	6	05-11-11
	7	05-11-11
	8	05-11-11
	9	05-11-11
	10	05-11-11

Drawing Number  
**C1.2**



THIS PLAN IS INTENDED TO SHOW THE PROPOSED PHASING FOR THE CONSTRUCTION OF THE NEW SIDEWALKS.

**PHASE 1**  
TEMPORARY BULBOUT TO PROVIDE LEVEL SIDEWALK AT HERITAGE TREE

CESAR CHAVEZ ST  
FUTURE MEDIAN BY SFPD

**PHASE 1**

HOSPITAL

GUERRERO ST

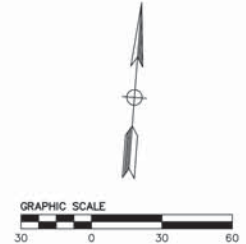
27TH ST

**PHASE 1**

SAN JOSE AVE  
**PHASE 1**

VALENCIA ST

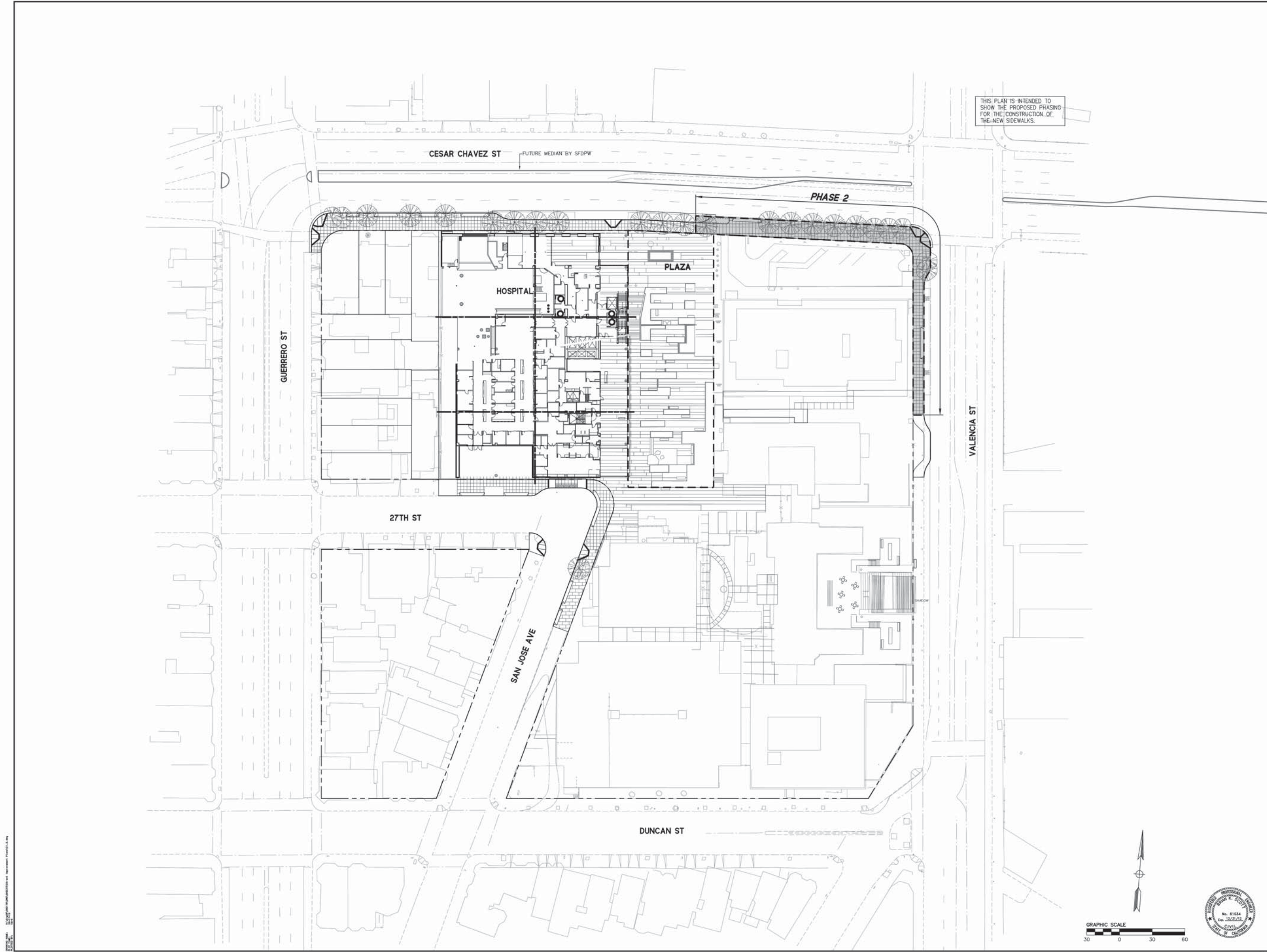
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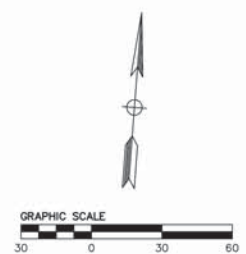
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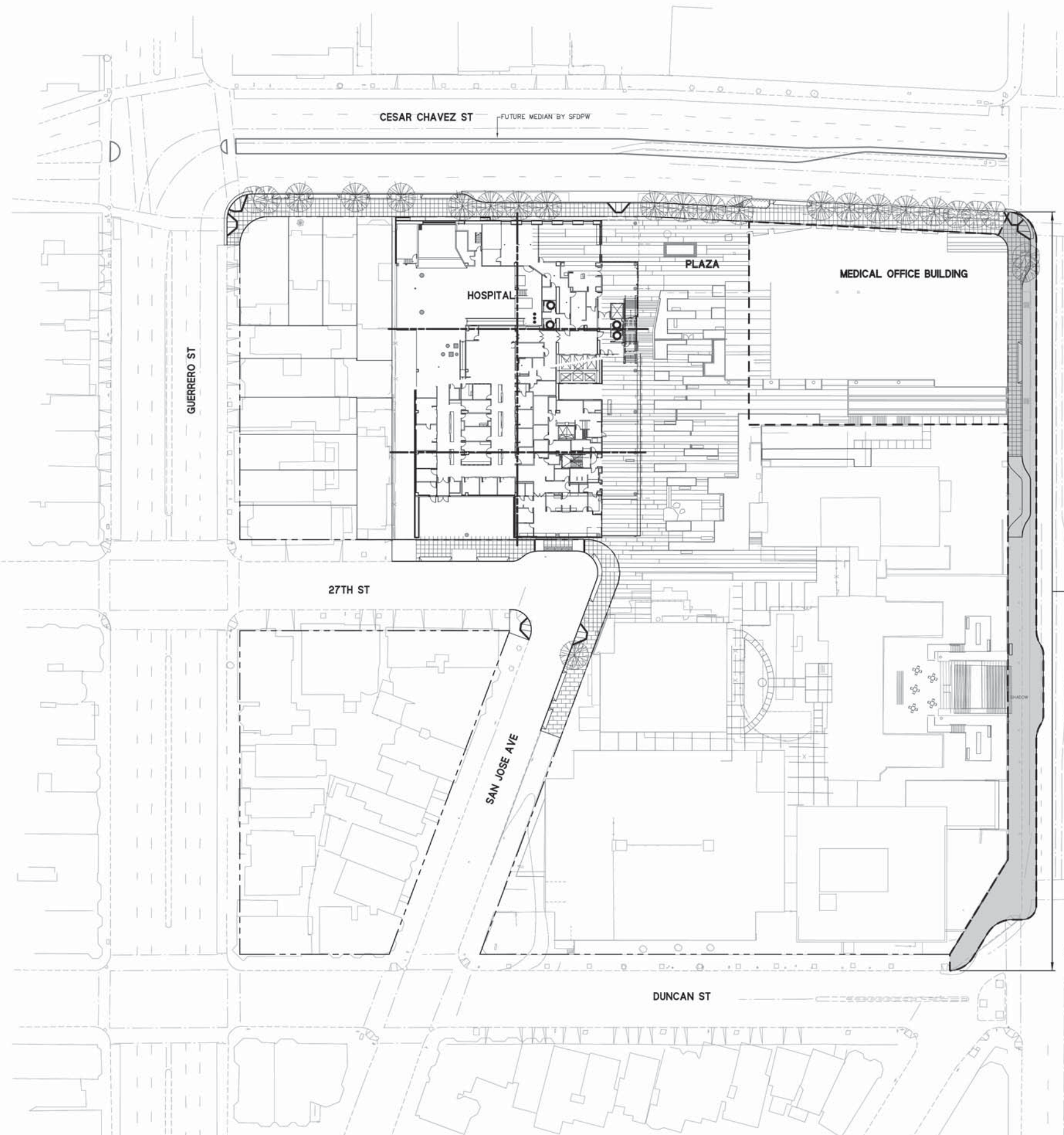
Drawing Number  
**C1.3**



THIS PLAN IS INTENDED TO SHOW THE PROPOSED PHASING FOR THE CONSTRUCTION OF THE NEW SIDEWALKS.

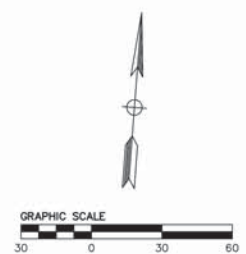


DATE PLOTTED: 2/17/12 11:57 AM PLOTTER: HP DesignJet 2400



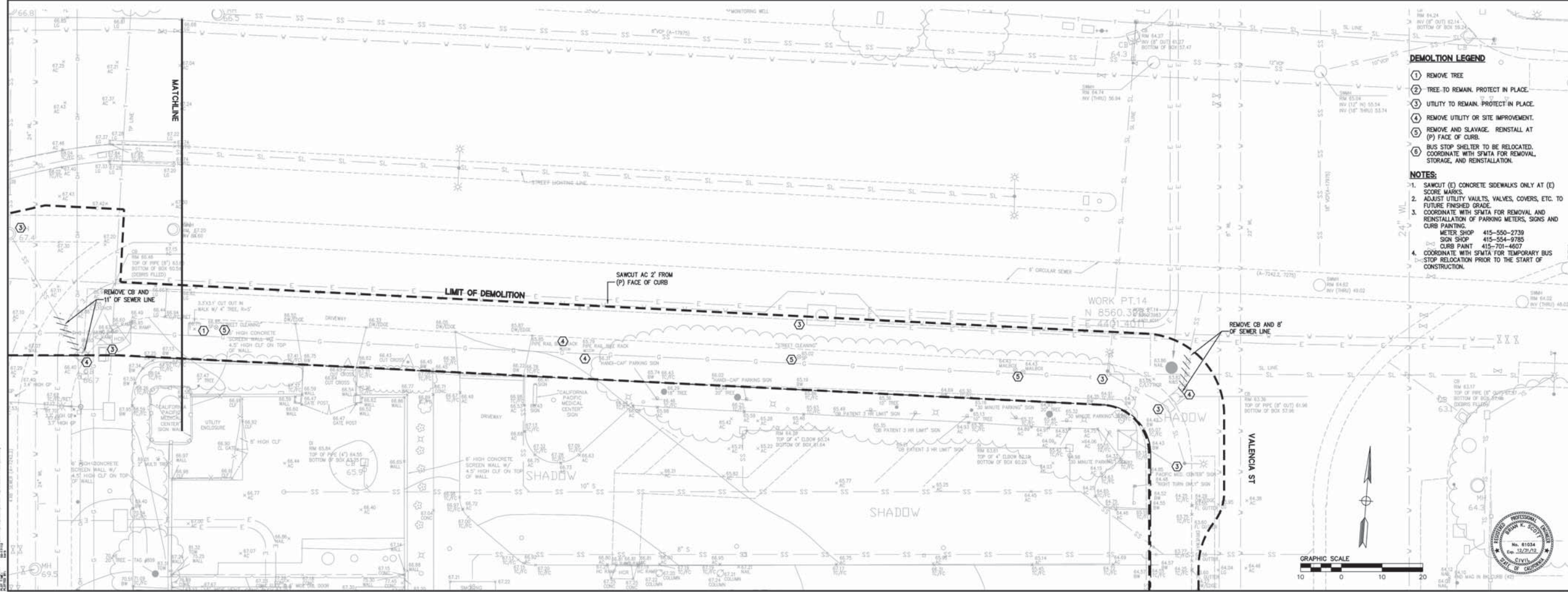
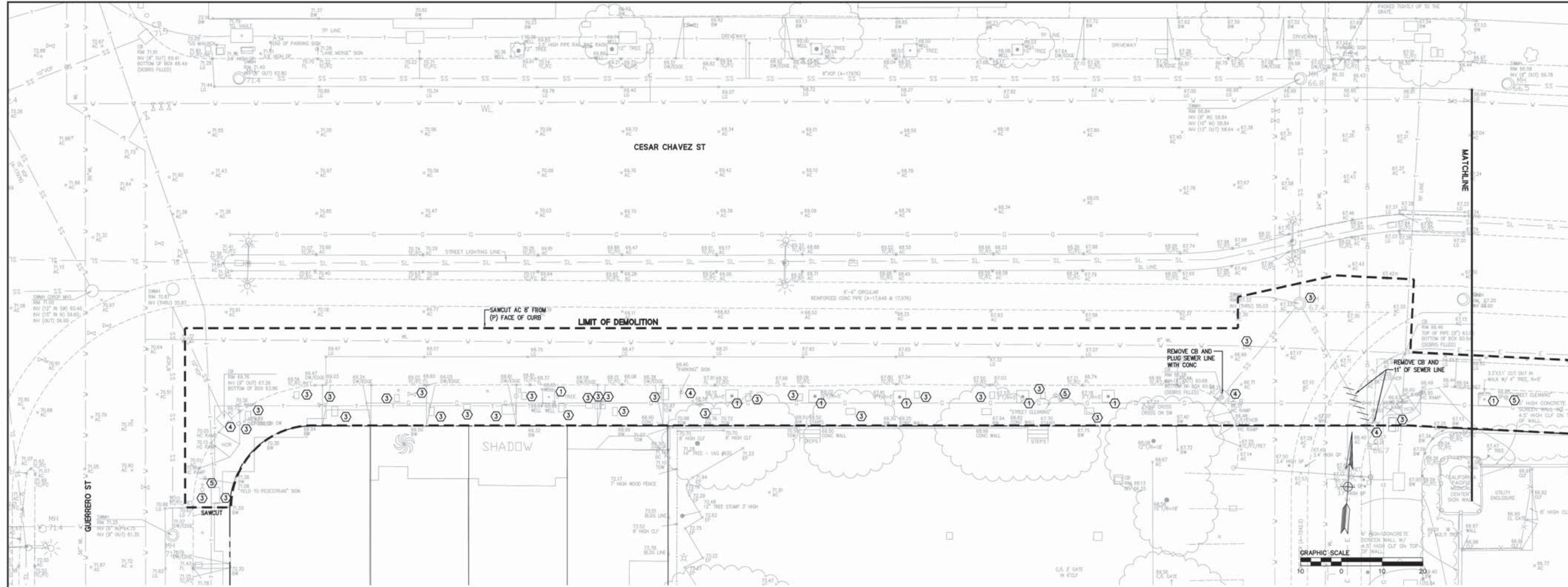
THIS PLAN IS INTENDED TO SHOW THE PROPOSED PHASING FOR THE CONSTRUCTION OF THE NEW SIDEWALKS.

**PHASE 3**  
SIDEWALK WIDENING AND PLAZA BULB TO CONFORM TO MISSION STREETSCAPE PLAN



Revisions	No.	Date
	1	2-17-12
	2	11-30-11
	3	05-08-11
	4	05-08-11
	5	05-08-11
	6	05-08-11
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	56	05-08-11
	57	05-08-11
	58	05-08-11
	59	05-08-11
	60	05-08-11

Drawing Number  
**C1.4**



**DEMOLITION LEGEND**

- ① REMOVE TREE
- ② TREE TO REMAIN, PROTECT IN PLACE
- ③ UTILITY TO REMAIN, PROTECT IN PLACE
- ④ REMOVE UTILITY OR SITE IMPROVEMENT
- ⑤ REMOVE AND SLAVAGE, REINSTALL AT (P) FACE OF CURB
- ⑥ BUS STOP SHELTER TO BE RELOCATED, COORDINATE WITH SMTA FOR REMOVAL, STORAGE, AND REINSTALLATION

**NOTES:**

- 1. SAWCUT (E) CONCRETE SIDEWALKS ONLY AT (E) CURB MARKS.
- 2. ADJUST UTILITY VAULTS, VALVES, COVERS, ETC. TO FUTURE FINISHED GRADE.
- 3. COORDINATE WITH SMTA FOR REMOVAL AND REINSTALLATION OF PARKING METERS, SIGNS AND CURB PAINTING.  
METER SHOP 415-550-2739  
SIGN SHOP 415-554-9785  
CURB PAINT 415-701-4607
- 4. COORDINATE WITH SMTA FOR TEMPORARY BUS STOP RELOCATION PRIOR TO THE START OF CONSTRUCTION.

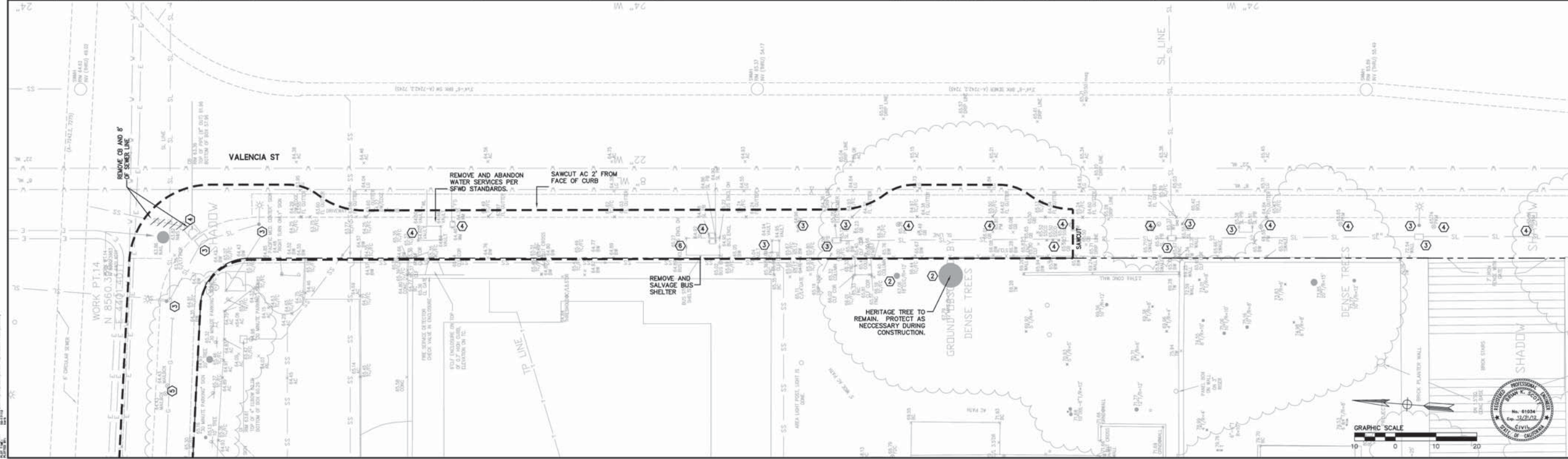
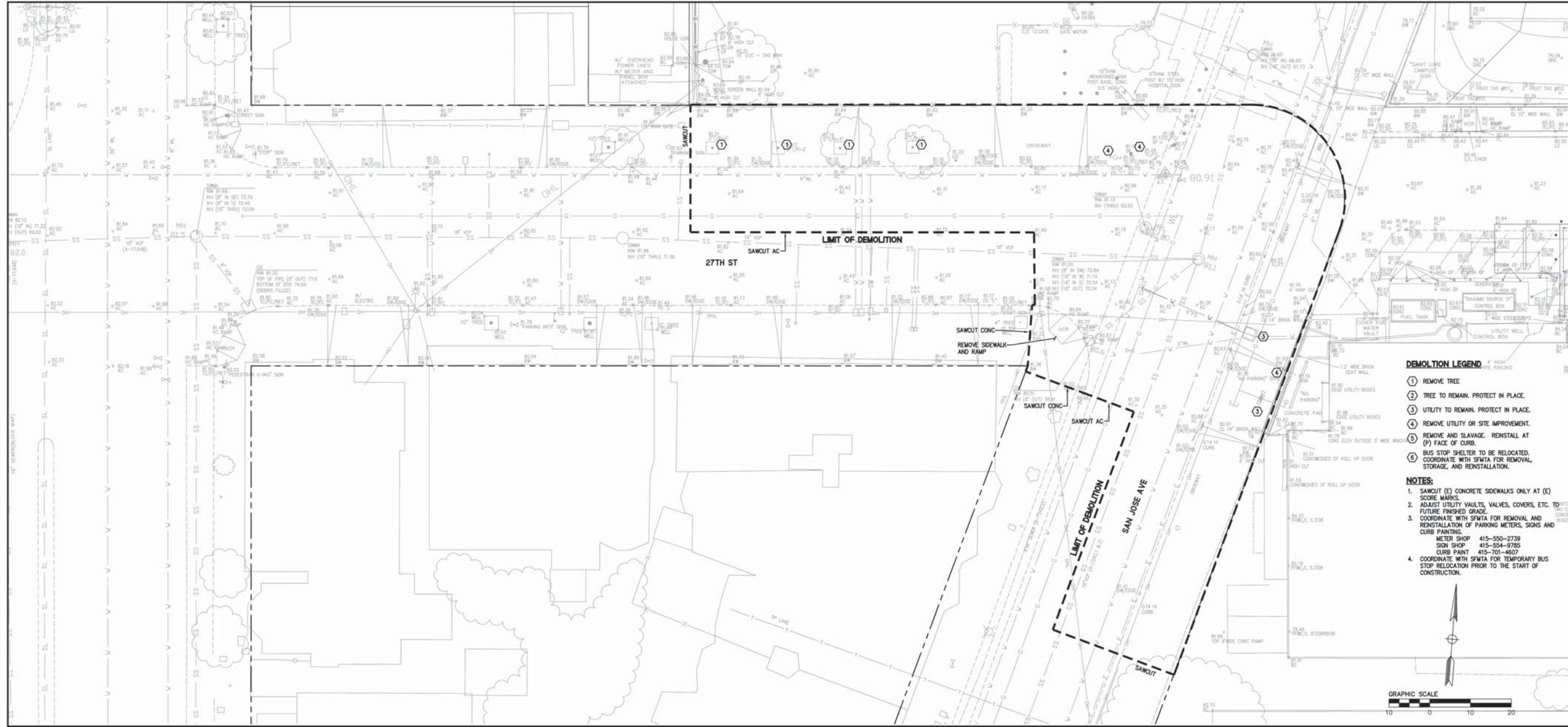


Date:	2-17-12
Scale:	1"=10'
Drawn:	BS
Checked:	BS
Approved:	BS
Job No.:	20080716
Drawing Number:	C2.0

**ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
EXISTING CONDITIONS AND DEMOLITION PLAN**

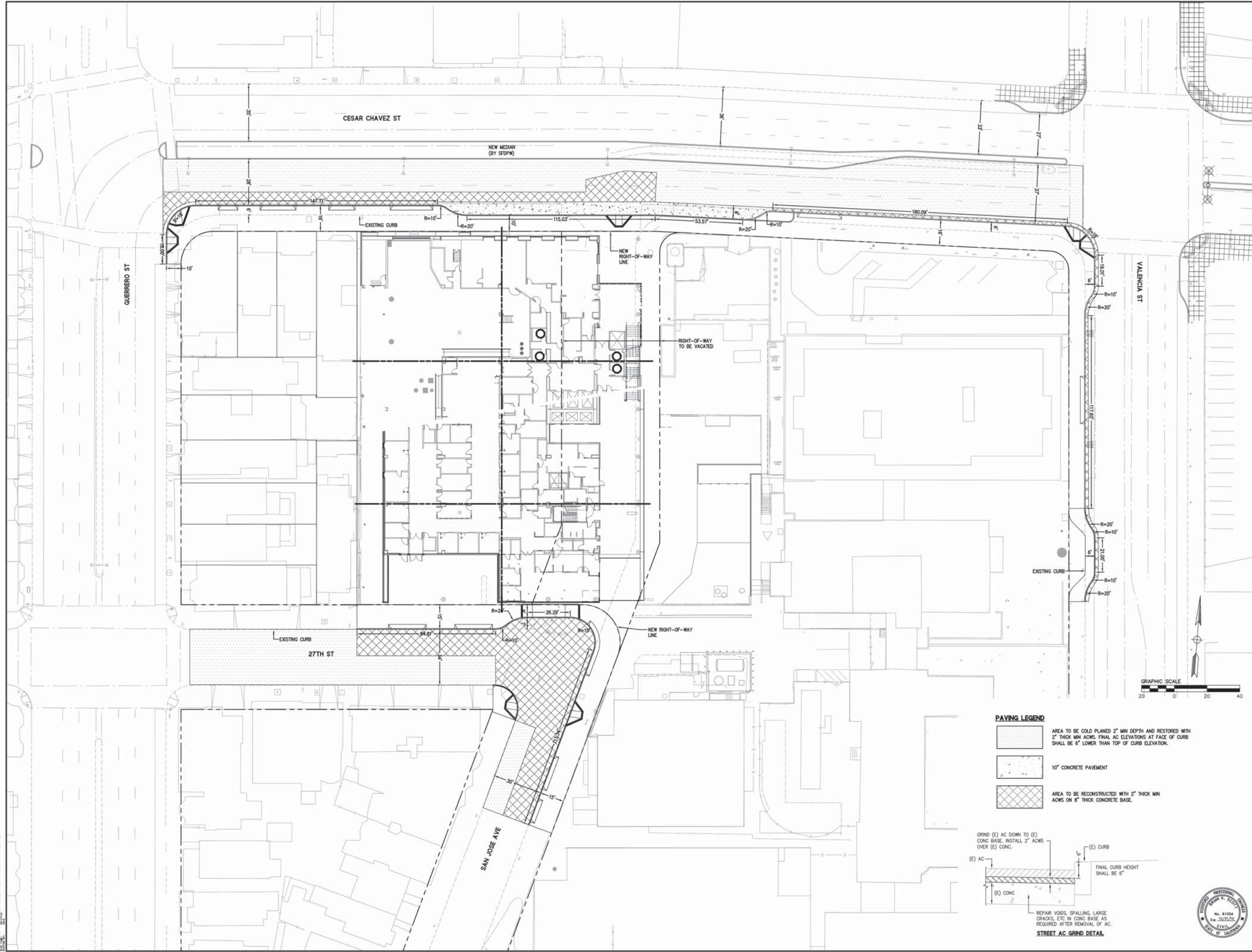
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Scale:	1"=10'
Drawn:	BS
Checked:	BS
Approved:	BS
Job No.:	20080716

Drawing Number  
**C2.1**



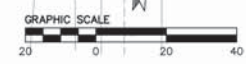
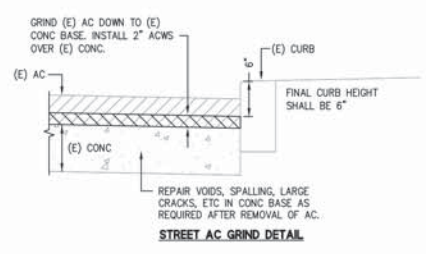
Revisions	No.	Date
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Drawing Number: **C3.0**



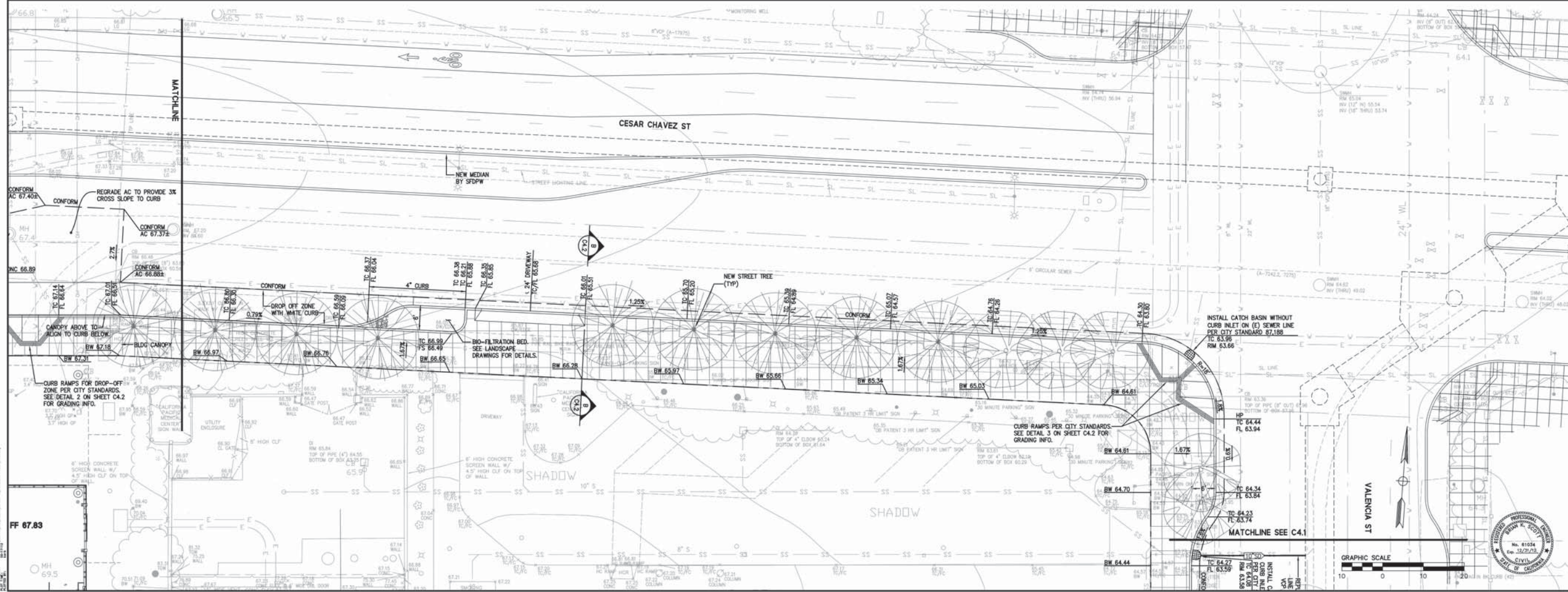
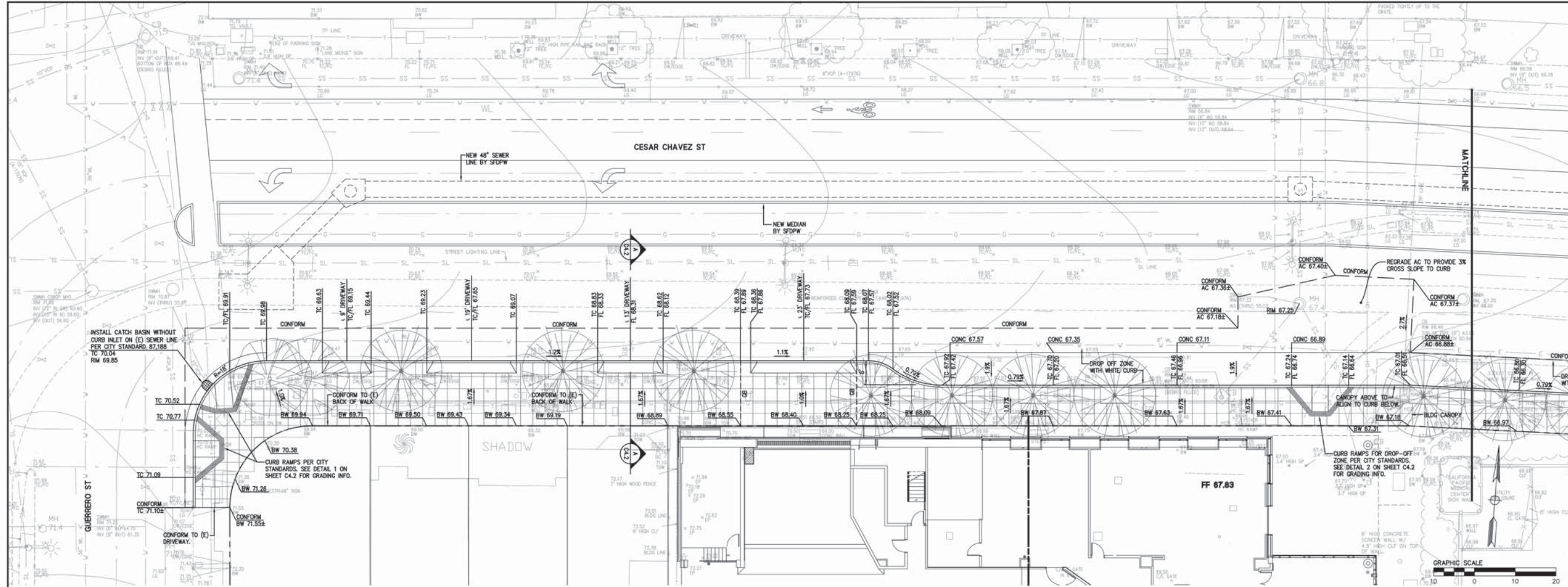
**PAVING LEGEND**

	AREA TO BE COLD PLANED 2" MIN DEPTH AND RESTORED WITH 2" THICK MIN ACWS. FINAL AC ELEVATIONS AT FACE OF CURB SHALL BE 6" LOWER THAN TOP OF CURB ELEVATION.
	10" CONCRETE PAVEMENT
	AREA TO BE RECONSTRUCTED WITH 2" THICK MIN ACWS ON 6" THICK CONCRETE BASE.



DATE PLOTTED: 2/17/12 10:58 AM PLOTTER: PLOT02.DWG

**ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
GRADING AND DRAINAGE PLAN**



Revisions	No.	Date
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	2	11-07
	3	05
	4	05
	5	05

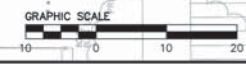
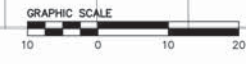
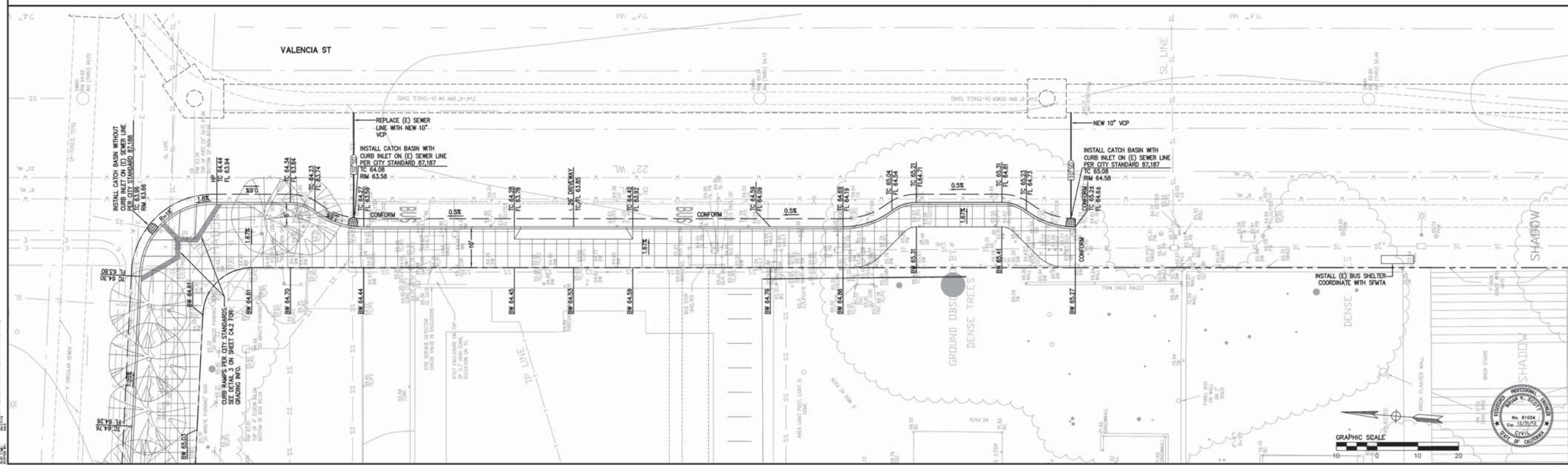
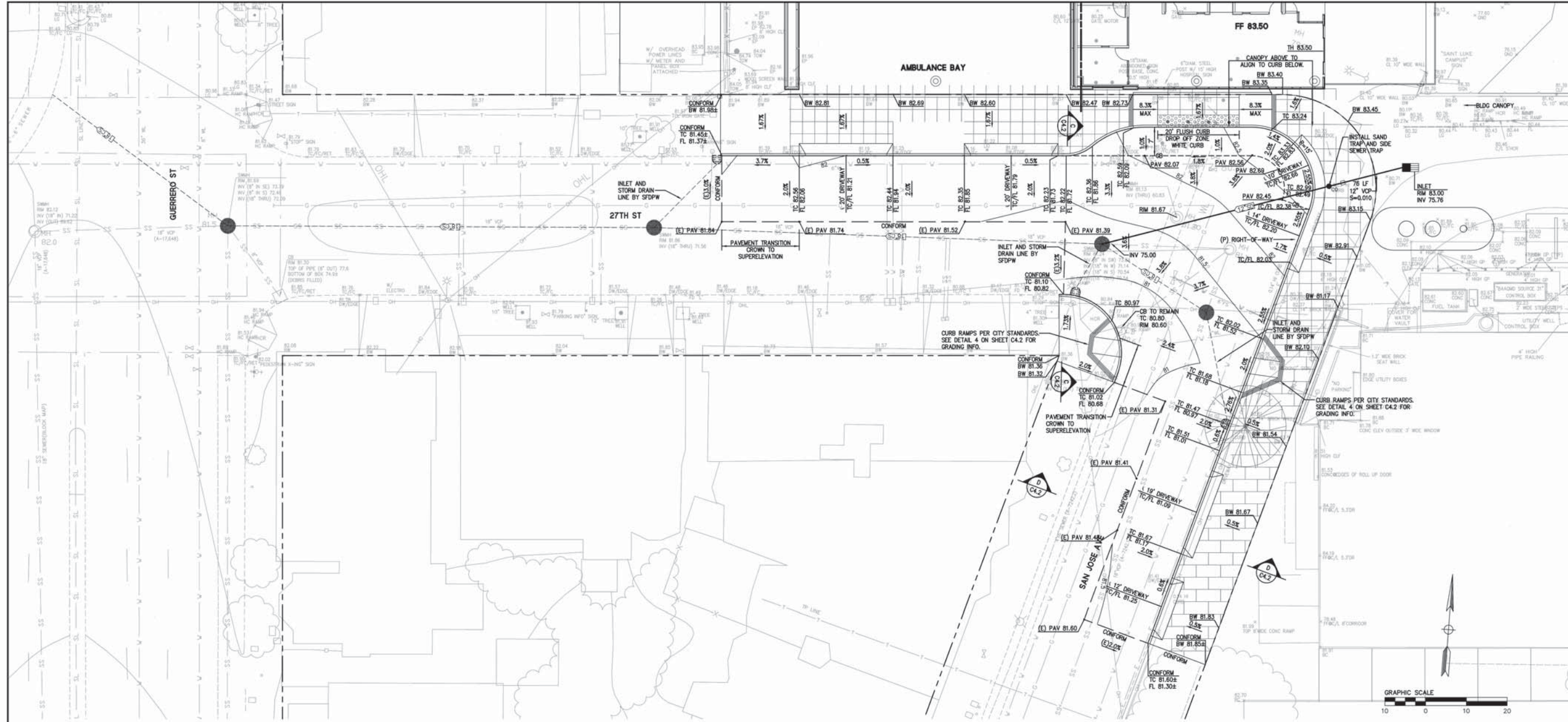
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 PLOTTER: HP DesignJet T1100e  
 PLOT SCALE: 1"=10'  
 PLOT SHEET: C4.0



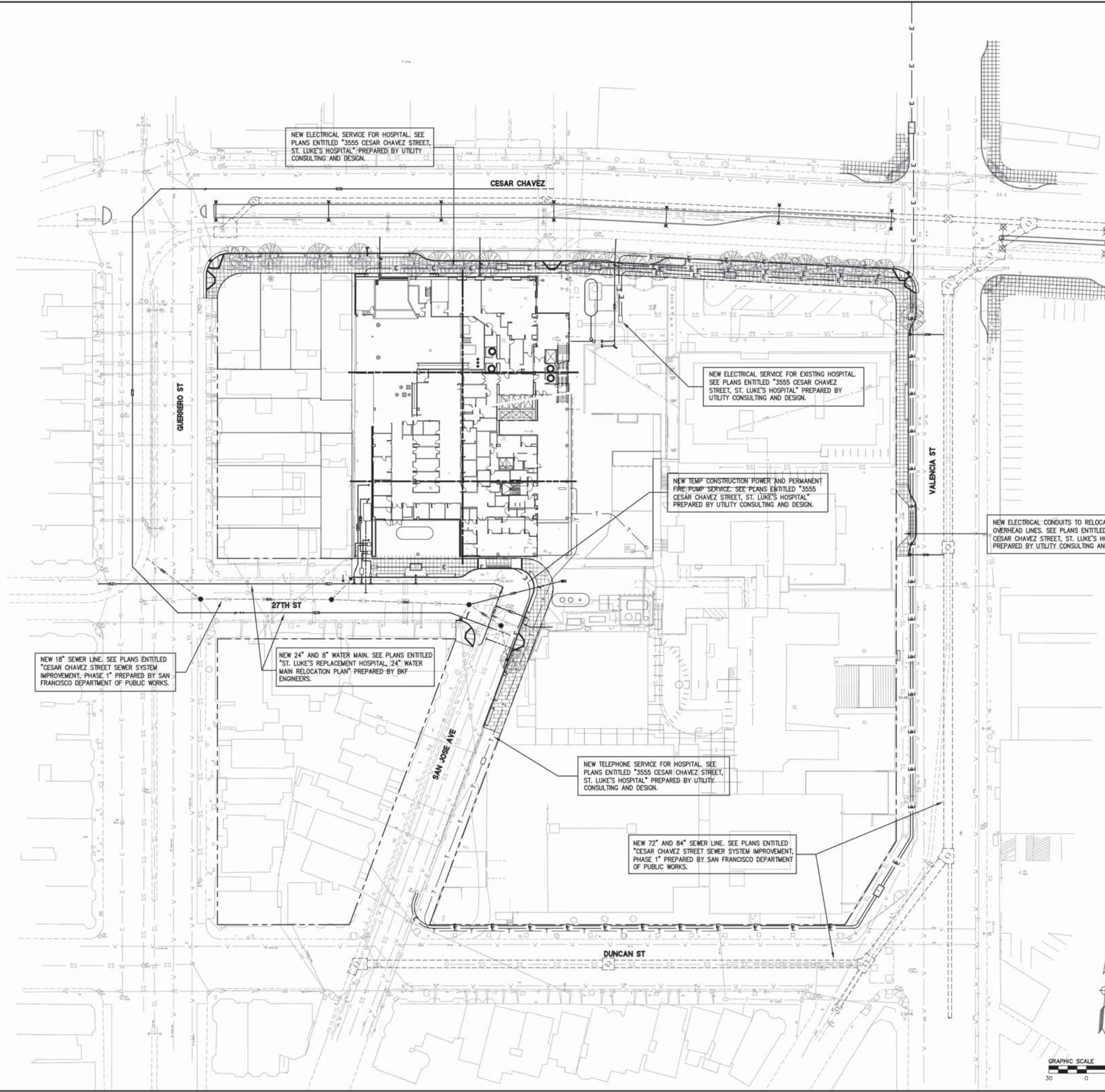
**ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
GRADING AND DRAINAGE PLAN**

Date:	2-17-12
Scale:	1"=10'
Drawn:	BS
Checked:	BS
Approved:	BS
Job No.:	20080716

**C4.1**



THIS PLAN IS INTENDED TO SHOW THE OVERALL SCOPE OF UTILITY WORK ASSOCIATED WITH THE ST. LUKE'S PROJECT.



**BKF**  
 ENGINEERS/SURVEYORS/PLANNERS  
 255 SHORELINE DR  
 SUITE 200  
 REDWOOD CITY, CA 94065  
 650-482-6399 (FAX)

CALIFORNIA

**ST. LUKE'S REPLACEMENT HOSPITAL  
 STREET IMPROVEMENT PLANS  
 UTILITY OVERVIEW**  
 SAN FRANCISCO COUNTY

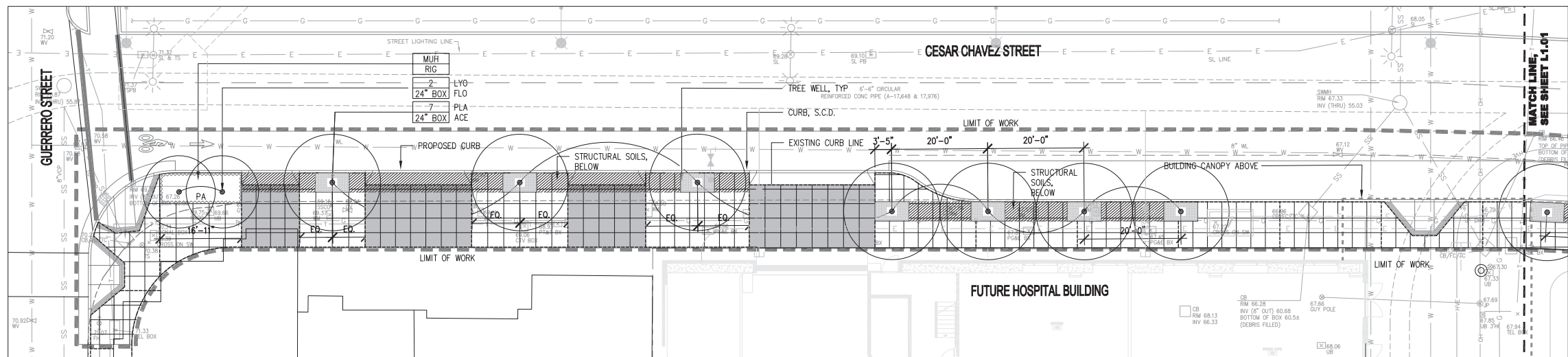
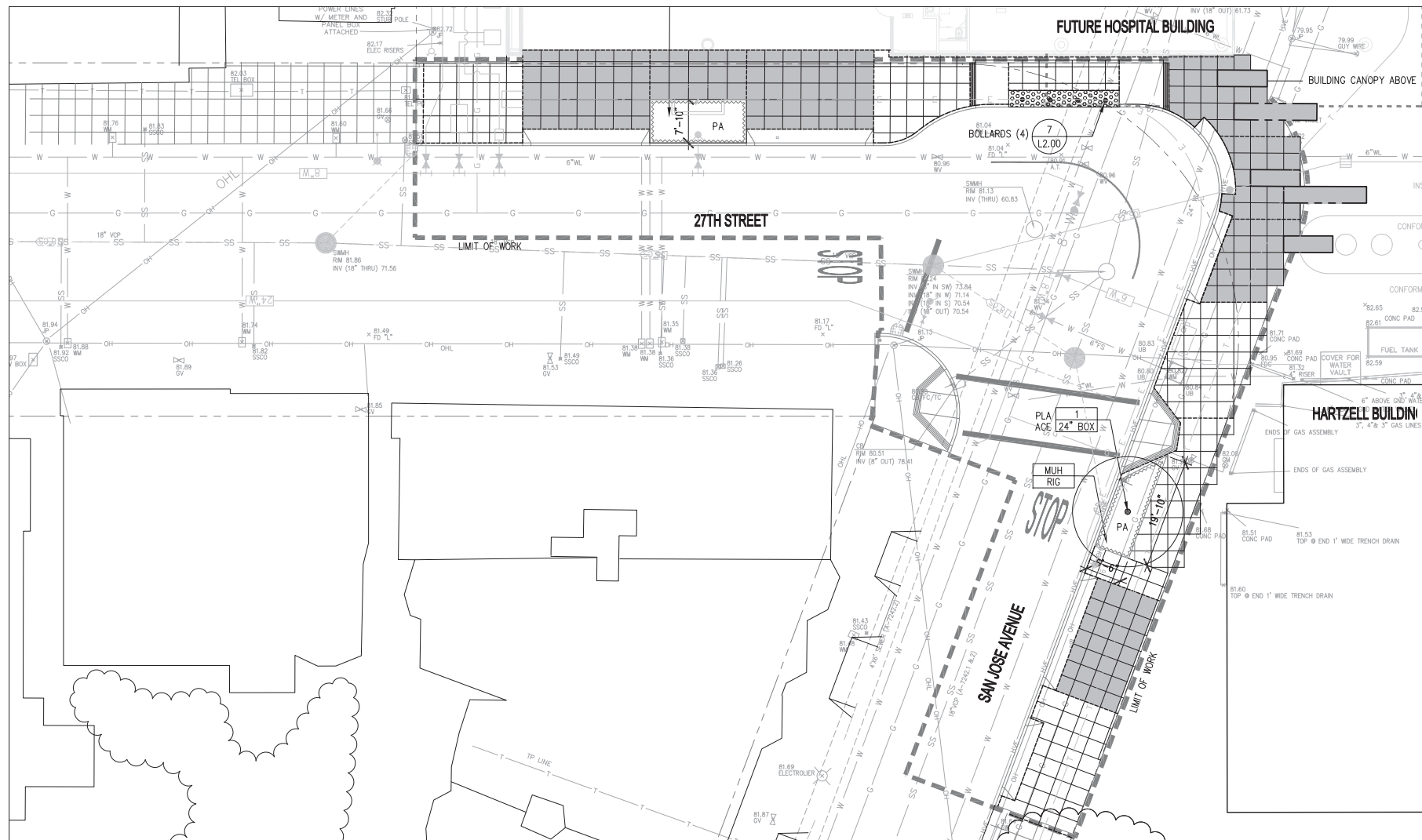
SAN FRANCISCO

Date:	2-17-12
No.:	11-30
Scale:	1"=30'
Design:	BS
Check:	BS
Approved:	BS
Job No.:	20080716

Drawing Number  
**C5.0**



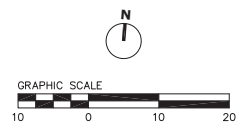
DATE PLOTTED: 2/21/12 10:58 AM



- LEGEND**
- CITY STANDARD INTEGRAL COLOR CONCRETE PAVING
  - TOOL JOINT
  - POUR IN PLACE COLOR CONCRETE (3' MODULE), OR PRECAST CONCRETE PAVERS
  - VEHICULAR PAVING
  - TRUNCATED DOME PAVERS
  - STRUCTURAL SOILS, BELOW
  - EXP. JOINT
  - BOLLARD
  - TREE WELL
  - UNDERSTORY PLANTING
  - STREET TREE
  - TREE SPECIE  
TREE SIZE
  - PROPERTY LINE
  - LIMIT OF WORK
  - S.C.D. SEE CIVIL DRAWINGS

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HYDROZONE	COMMENTS
<b>TREES</b>						
						8,9 L3.00
LYO FLO	LYONOTHAMUS FLORIBUNDUS	CATALINA IRONWOOD	24"BOX	PER PLAN	L	
PLA ACE	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24"BOX	PER PLAN	M	
<b>SHRUBS/GRASSES</b>						
						11,12 L3.00
EPH CAN	EPILOBIUM CANUM SP. CANUM	CALIFORNIA FUCHSIA	1 GAL	20" O.C.	L	
EPH CAN	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	18" O.C.	L	



© BKF ENGINEERS

**BKF**  
ENGINEERING & SURVEYING PLANNERS

**SWA GROUP**  
 2200 BRIDGEWAY BOULEVARD  
 SUITE 200  
 SAUSALITO CA 94965-9904  
 415.332.6100  
 WWW.SWAGROUP.COM

CALIFORNIA

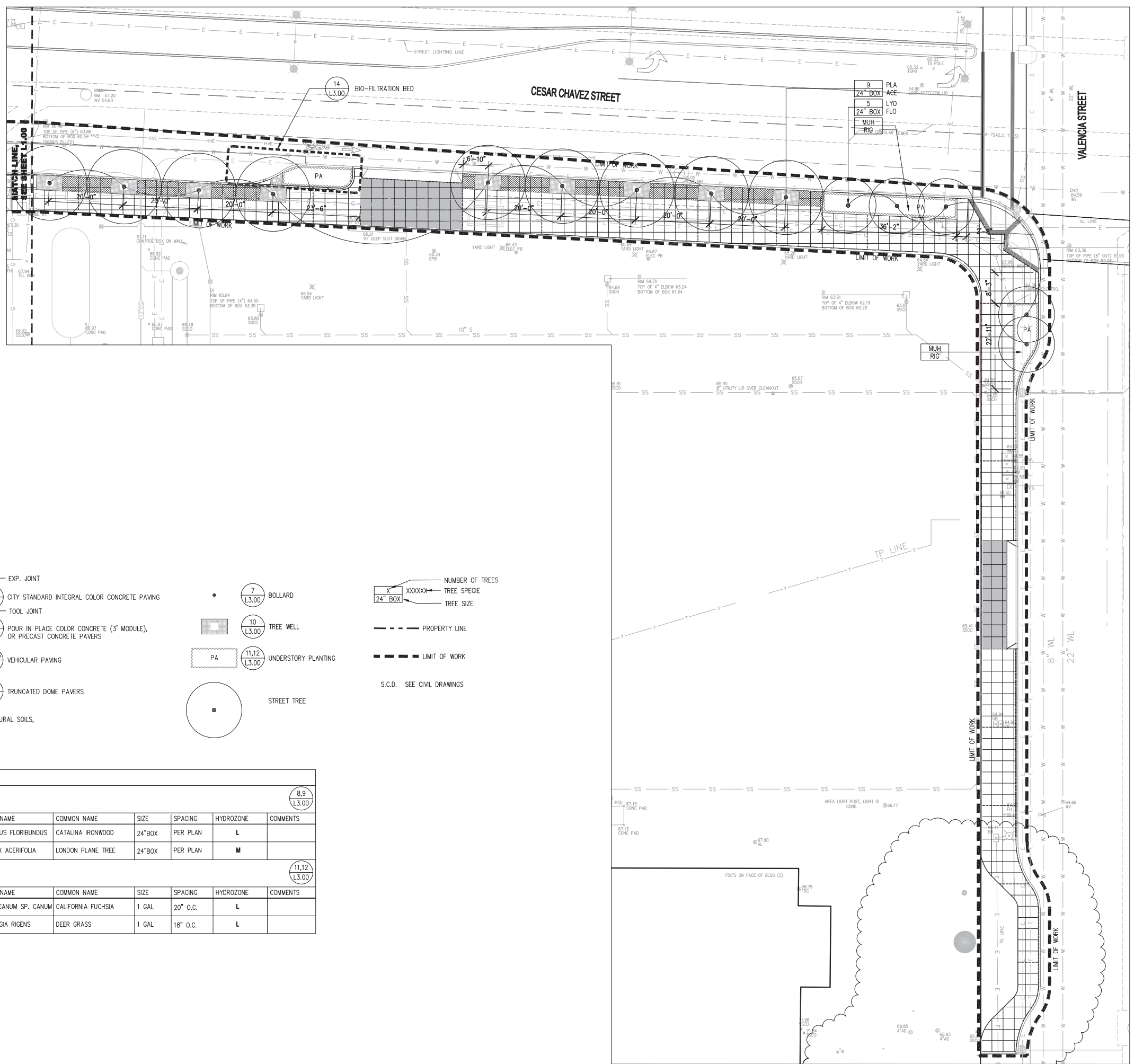
SAN FRANCISCO COUNTY

SAN FRANCISCO

**ST. LUKE'S REPLACEMENT HOSPITAL  
 STREET IMPROVEMENT PLANS  
 LANDSCAPE LAYOUT & PLANTING PLAN**

No.	Revisions

Date: 02/17/12  
 Scale: 1"=10'  
 Drawing Number: **L1.00**



**LEGEND**

- EXP. JOINT
- 1 (L3.00) CITY STANDARD INTEGRAL COLOR CONCRETE PAVING
- TOOL JOINT
- 1 (L3.00) POUR IN PLACE COLOR CONCRETE (3' MODULE), OR PRECAST CONCRETE PAVERS
- 1 or 3 (L3.00) VEHICULAR PAVING
- 5 (L3.00) TRUNCATED DOME PAVERS
- STRUCTURAL SOILS, BELOW
- 7 (L3.00) BOLLARD
- 10 (L3.00) TREE WELL
- PA (11,12) (L3.00) UNDERSTORY PLANTING
- STREET TREE
- XXXXXXX TREE SPECIE
- NUMBER OF TREES
- PROPERTY LINE
- LIMIT OF WORK
- S.C.D. SEE CIVIL DRAWINGS

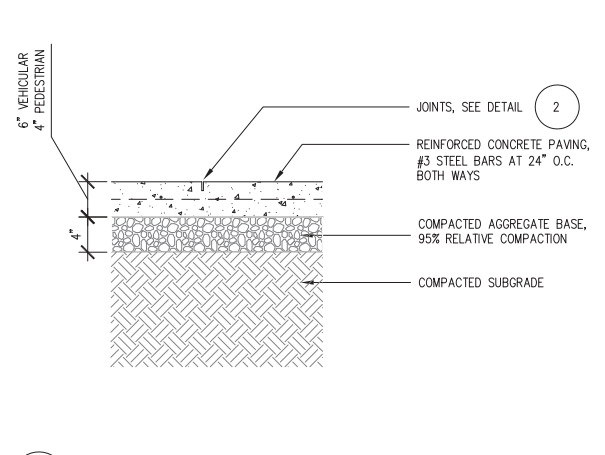
**PLANT LIST**

TREES						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HYDROZONE	COMMENTS
LVI FLO	LYONOTHAMUS FLORIBUNDUS	CATALINA IRONWOOD	24"BOX	PER PLAN	L	
PLA ACE	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24"BOX	PER PLAN	M	
SHRUBS/GRASSES						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HYDROZONE	COMMENTS
EPI CAN	EPILOBIUM CANUM SP. CANUM	CALIFORNIA FUCHSIA	1 GAL	20" O.C.	L	
EPI CAN	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	18" O.C.	L	

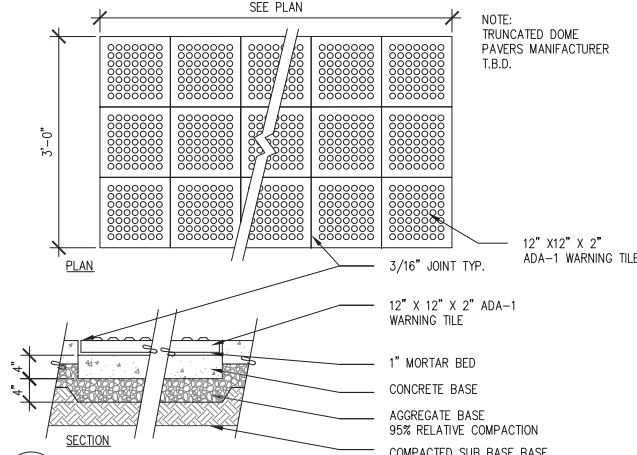
Revisions

No.	Date	Description
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		Design CD
		Drawn: EJ/AS
		Reviewed: GP
		Job No: SFR101

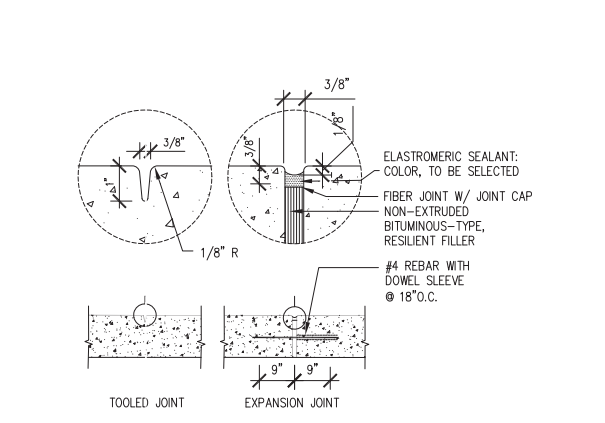
Revisions	
No.	
Date: 02/17/12	
Scale: 1"=1'-0"	
Drawn:	
Checked:	
Approved:	
Job No: SW1601	



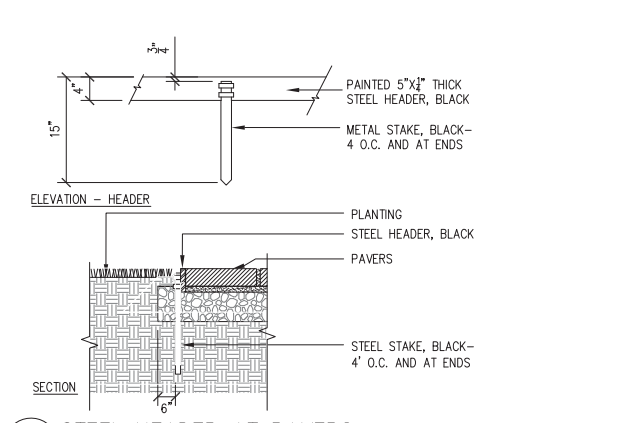
1 CONCRETE PAVING  
1"=1'



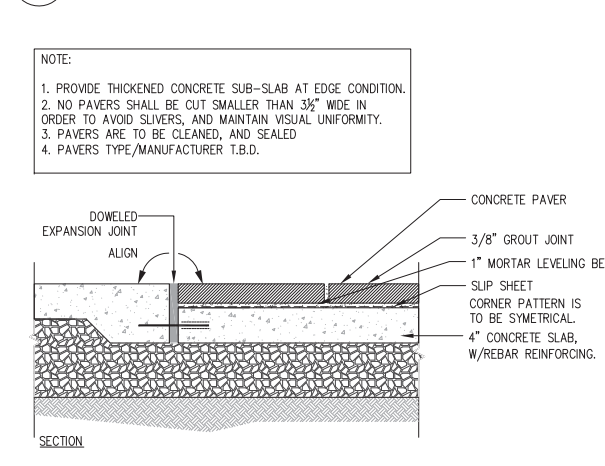
5 TRUNCATED DOME PAVERS  
1"=1'-0"



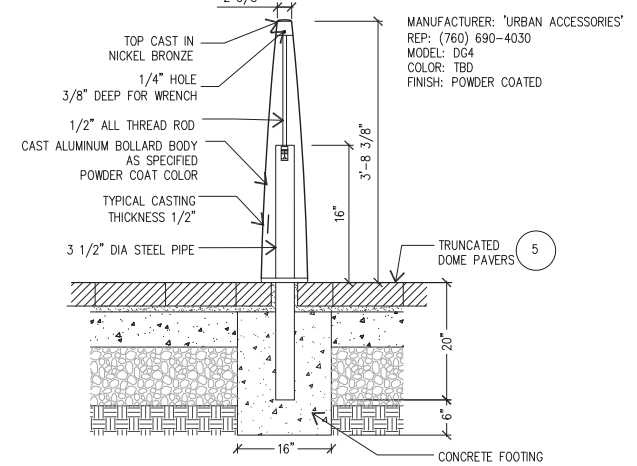
2 CONCRETE JOINTS  
1 1/2"=1'-0"



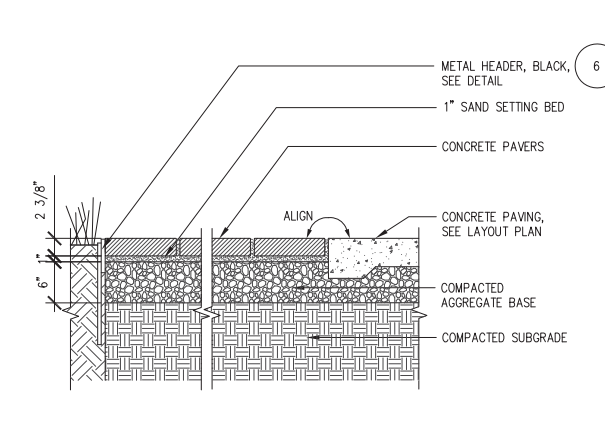
6 STEEL HEADER AT PAVERS  
1"=1'-0"



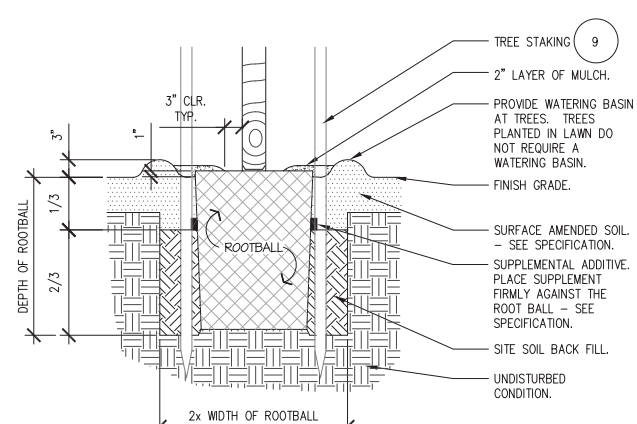
3 CONCRETE PAVERS - VEHICULAR  
1 1/2"=1'-0"



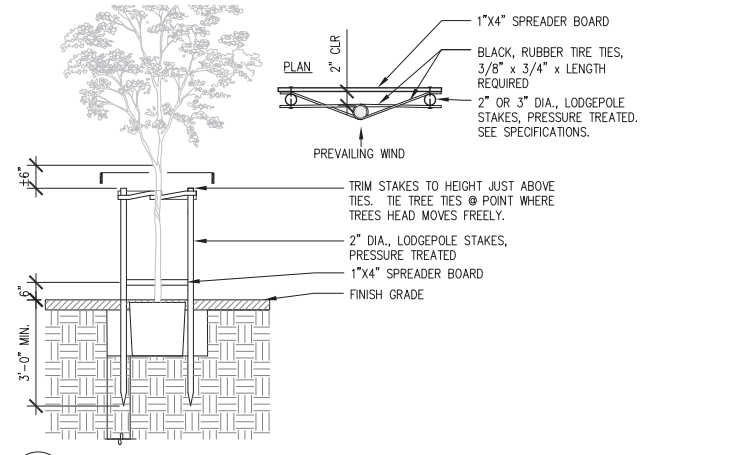
7 ALUMINUM BOLLARD AND FOOTING  
1"=1'-0"



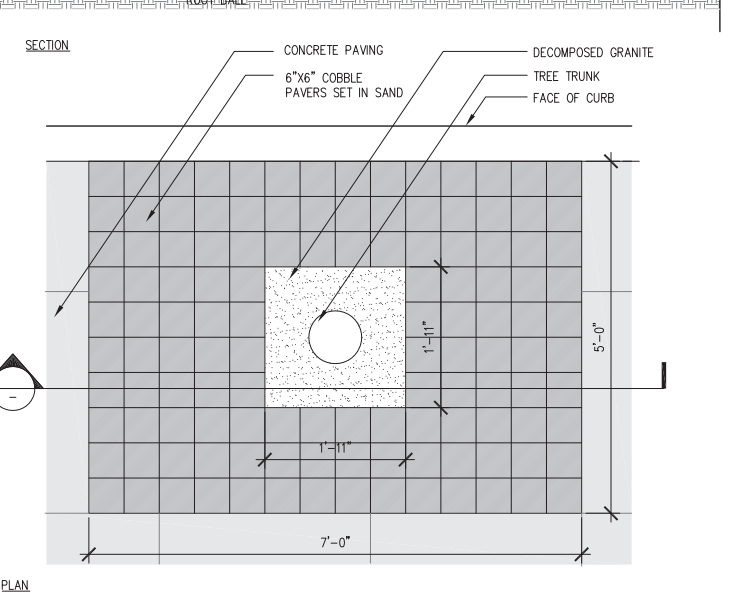
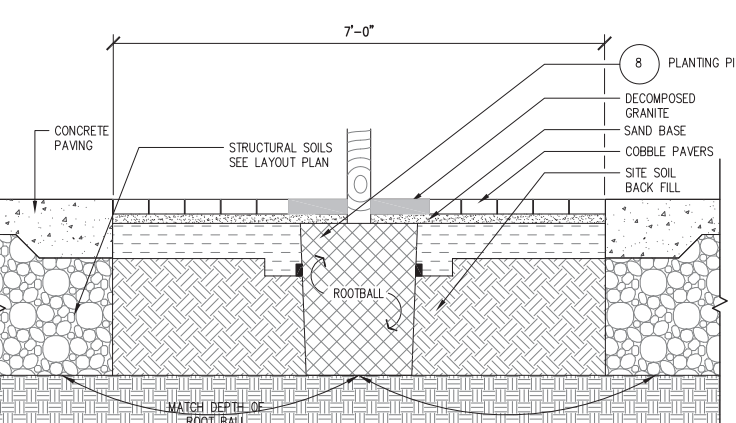
4 CONCRETE PAVERS - PEDESTRIAN  
1"=1'-0"



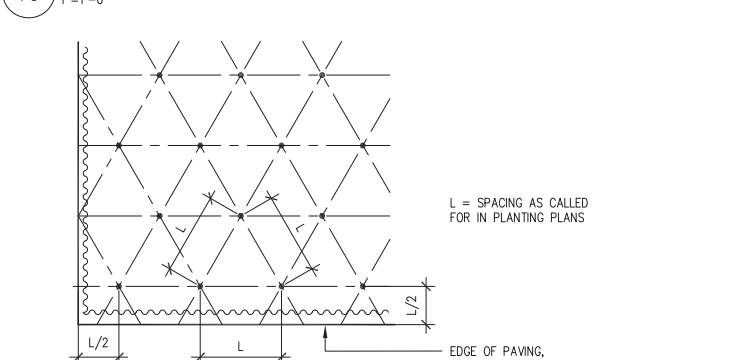
8 PLANTING PIT  
SCALE: 1"=1'-0"



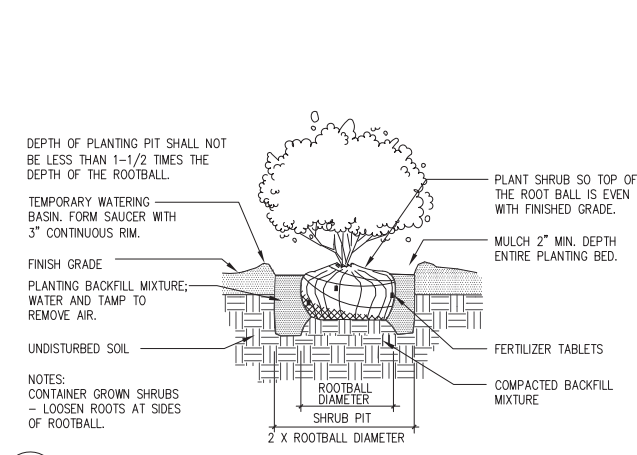
9 TREE STAKING  
1/2"=1'-0"



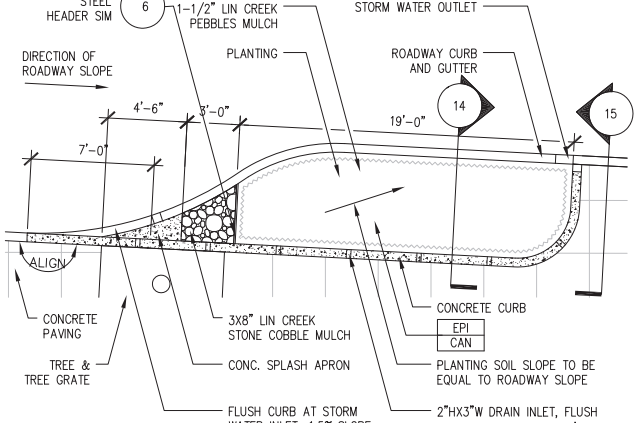
10 TREE WELL  
1"=1'-0"



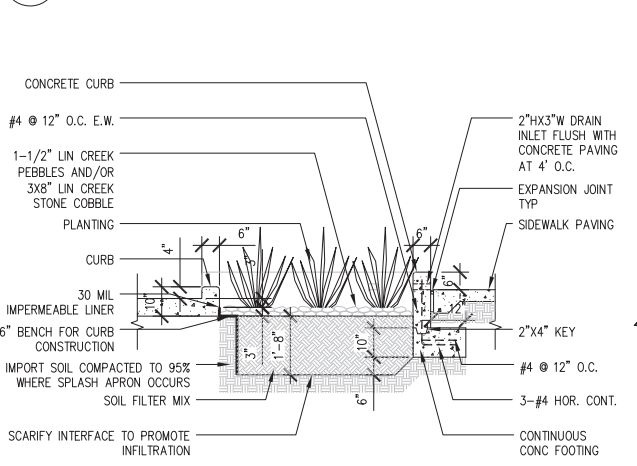
11 PLANTING LAYOUT - TRIANGLE SPACING  
N.T.S.



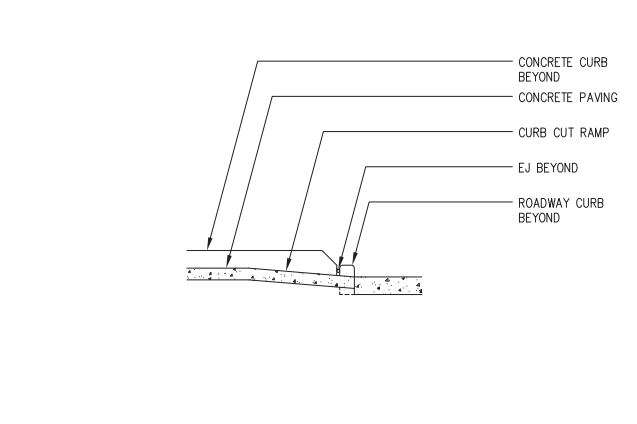
12 SHRUB PLANTING  
1/2"=1'-0"



13 BIO-FILTRATION BED  
1/4"=1'-0"



14 TYPICAL SECTION AT BIO FILTRATION BED  
1/2"=1'-0"



15 SECTION AT BIO FILTRATION BED  
1/2"=1'-0"