

SCRIPPS
MERCY HOSPITAL CAMPUS
CONDITIONAL USE PERMIT #304755 AMENDMENT

SHEET LIST

SHEET NUMBER	SHEET NAME
CUP-01	COVER SHEET & INDEX
CUP-02	PROJECT INFORMATION
CUP-03	EXISTING SITE PLAN
CUP-04	PROPOSED SITE PLAN
CUP-05	PROPOSED PARKING PLAN
CUP-06	EXISTING TOPOGRAPHY AND SLOPE ANALYSIS
CUP-07	EXISTING GRAVITY UTILITIES PLAN
CUP-08	EXISTING PRESSURIZED UTILITIES PLAN
CUP-09	EXISTING DRY UTILITIES PLAN
CUP-10	PRELIMINARY GRADING AND DRAINAGE PLAN
CUP-11	EROSION CONTROL PLAN
CUP-12	PROPOSED UTILITY PLAN
CUP-13	HARDSCAPE PLAN
CUP-14	PLANTING PLAN
CUP-15	PLANTING LEGEND & STATEMENT
CUP-16	LANDSCAPE CALCULATIONS
CUP-17	LANDSCAPE CALCULATIONS
CUP-18	BRUSH MANAGEMENT PLAN
CUP-19	STORM WATER QUALITY MANAGEMENT PLAN
CUP-20	OVERHANG PLAN
CUP-21	ACCESSIBILITY PLAN
CUP-22	EGRESS PLAN
CUP-23	FIRE ACCESS PLAN
CUP-24	SITE SECTIONS
CUP-25	SITE SECTIONS
CUP-26	SITE ELEVATIONS
CUP-27	SITE ELEVATIONS

CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

**Scripps**
CONDITIONAL USE PERMIT MERCY CAMPUS
4077 Fifth Ave, San Diego, CA 92103
SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

COVER SHEET & INDEX

SCALE:
DATE OF ISSUE: 2-11-2020

CUP-01

PROJECT OWNER NAME AND ADDRESS

SCRIPPS HEALTH
10140 CAMPUS POINT COURT
SAN DIEGO, CA 92121

PROJECT TEAM

ARCHITECT
CO ARCHITECTS
5055 WILSHIRE BLVD, SUITE 900
LOS ANGELES CA 90036

LANDSCAPE ARCHITECT
SPURLOCK
2122 HANCOCK STREET
SAN DIEGO, CA 92110

CIVIL ENGINEER
KPFF
3131 CAMINO DEL RIO N #1080
SAN DIEGO, CA 92108

AVIATION PLANNER
HELIPLANNERS
41689 ENTERPRISE CIRCLE NORTH, STE 212
TEMECULA, CA 92590

ENVIRONMENTAL CONSULTANT
KLR PLANNING
P.O. BOX 882676
SAN DIEGO, CA 92168

TRAFFIC ENGINEER
LINSCOTT, LAW & GREENSPAN, ENGINEERS
4542 RUFFNER STREET, SUITE 100
SAN DIEGO, CA 92111

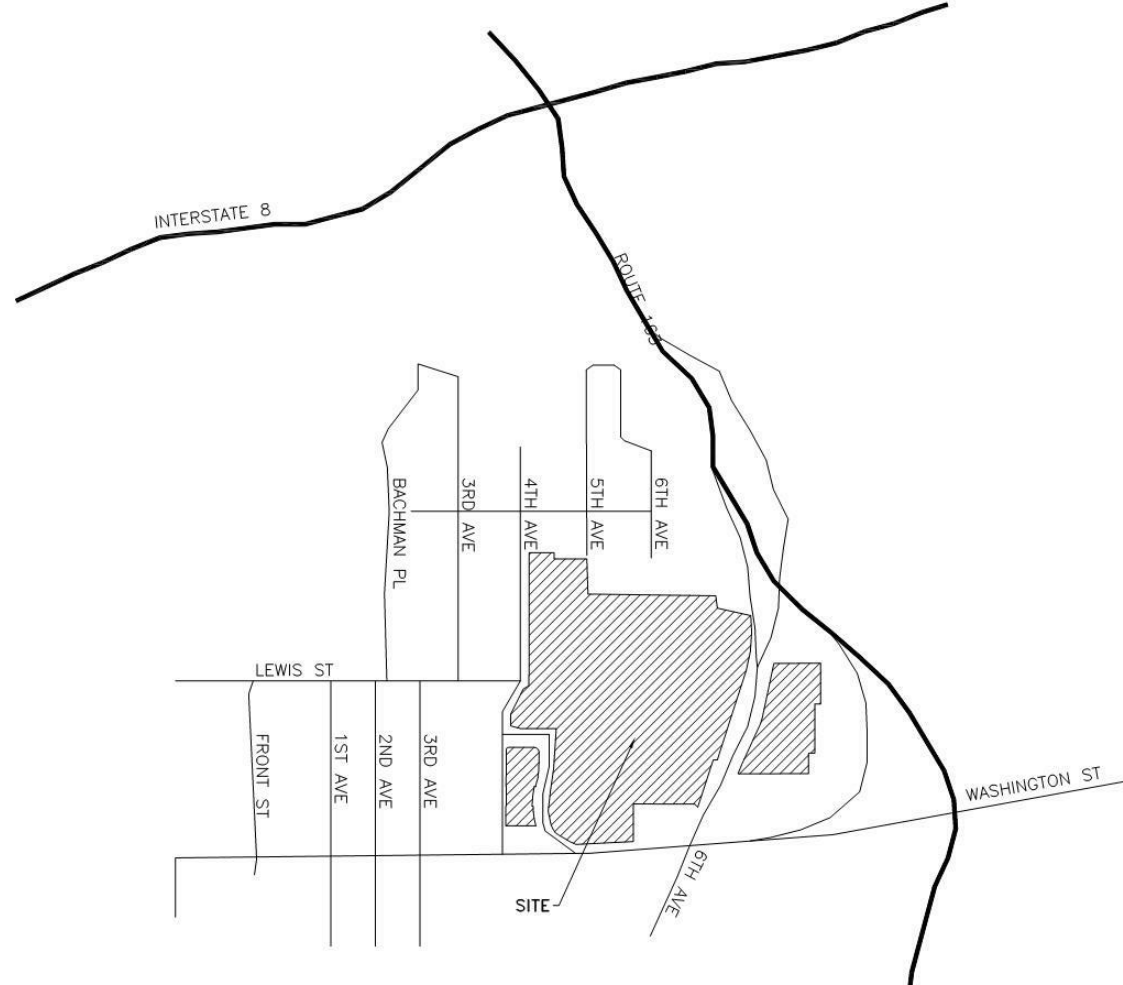
SURVEYOR
SDE
462 STEVENS AVENUE, SUITE 305
SOLANA BEACH, CALIFORNIA 92075

GEOTECHNICAL
KLEINFELDER
550 WEST C STREET, SUITE #1200
SAN DIEGO, CA 92101

PROJECT ADDRESS

SCRIPPS HEALTH
SCRIPPS MERCY HOSPITAL - SAN DIEGO
4077 FIFTH AVE SAN DIEGO, CA 92103

VICINITY MAP



ASSESSOR PARCEL NUMBERS

444-560-3400	444-710-2600
444-560-3500	444-531-1200
444-710-2500	444-531-3100
444-533-2600	444-531-3300
444-5332-500	444-531-3400

ZONING DESIGNATION

ZONE: CC-3-8
CC-3-9
OR-1-1
RM-3-9
OC-1-1

SETBACKS

FRONT MIN	NONE
FRONT MAX	10'
STREET SIDE MIN	NONE
STREET SIDE MAX	10'
SIDE YARD MIN	10'
REAR YARD MIN	10'

TYPE OF CONSTRUCTION

MOB: I-B
HOSPITAL: I-A
HSB UNDERGROUND: I-A
HSB ABOVE GROUND: II-A

OCCUPANCY CLASSIFICATION

MOB: I-2.1, B
HOSPITAL: I-2, B, A-3, S-1, S-2, F-1
PARKING: S-1, S-2
HSB: B

PROJECT NARRATIVE

- CONDITIONAL USE PERMIT (CUP) to amend existing CUP No. 304755, Site Development Permit (SDP) to amend existing SDP No. 531932 and Planned Development Permit (PDP) for:
 - DEMOLITION OF:
 - FACILITY BUILDING
 - GENERATOR BUILDING & COOLING TOWER
 - BEHAVIORAL HEALTH CLINIC
 - HOSPITAL BUILDING
 - 550 WASHINGTON
 - 550 GARAGE
 - MERCY MANOR
 - PARKING LOT 4.1
 - EMERGENCY DEPARTMENT
 - CONSTRUCTION OF:
 - HOSPITAL I, 16-STORIES, 625,960 SF
 - HOSPITAL II, 16-STORIES, 380,000 SF
 - HOSPITAL SUPPORT BUILDING, 3-STORIES WITH 3 LEVELS OF BELOW GROUND PARKING, 65,000 SF
 - MEDICAL OFFICE BUILDING I, 6-STORIES WITH 1 BASEMENT LEVEL, 170,000 SF
 - MEDICAL OFFICE BUILDING II BUILDING, 9-STORIES, WITH 5 LEVELS OF BELOW GROUND PARKING, 300,000 SF
 - CENTRAL ENERGY PLANT EXPANSION

GROSS SITE AREA



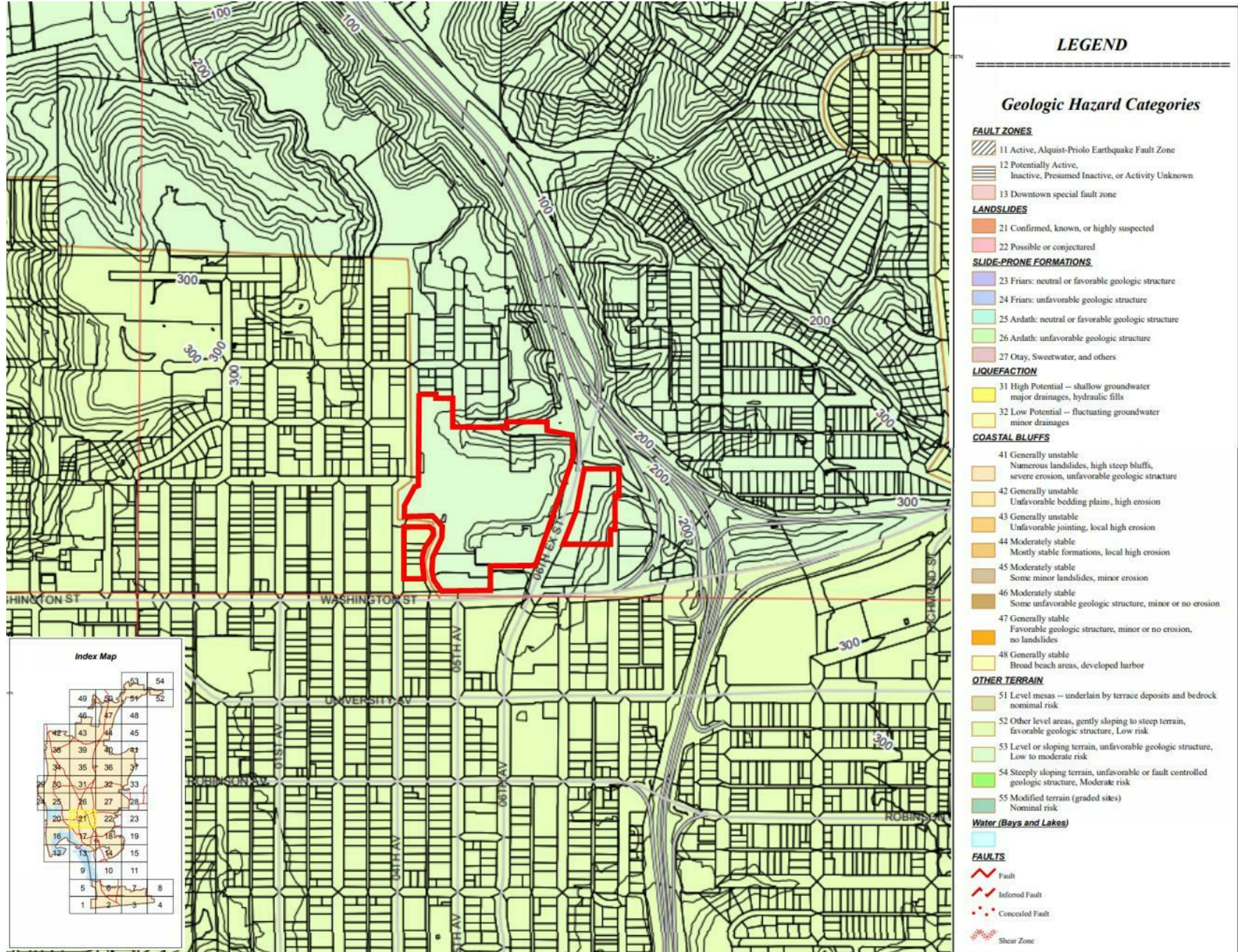
COMMUNITY PLAN

UPTOWN COMMUNITY PLAN

OVERLAY ZONES

TRANSIT
RESIDENTIAL TANDEM

GEOLOGIC HAZARD CATEGORY



PARKING TABLE

PROPOSED PARKING PROVIDED					
LOT NUMBER	PARKING LOT NAME	AUTO	AMB	ADA	EV
2	(E) MERCY GARDENS PARKING	12	0	0	0
4	(E) MRI PARKING	0	0	1	0
12	(E) PARKING LOT 12	635	0	13	0
14	(E) CANCER CENTER PARKING STRUCTURE	126	0	14	0
15	(E) 6TH AVENUE PARKING STRUCTURE	1209	0	31	108
16	(N) HSB PARKING STRUCTURE	312	0	8	28
17	(N) EMERGENCY DEPARTMENT PARKING LOT	9	4	0	0
18	(N) MOB NORTH PARKING STRUCTURE	945	0	21	84
19	(N) EAST LEWIS STREET PARKING	7	0	0	0
20	(N) DELIVERY VAN PARKING	6	0	1	0
A	(E) OFFICIAL SCRIPPS VEHICLES PARKING	5	0	0	0
TOTAL LOTS: 11		3266	4	89	220
		TOTAL: 3579			

BICYCLE PARKING SPACES
TOTAL: 151

Building Number	Existing or Proposed	Building Name	Use	Year Constructed	(E) SF	(N) SF
1	EXISTING TO REMAIN	(E) COLLEGE BUILDING	OFFICE	1926	40,700	40,700
2	EXISTING TO REMAIN	(E) MERCY GARDENS	OFFICE	1926	26,790	26,790
3	EXISTING TO REMAIN	(E) CHAPEL	ASSEMBLY	1949	5,920	5,920
4	EXISTING TO REMAIN	(E) CENTRAL ENERGY PLANT	UTILITIES	2010	17,895	17,895
5	EXISTING TO REMAIN	(E) PARKING STRUCTURE 12	STORAGE		223,842	-
6	EXISTING TO REMAIN	(E) CANCER CENTER AND PARKING STRUCTURE	INSTITUTIONAL		119,461	-
7	EXISTING TO REMAIN	(E) 6TH AVE PARKING STRUCTURE & BRIDGE	STORAGE		481,728	-
8	PROPOSED	(N) MEDICAL OFFICE BUILDING I	BUSINESS INSTITUTIONAL		-	170,000
9	PROPOSED	(N) HOSPITAL SUPPORT BUILDING	BUSINESS		-	65,000
10	PROPOSED	(N) HOSPITAL I	INSTITUTIONAL		-	625,960
11	PROPOSED	(N) HOSPITAL II	INSTITUTIONAL		-	380,000
12	PROPOSED	(N) MEDICAL OFFICE BUILDING II	BUSINESS INSTITUTIONAL		-	300,000
13	PROPOSED	(N) UTILITY YARD	UTILITIES		-	8,078
14	PROPOSED	(N) UTILITY YARD	UTILITIES		-	11,521
15	PROPOSED	(N) CENTRAL ENERGY PLANT EXPANSION	UTILITIES	2010	-	2,400
A	EXISTING TO DEMO	(E) FACILITY BUILDING	UTILITIES		12,984	-
B	EXISTING TO DEMO	(E) GENERATOR BUILDING AND COOLING TOWER	UTILITIES	1980	555	-
C	EXISTING TO DEMO	(E) BEHAVIORAL HEALTH CLINIC	INSTITUTIONAL	1961	64,341	-
D	EXISTING TO DEMO	(E) HOSPITAL BUILDING	INSTITUTIONAL	1963	507,580	-
E	EXISTING TO DEMO	(E) 550 WASHINGTON	BUSINESS	1964	-	-
F	EXISTING TO DEMO	(E) 550 GARAGE	STORAGE	1981	30,364	-
G	EXISTING TO DEMO	(E) MERCY MANOR	BUSINESS	1965	16,668	-
H	EXISTING TO DEMO	(E) PARKING STRUCTURE 4.1	STORAGE	1979	161,939	-
J	EXISTING TO DEMO	(E) EMERGENCY DEPARTMENT	INSTITUTIONAL	2011	13,796	-
Total New SF						1,654,264

FAR Calc		
	New SF (Total)	1,654,264
	Site Area	775,416
	FAR	2.13

CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

Scripps
CONDITIONAL USE PERMIT MERCY CAMPUS
4077 Fifth Ave, San Diego, CA 92103
SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

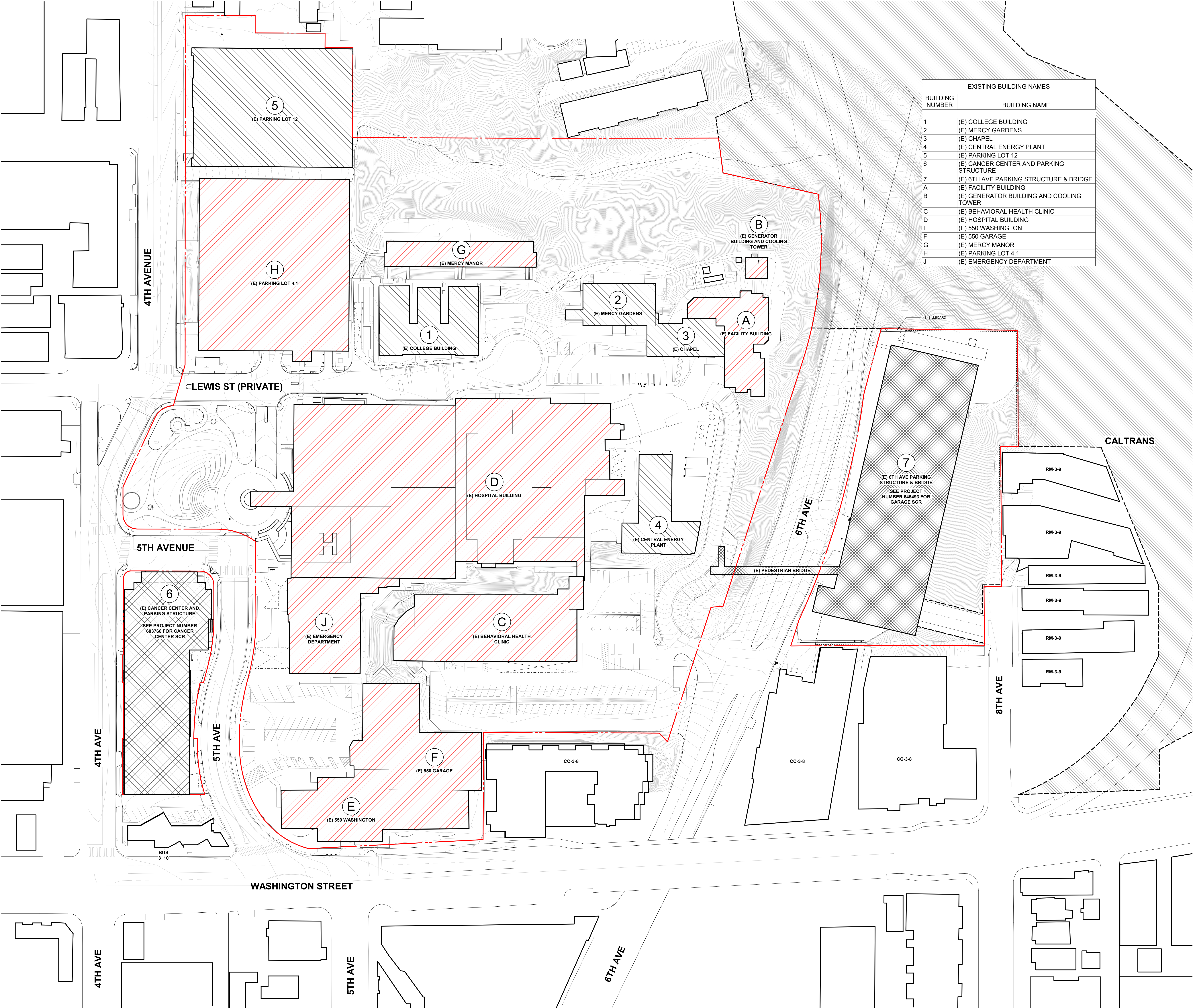
PROJECT INFORMATION

SCALE: 1" = 10'
DATE OF ISSUE: 2-11-2020

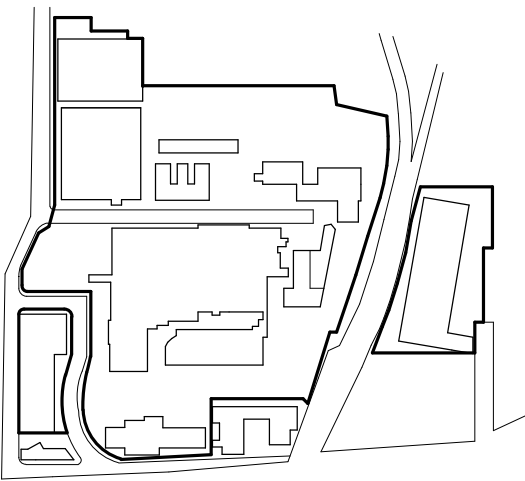
CUP-02

EXISTING BUILDING NAMES	
BUILDING NUMBER	BUILDING NAME
1	(E) COLLEGE BUILDING
2	(E) MERCY GARDENS
3	(E) CHAPEL
4	(E) CENTRAL ENERGY PLANT
5	(E) PARKING LOT 12
6	(E) CANCER CENTER AND PARKING STRUCTURE
7	(E) 6TH AVE PARKING STRUCTURE & BRIDGE
A	(E) FACILITY BUILDING
B	(E) GENERATOR BUILDING AND COOLING TOWER
C	(E) BEHAVIORAL HEALTH CLINIC
D	(E) HOSPITAL BUILDING
E	(E) 550 WASHINGTON
F	(E) 550 GARAGE
G	(E) MERCY MANOR
H	(E) PARKING LOT 4.1
J	(E) EMERGENCY DEPARTMENT

EXISTING SITE PLAN LEGEND	
	EXISTING BUILDING TO REMAIN
	APPROVED SCR #645493
	PRESENTLY UNDER CONSTRUCTION
	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
	CAL TRANS
	PROPERTY LINE




CONDITIONAL USE PERMIT MERCY CAMPUS
4077 Fifth Ave, San Diego, CA 92103
SCRIPPS# 35-16060B DESIGN TEAM # 18003.000
KEY PLAN



EXISTING SITE PLAN
SCALE: 1" = 50'-0"
DATE OF ISSUE: 2-11-2020

PROPOSED BUILDING NAMES	
BUILDING NUMBER	BUILDING NAME
1	(E) COLLEGE BUILDING
2	(E) MERCY GARDENS
3	(E) CHAPEL
4	(E) CENTRAL ENERGY PLANT
5	(E) PARKING LOT 12
6	(E) CANCER CENTER AND PARKING STRUCTURE
7	(E) 6TH AVE PARKING STRUCTURE & BRIDGE
8	(N) MEDICAL OFFICE BUILDING I
9	(N) HOSPITAL SUPPORT BUILDING
10	(N) HOSPITAL I
11	(N) HOSPITAL II
12	(N) MEDICAL OFFICE BUILDING II
13	(N) UTILITY YARD
14	(N) UTILITY YARD
15	(N) CENTRAL ENERGY PLANT EXPANSION

CALTRANS

PROPOSED SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- APPROVED SCR #645493
- PRESENTLY UNDER CONSTRUCTION
- EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
- CAL TRANS

SCOPE OF WORK

EXISTING PROPERTY LINE TO REMAIN

PROPOSED PROPERTY LINE

SETBACKS (CC-3-8)

FRONT MIN	NONE
FRONT MAX	10'
STREET SIDE MIN	NONE
STREET SIDE MAX	10'
SIDE YARD MIN	10'
REAR YARD MIN	10'

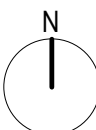
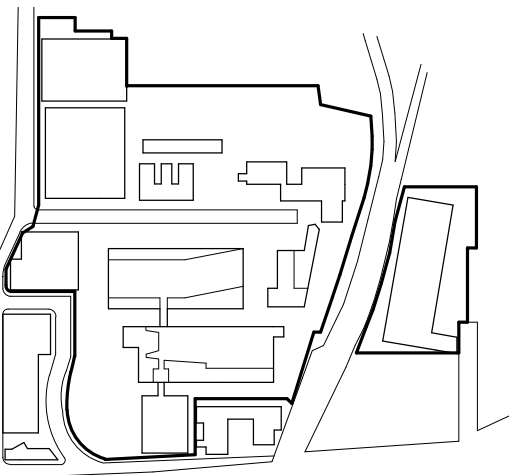


CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

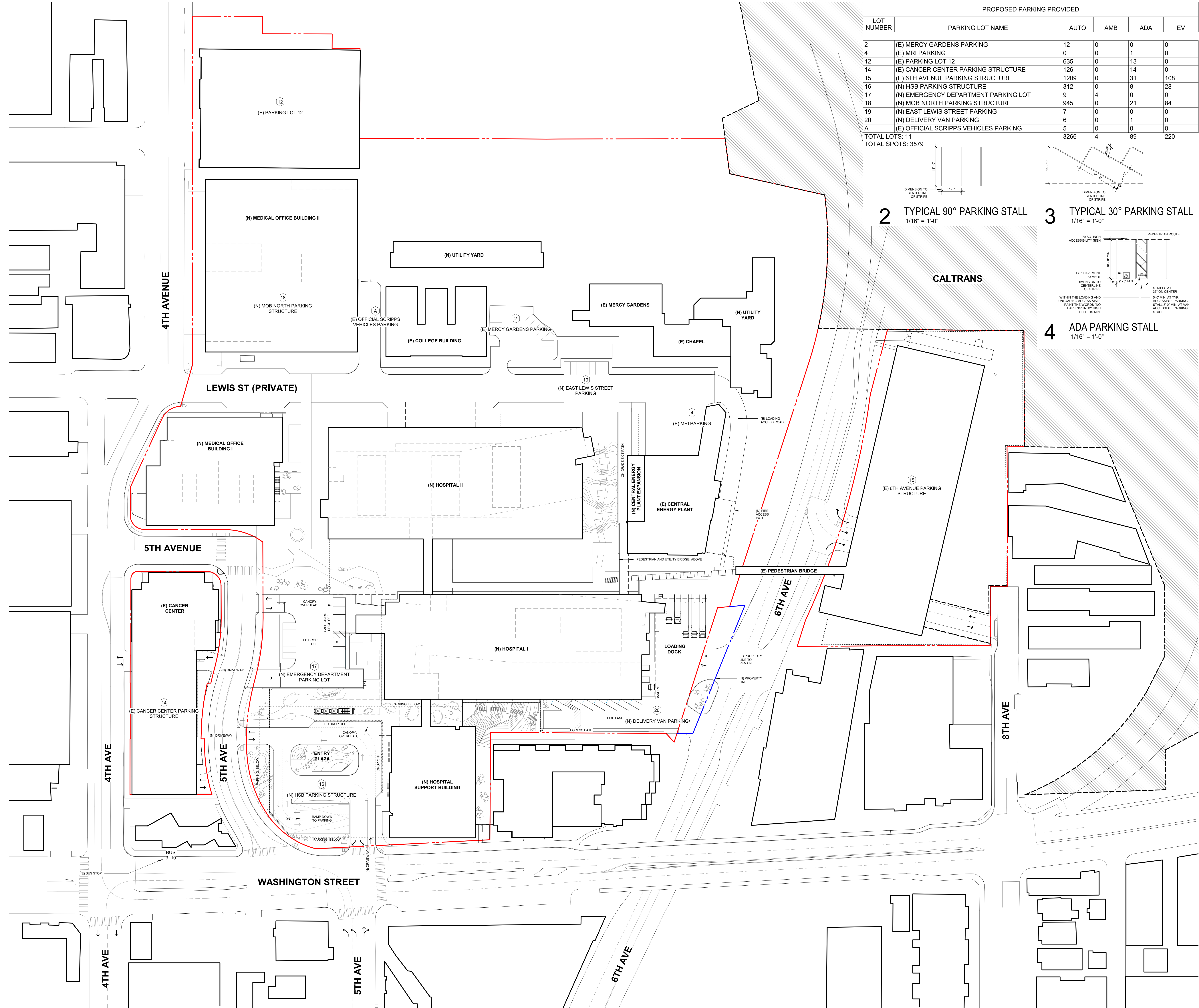
KEY PLAN



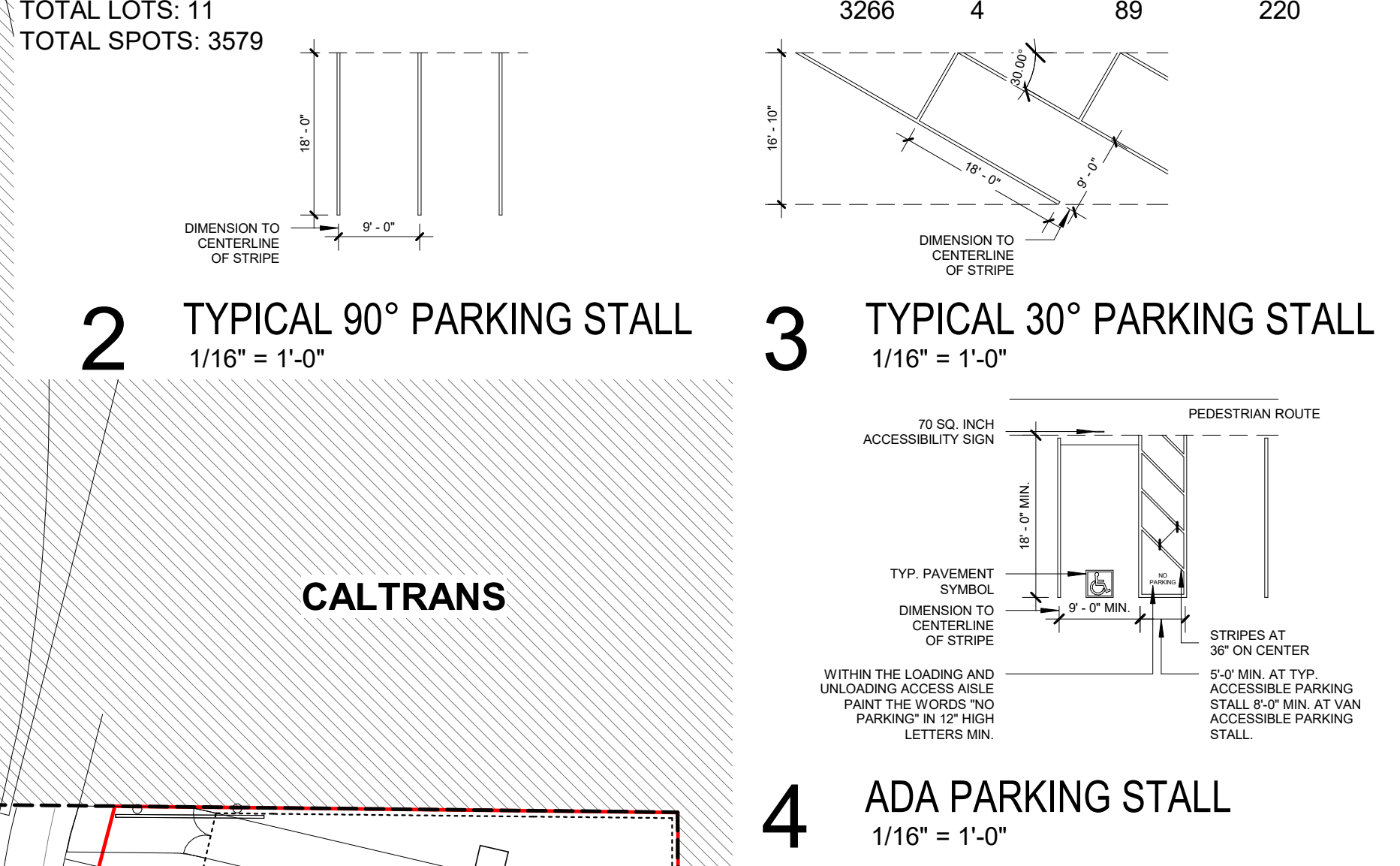
PROPOSED SITE PLAN

SCALE: 1" = 50'-0"
DATE OF ISSUE: 2-11-2020

CUP-04



PROPOSED PARKING PROVIDED					
LOT NUMBER	PARKING LOT NAME	AUTO	AMB	ADA	EV
2	(E) MERCY GARDENS PARKING	12	0	0	0
4	(E) MRI PARKING	0	0	1	0
12	(E) PARKING LOT 12	635	0	13	0
14	(E) CANCER CENTER PARKING STRUCTURE	126	0	14	0
15	(E) 6TH AVENUE PARKING STRUCTURE	1209	0	31	108
16	(N) HSB PARKING STRUCTURE	312	0	8	28
17	(N) EMERGENCY DEPARTMENT PARKING LOT	9	4	0	0
18	(N) MOB NORTH PARKING STRUCTURE	945	0	21	84
19	(N) EAST LEWIS STREET PARKING	7	0	0	0
20	(N) DELIVERY VAN PARKING	6	0	1	0
A	(E) OFFICIAL SCRIPPS VEHICLES PARKING	5	0	0	0
TOTAL LOTS: 11		3266	4	89	220



CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PARKING LEGEND

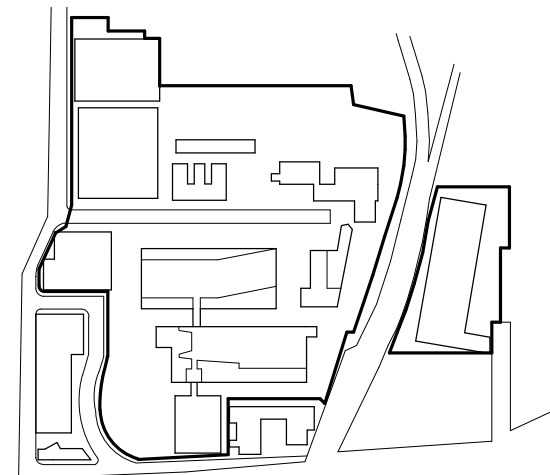
- CAL TRANS
- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED PROPERTY LINE



CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103
SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

KEY PLAN

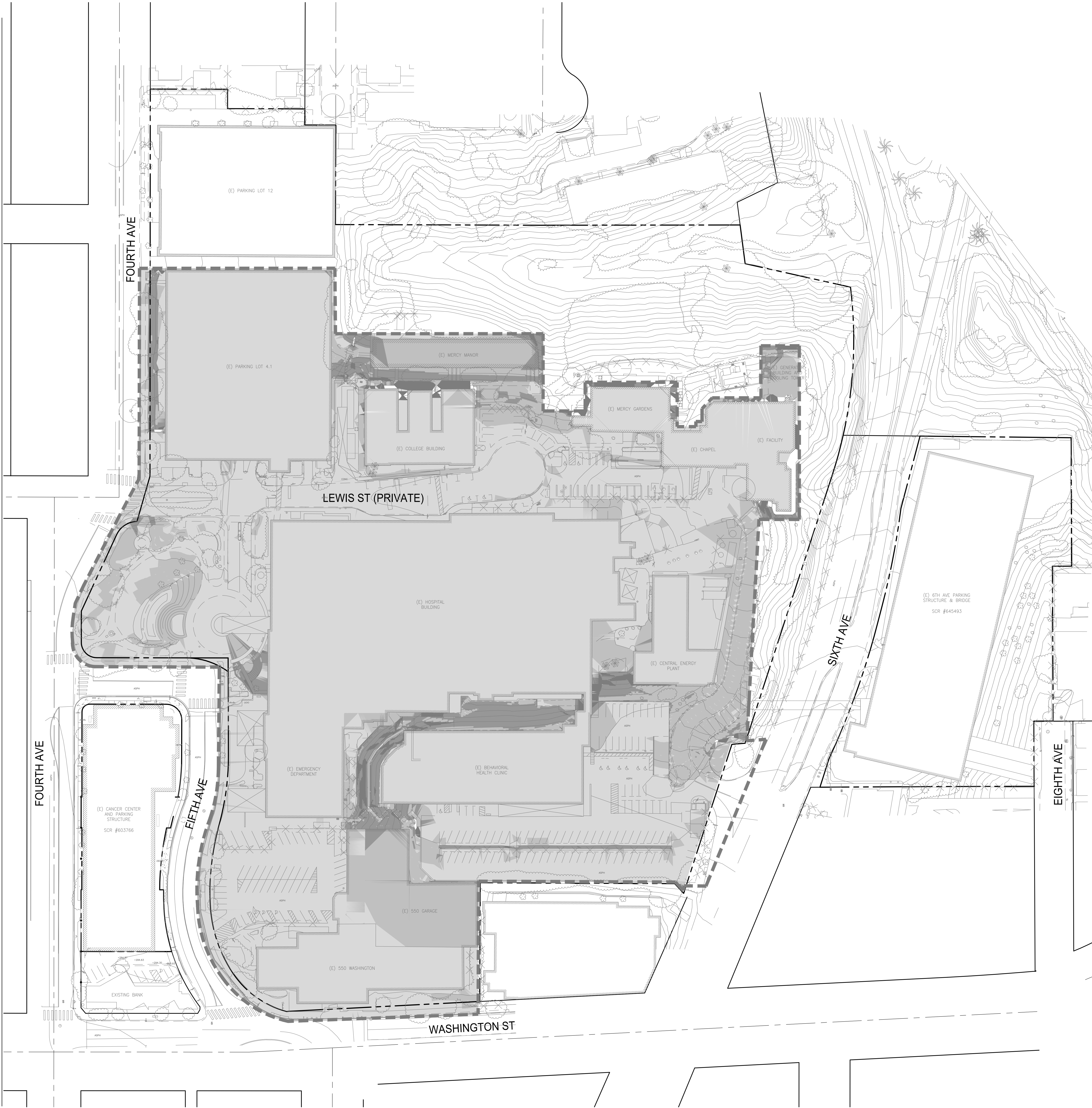


PROPOSED PARKING PLAN

SCALE: As Indicated
DATE OF ISSUE: 2-11-2020

CUP-05

Copyright © 2019 CO Architects. This 30"x42" sheet printed: 2/5/2020 1:26:38 PM
SHEET 5 OF 27



TOPOGRAPHY SOURCE

SAN DIEGUITO ENGINEERING, INC
462 STEVENS STREET, SUITE 305 SOLANA BEACH CA, 92075
ALTA/A.S.C.M
10/13/2017

BENCHMARK

LOCATION	ELEVATION	DESCRIPTION
5TH AVENUE & ARBOR DRIVE	296.658 M.S.L.	NWBP

LEGEND:

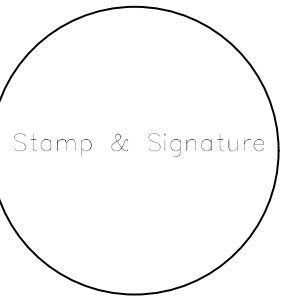
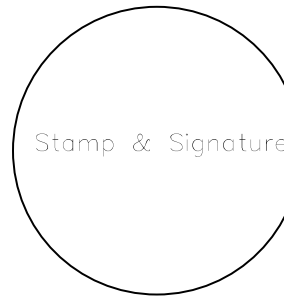
- — — — — LIMIT LINE OF DEMOLITION
- - - - - PROPERTY LINE

SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	10.00%	
2	10.00%	50.00%	
3	50.00%	100.00%	
4	100.00%	200.00%	

CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP



AGENCY STAMP

kpff 700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0203
F: 213.266.5294
www.kpff.com

REVISIONS

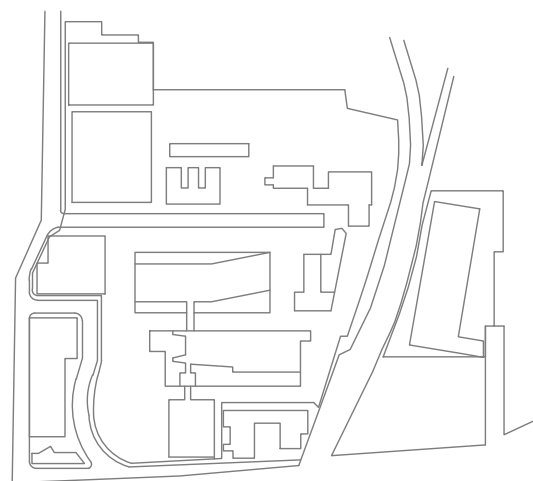
Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

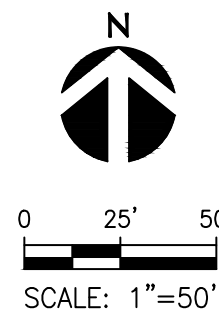
SCRIPPSH 35-160608 DESIGN TEAM # 18003.000

KEY PLAN



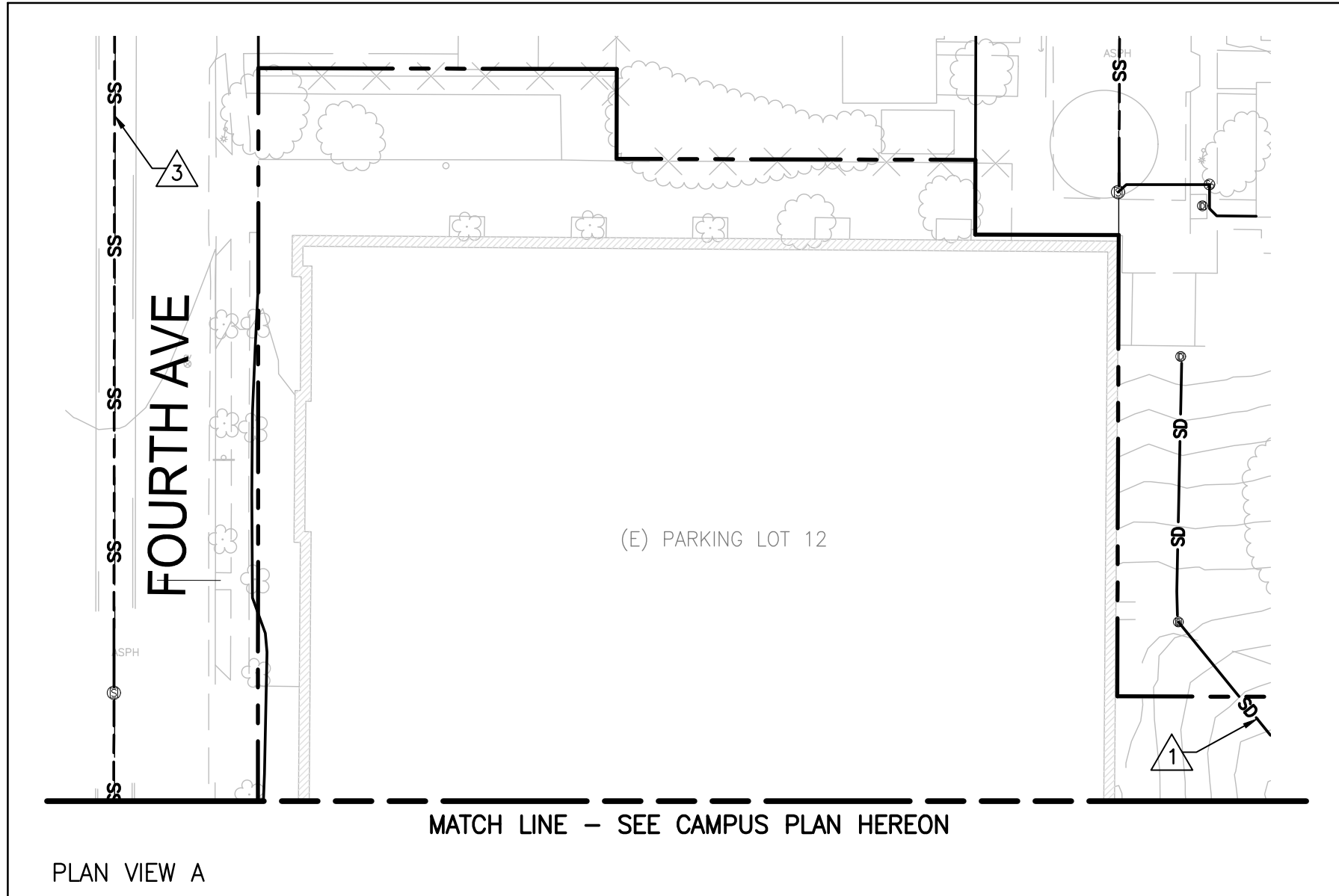
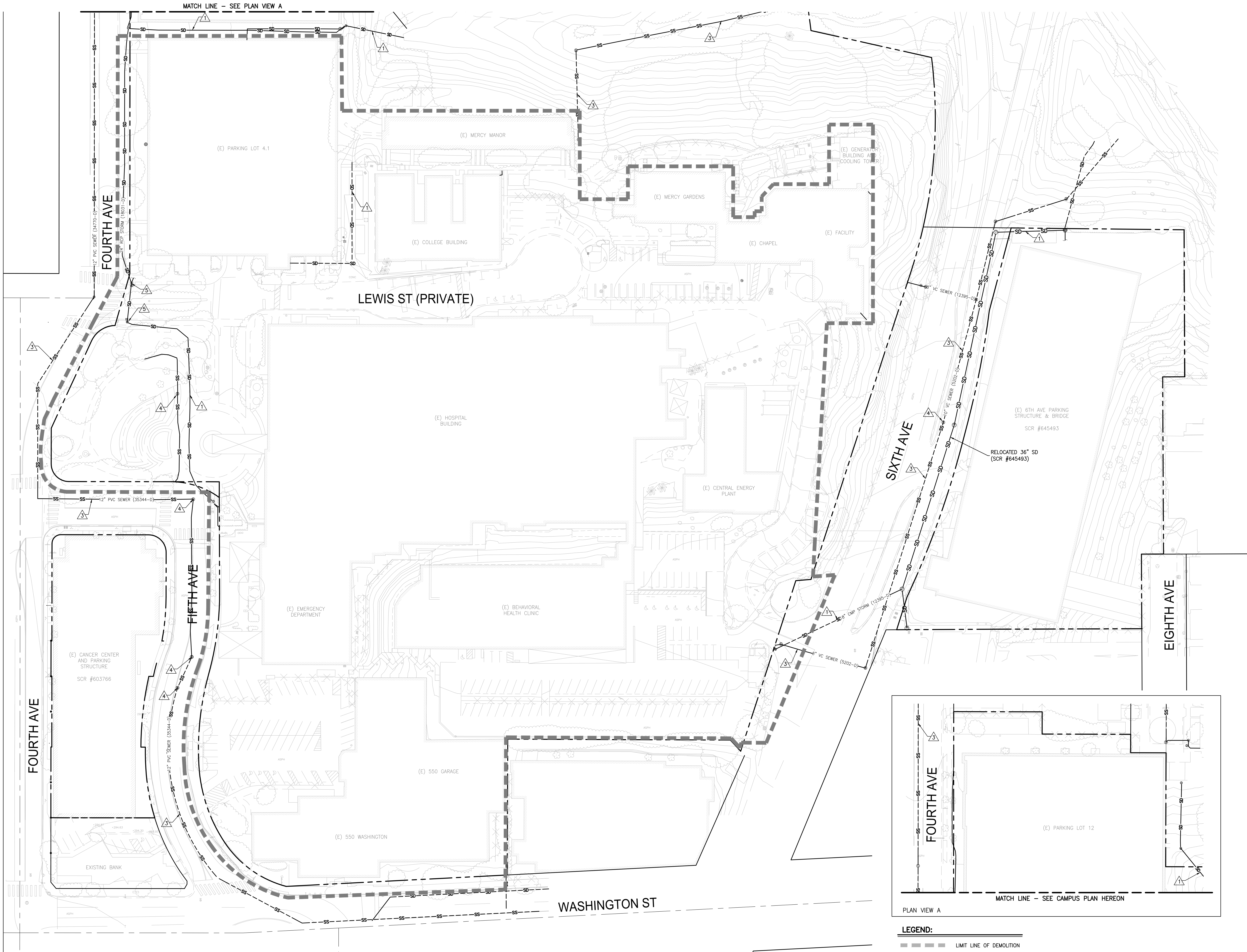
EXISTING TOPOGRAPHY
AND SLOPE ANALYSIS

SCALE: PER PLAN
DATE OF ISSUE: 2-11-2020

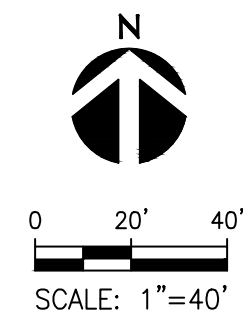


Project Status
PROJECT NO.: 18003.000
Copyright © 2018 CO Architects. This 30"x42" sheet printed:
SHEET 6 OF 27

CUP-06



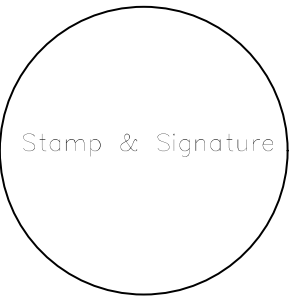
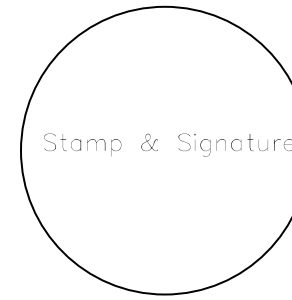
- LEGEND:**
- LIMIT LINE OF DEMOLITION
 - - - PROPERTY LINE
- PUBLIC**
- | | |
|------------------------------|---------------------------------|
| △ EXISTING STORM DRAIN LINE. | △ EXISTING SEWER MANHOLE. |
| △ EXISTING CATCH BASIN. | △ EXISTING STORM DRAIN MANHOLE. |
| △ EXISTING SEWER LINE. | △ EXISTING CLEANOUT. |



CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP



AGENCY STAMP

kpff 700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.5203
F: 213.266.5294
www.kpff.com

REVISIONS

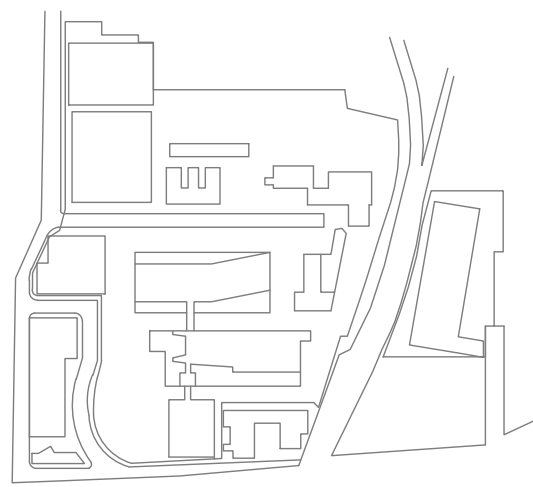
Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

SCRIPPSH 35-16060B DESIGN TEAM # 18003.000

KEY PLAN



EXISTING GRAVITY
UTILITIES PLAN

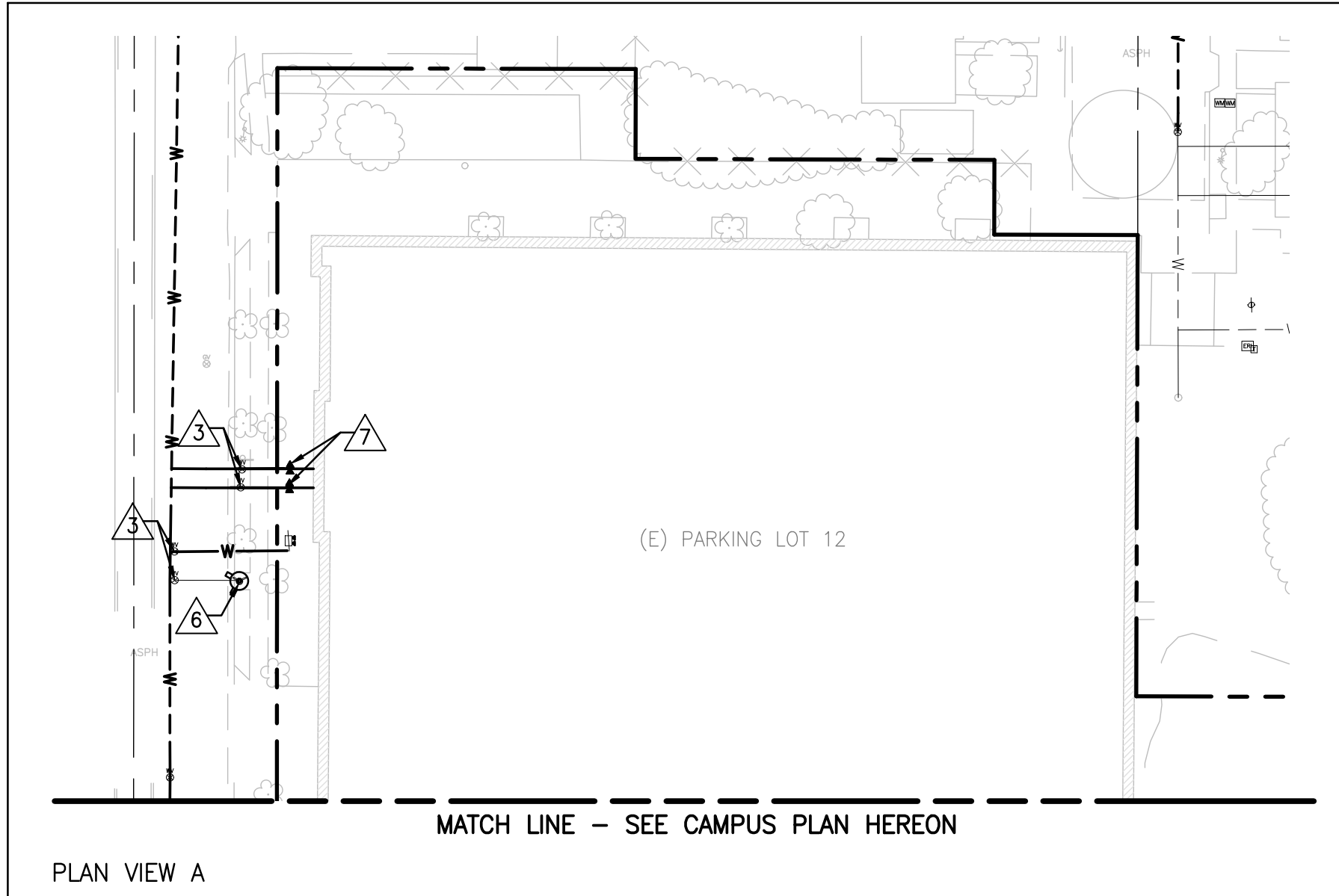
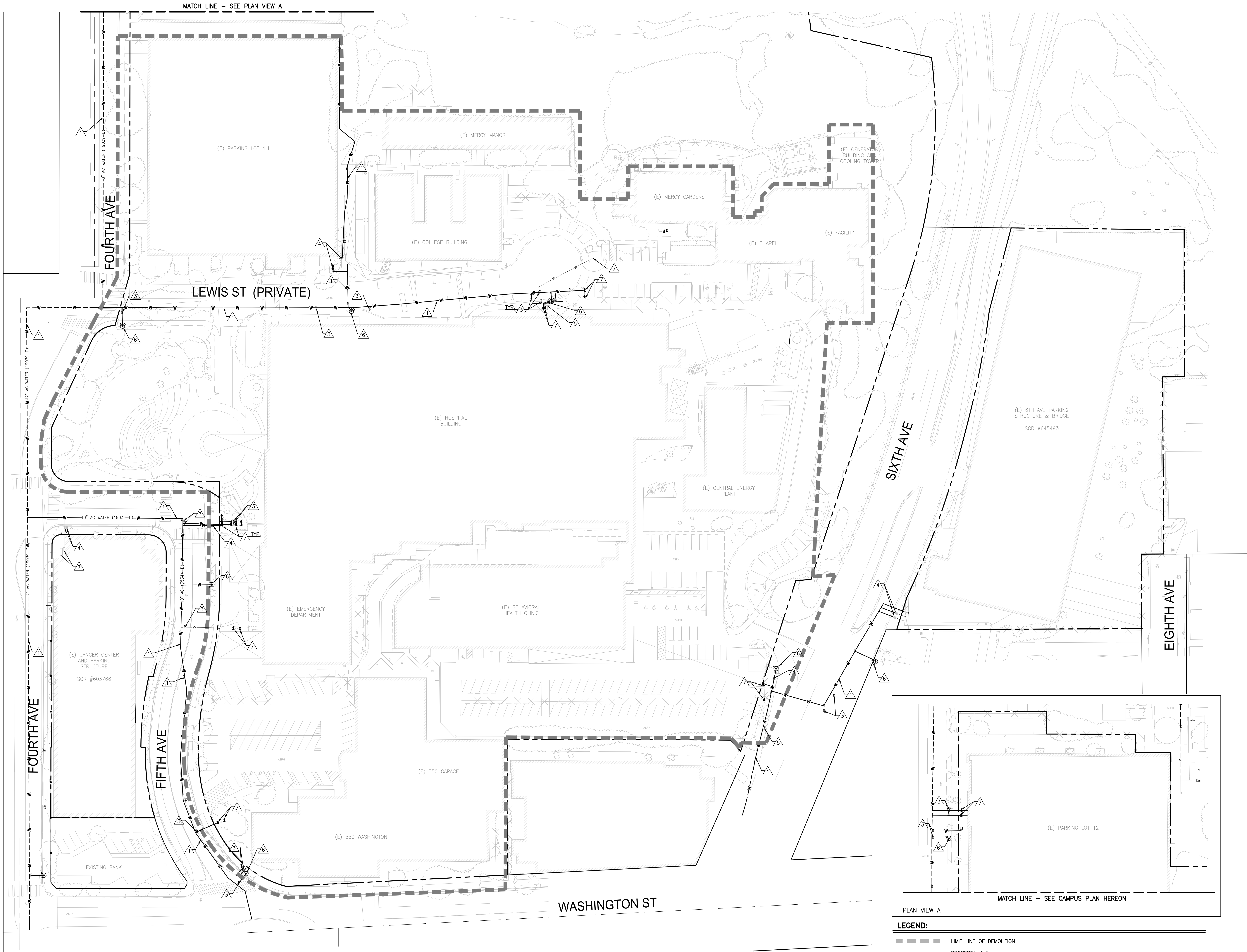
SCALE: 1"=40'
DATE OF ISSUE: 2-11-2020

Project Status
PROJECT NO.: 18003.000

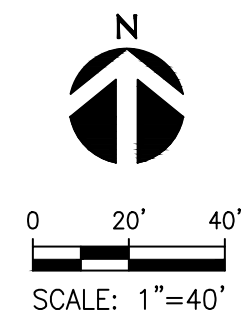
CUP-07

Copyright © 2018 CO Architects. This 30"x42" sheet printed.

SHEET 7 OF 27



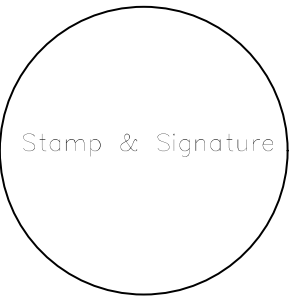
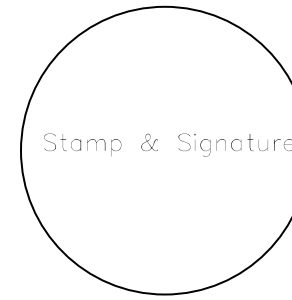
- LEGEND:**
- | | |
|---------------|------------------------------|
| --- | LIMIT LINE OF DEMOLITION |
| - - - | PROPERTY LINE |
| PUBLIC | |
| △ | EXISTING WATER LINE. |
| △ | EXISTING FIRE WATER LINE. |
| △ | EXISTING WATER VALVE. |
| △ | EXISTING WATER METER. |
| △ | EXISTING WATER MANHOLE. |
| △ | EXISTING FIRE HYDRANT. |
| △ | EXISTING BACKFLOW PREVENTER. |



CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP



AGENCY STAMP

kpff 700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

REVISIONS

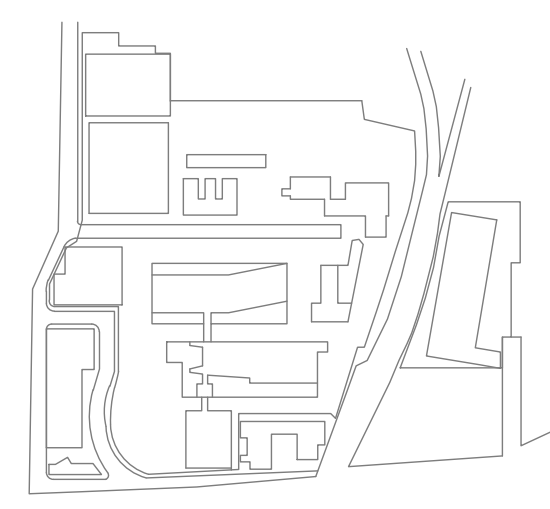
Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

SCRIPPSH 35-16060B DESIGN TEAM # 18003.000

KEY PLAN



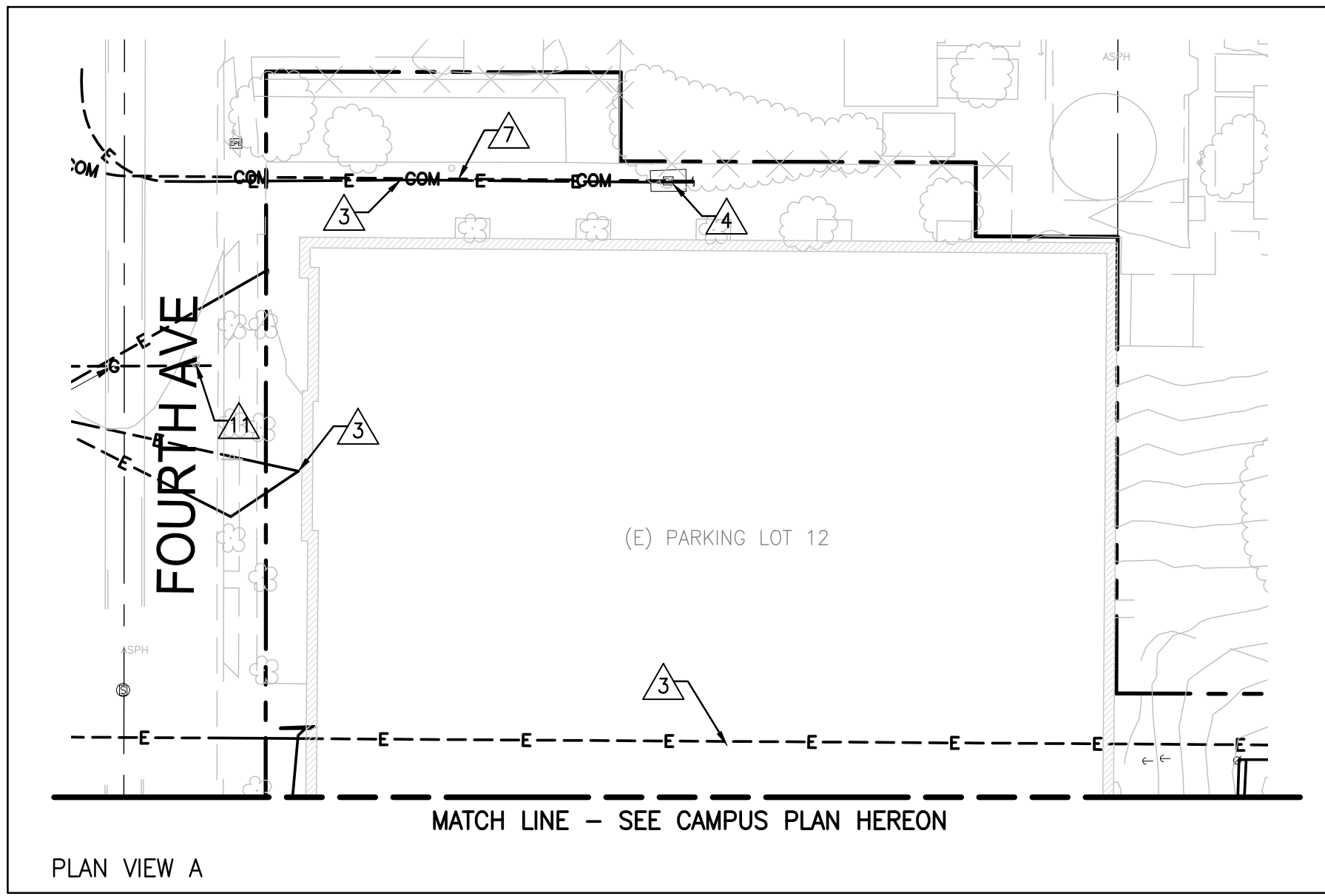
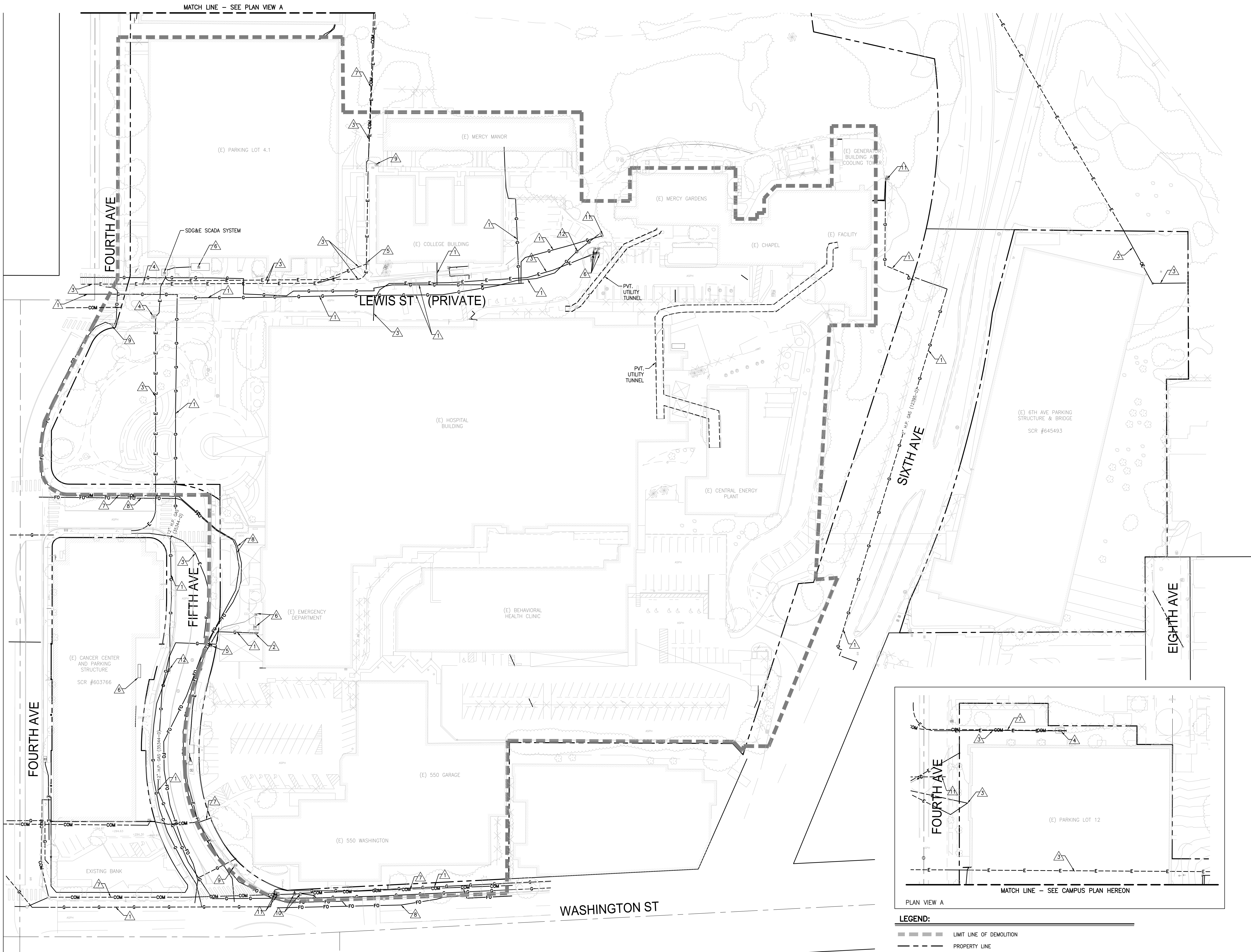
EXISTING PRESSURIZED
WATER UTILITIES PLAN

SCALE: 1"=40'
DATE OF ISSUE: 2-11-2020

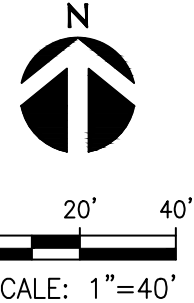
Project Status
PROJECT NO.: 18003.000

Copyright © 2018 CO Architects. This 30"x42" sheet printed.
SHEET 8 OF 27

CUP-08



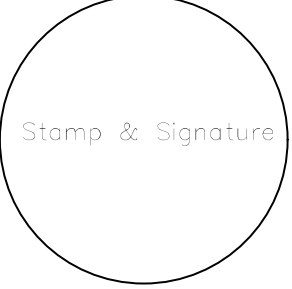
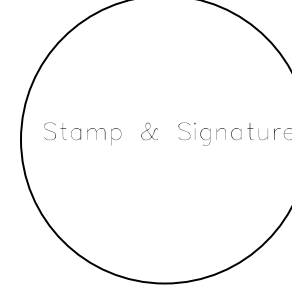
- LEGEND:**
- LIMIT LINE OF DEMOLITION
 - - - PROPERTY LINE
 - PUBLIC**
 - 1. EXISTING GAS LINE.
 - 2. EXISTING GAS METER.
 - 3. EXISTING ELECTRICAL LINE.
 - 4. EXISTING ELECTRICAL MANHOLE/VAULT.
 - 5. EXISTING ELECTRICAL PULLBOX.
 - 6. EXISTING TRANSFORMER.
 - 7. EXISTING COMMUNICATIONS LINE.
 - 8. EXISTING FIBER OPTICS LINE.
 - 9. EXISTING COMMUNICATIONS BOX.
 - 10. EXISTING TELECOM MANHOLE.
 - 11. EXISTING GAS VALVE.
 - 12. EXISTING GAS MANHOLE.



CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP



AGENCY STAMP

kpff 700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.6203
F: 213.266.5294
www.kpff.com

REVISIONS

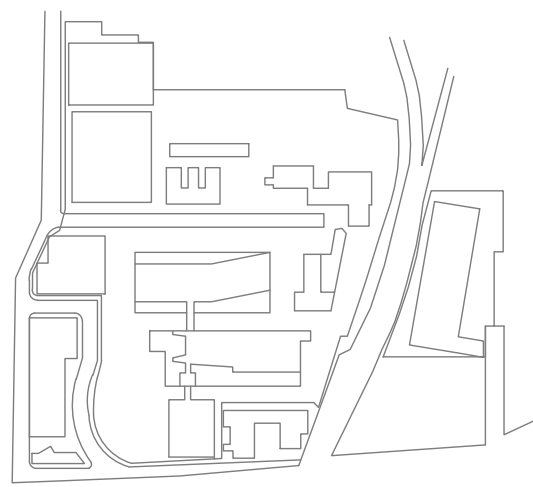
Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

SCRIPPSH 35-16060B DESIGN TEAM # 18003.000

KEY PLAN



EXISTING DRY UTILITIES
PLAN

SCALE: PER PLAN
DATE OF ISSUE: 2-11-2020

Project Status
PROJECT NO.: 18003.000

Copyright © 2018 CO Architects. This 30"x42" sheet printed.
SHEET 9 OF 27

CUP-09

UTILITY CONSTRUCTION NOTES:

STORM DRAIN

- SD1) PROPOSED STORM DRAIN LINE
- SD2) PROPOSED BUILDING ROOF DRAIN CONNECTION
- SD3) PROPOSED STORM DRAIN MANHOLE

- SD4) PROPOSED CATCH BASIN
- SD5) PROPOSED CURB INLET STRUCTURE
- SD6) PROPOSED BIOFILTRATION PLANTER OVERFLOW

- SD7) CONNECTION TO EXISTING STORM DRAIN LINE
- SD8) PROPOSED PARKWAY DRAIN
- SD9) PROPOSED BIOFILTRATION PLANTER PER SAN DIEGO STORMWATER STANDARDS MANUAL

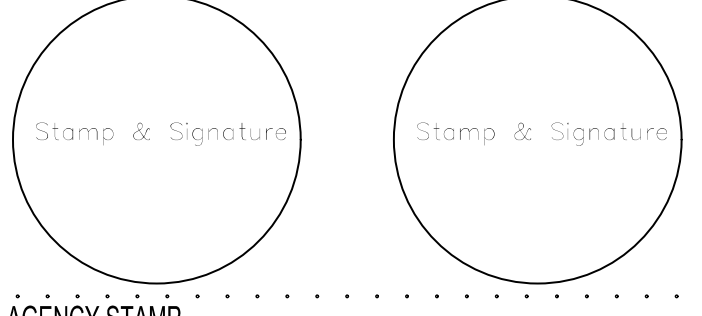
LEGEND

- LIMIT OF WORK
- - - PROPERTY LINE
- FLOW LINE
- GB GRADE BREAK
- R - R - RIDGE LINE
- SAWCUT AND JOIN
- TOP TOE GRADE SLOPE (HORIZONTAL:VERTICAL)
- LIMITS OF GRADING
- GRADING BENCH
- 100 PROPOSED MAJOR CONTOUR
- 102 PROPOSED MINOR CONTOUR
- PROPOSED RETAINING WALL
- SD EXISTING STORM DRAIN
- SD PROPOSED STORM DRAIN
- SD PROPOSED CATCH BASIN
- SD PROPOSED STORM DRAIN MANHOLE
- DIRECTION OF FLOW
- S BUILDING POINT OF CONNECTION
- POINT OF CONNECTION TO EXISTING STORM DRAIN
- NEW PEDESTRIAN CONCRETE PAVING
- NEW VEHICULAR ASPHALT PAVING
- BIOFILTRATION PLANTER AREA
- PROPOSED BUILDING
- EXISTING BUILDING

CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP



AGENCY STAMP

kpff 700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

REVISIONS

NO.	DESCRIPTION

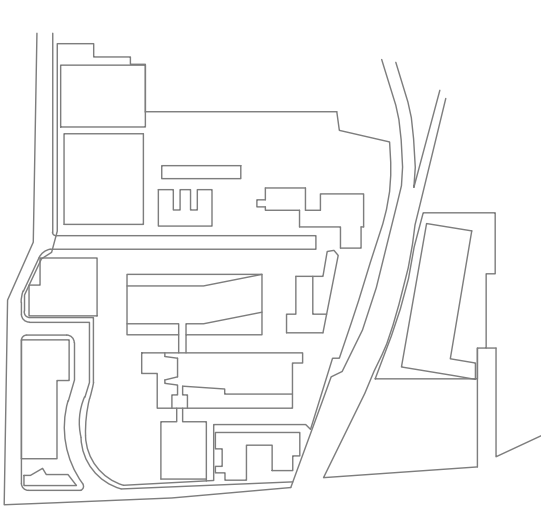
Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

SCRIPPSH 35-16060B DESIGN TEAM # 18003.000

KEY PLAN



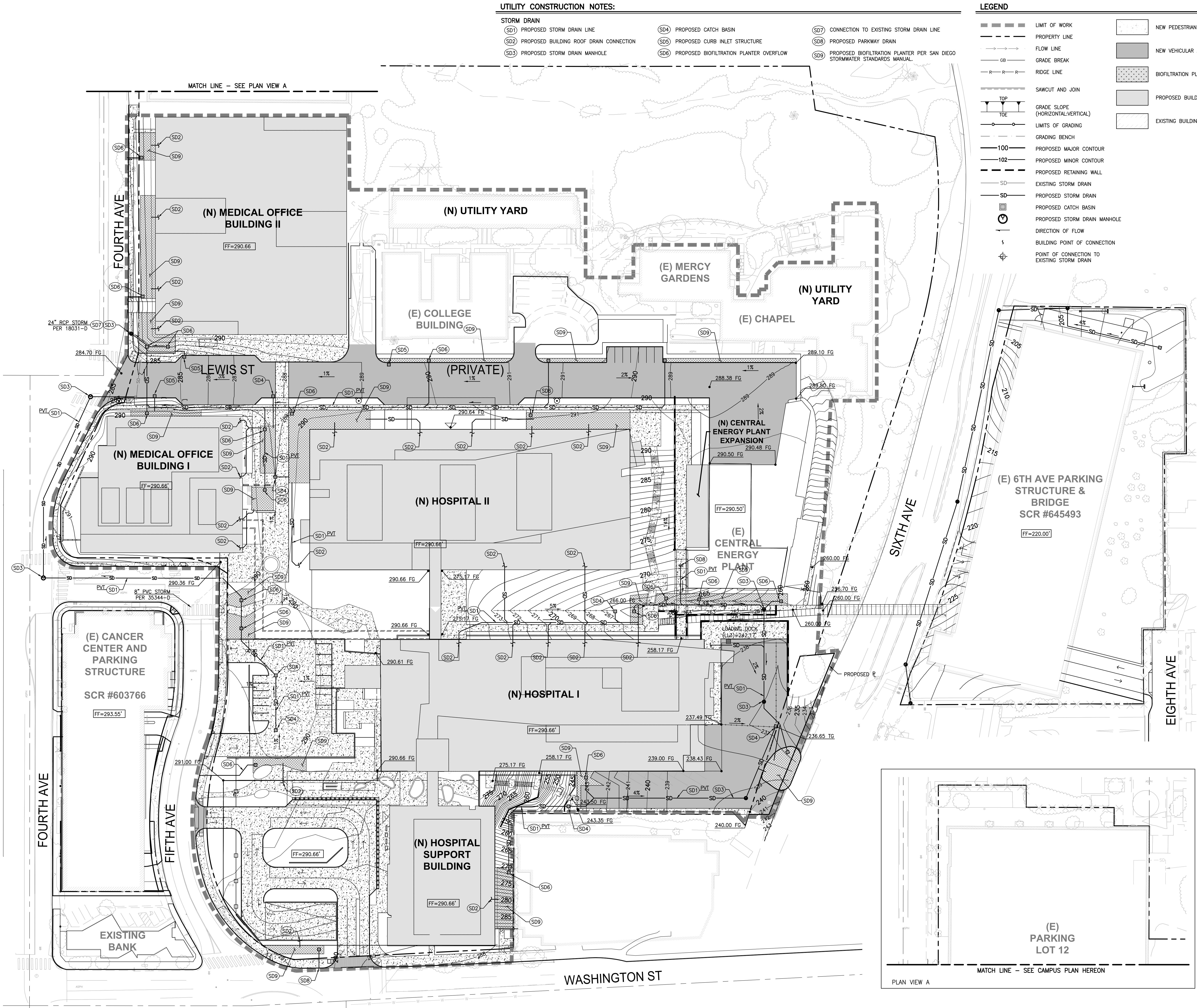
PRELIMINARY GRADING
AND DRAINAGE PLAN

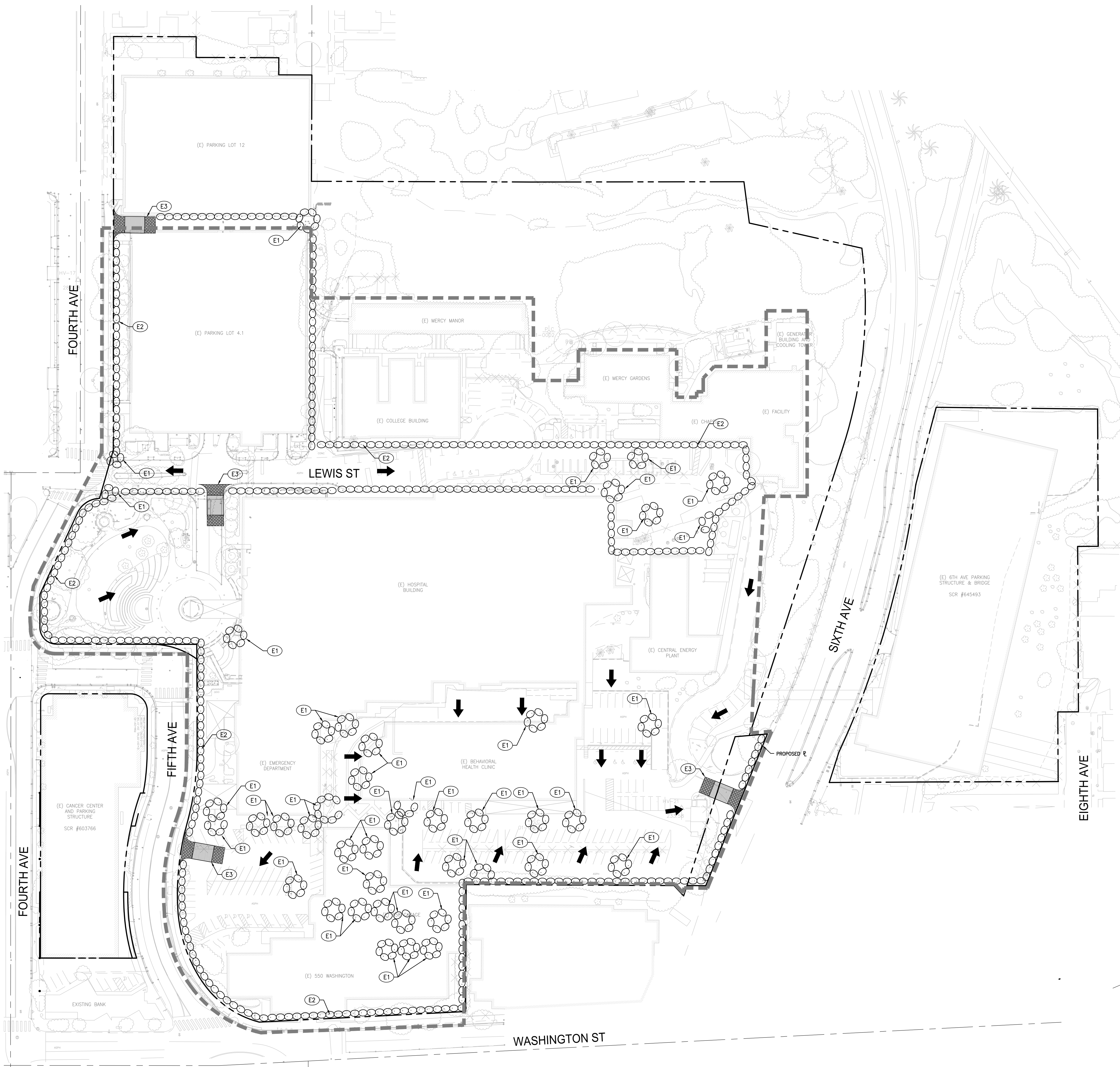
SCALE: 1"=40'
DATE OF ISSUE: 2-11-2020



CUP-10

Project Status
PROJECT NO.: 18003.000
Copyright © 2018 CO Architects. This 30"x42" sheet printed
SHEET 10 OF 27





BMP NOTES:

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

- EC1-SCHEDULING
- EC2-PRESERVATION OF EXISTING VEGETATION
- EC3-HYDRAULIC MULCH
- EC4-HYDROSEEDING
- EC5-SOIL BINDERS
- EC6-STRAW MULCH
- EC7-GEOTEXTILES AND MATS
- EC8-WOOD MULCHING
- EC9-EARTH DIKES AND DRAINAGE SWALES
- EC10-VELOCITY DISSIPATION DEVICES
- EC11-SLOPE DRAINS
- EC12-STREAMBANK STABILIZATION
- EC13-RESERVED
- EC14-COMPOST BLANKET
- EC15-SOIL PREPARATION/ROUGHENING
- EC16-NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

- SE1-SILT FENCE
- SE2-SEDIMENT BASIN
- SE3-SEDIMENT TRAP
- SE4-CHECK DAM
- SE5-FIBER ROLLS
- SE6-GRAVEL BAG BERM
- SE7-STREET SWEEPING AND VACUUMING
- SE8-SANDBAG BARRIER
- SE9-STRAW BALE BARRIER
- SE10-STORM DRAIN INLET PROTECTION
- SE11-ACTIVE TREATMENT SYSTEMS
- SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS
- SE13-COMPOST SOCKS AND BERMS
- SE14-BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL

- TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC2-STABILIZED CONSTRUCTION ROADWAY
- TC3-ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

- WE1-WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

- NS1-WATER CONSERVATION PRACTICES
- NS2-DEWATERING OPERATIONS
- NS3-PAVING AND GRINDING OPERATIONS
- NS4-TEMPORARY STREAM CROSSING
- NS5-CLEAR WATER DIVERSION
- NS6-ILLEGAL CONNECTION/DISCHARGE
- NS7-POTABLE WATER/IRRIGATION
- NS8-VEHICLE AND EQUIPMENT CLEANING
- NS9-VEHICLE AND EQUIPMENT FUELING
- NS10-VEHICLE AND EQUIPMENT MAINTENANCE
- NS11-PILE DRIVING OPERATIONS
- NS12-CONCRETE CURING
- NS13-CONCRETE FINISHING
- NS14-MATERIAL OVER WATER
- NS15-DEMOLITION ADJACENT TO WATER
- NS16-TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

- WM1-MATERIAL DELIVERY AND STORAGE
- WM2-MATERIAL USE
- WM3-STOCKPILE MANAGEMENT
- WM4-SPILL PREVENTION AND CONTROL
- WM5-SOLID WASTE MANAGEMENT
- WM6-HAZARDOUS WASTE MANAGEMENT
- WM7-CONTAMINATED SOIL MANAGEMENT
- WM8-CONCRETE WASTE MANAGEMENT
- WM9-SANITARY/SEPTIC WASTE MANAGEMENT
- WM10-LIQUID WASTE MANAGEMENT

EROSION CONTROL NOTES:

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
PHONE NUMBER: _____

DUST CONTROL NOTES:

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL ENSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

EROSION CONTROL NOTES:

- (E1) PROVIDE INLET PROTECTION PER CASQA BMP HANDBOOK.
- (E2) PLACE GRAVEL BAGS TRIPLE ROW PER CASQA BMP HANDBOOK.
- (E3) STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP HANDBOOK.

LEGEND

- LIMIT LINE OF EROSION CONTROL
- - - PROPERTY LINE
- ○ ○ ○ ○ GRAVEL BAGS
- FIBER ROLL
- ← ← DIRECTION OF FLOW

CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP

Stamp & Signature

Stamp & Signature

AGENCY STAMP

kpff

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

REVISIONS

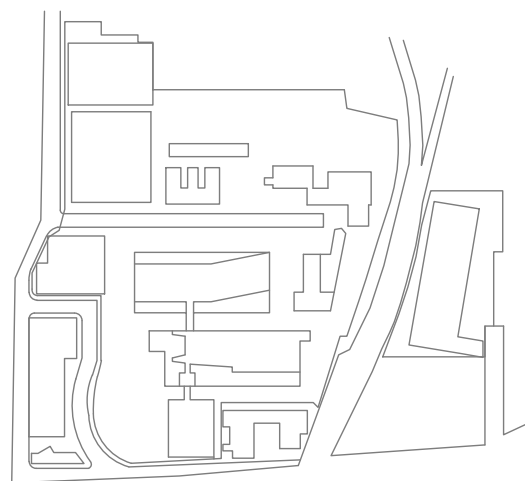
Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

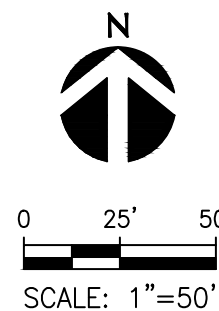
SCRIPPS 35-16060B DESIGN TEAM # 18003.000

KEY PLAN



EROSION CONTROL PLAN

SCALE: PER PLAN
DATE OF ISSUE: 2-11-2020



Project Status
PROJECT NO.: 18003.000

Copyright © 2018 CO Architects. This 30"x42" sheet printed:

SHEET 11 OF 27

CUP-11

UTILITY CONSTRUCTION NOTES:

SANITARY SEWER

- (SS1) PROPOSED SEWER MAIN
- (SS2) PROPOSED SEWER LATERAL
- (SS3) PROPOSED SEWER MANHOLE
- (SS4) CONNECTION TO EXISTING PUBLIC SEWER
- (SS5) PROPOSED SEWER POINT OF CONNECTION

FIRE WATER

- (F1) PROPOSED FIRE SERVICE
- (F2) PROPOSED BACKFLOW PREVENTER
- (F3) CONNECTION TO EXISTING PUBLIC WATER MAIN
- (F4) PROPOSED FIRE HYDRANT

DOMESTIC WATER

- (W1) PROPOSED WATER SERVICE
- (W2) PROPOSED BACKFLOW PREVENTER
- (W3) CONNECTION TO EXISTING PUBLIC WATER MAIN
- (W4) PROPOSED WATER METER

LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- SANITARY SEWER
- WATER
- DOMESTIC WATER
- FIRE WATER
- STORM DRAIN
- GAS
- ELECTRIC
- TELEPHONE
- PERFORATED PIPE
- POINT OF CONNECTION
- COORDINATION POINT
- CAP OR PLUG
- UTILITY MANHOLE
- UTILITY CLEANOUT
- STORM DRAIN INLET
- TRENCH DRAIN
- FIRE HYDRANT
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- WATER VALVE
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT

CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP

Stamp & Signature

AGENCY STAMP

kpff 700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

REVISIONS

Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103
SCRIPPSH 35-16060B DESIGN TEAM # 18003.000

KEY PLAN

PROPOSED UTILITY PLAN

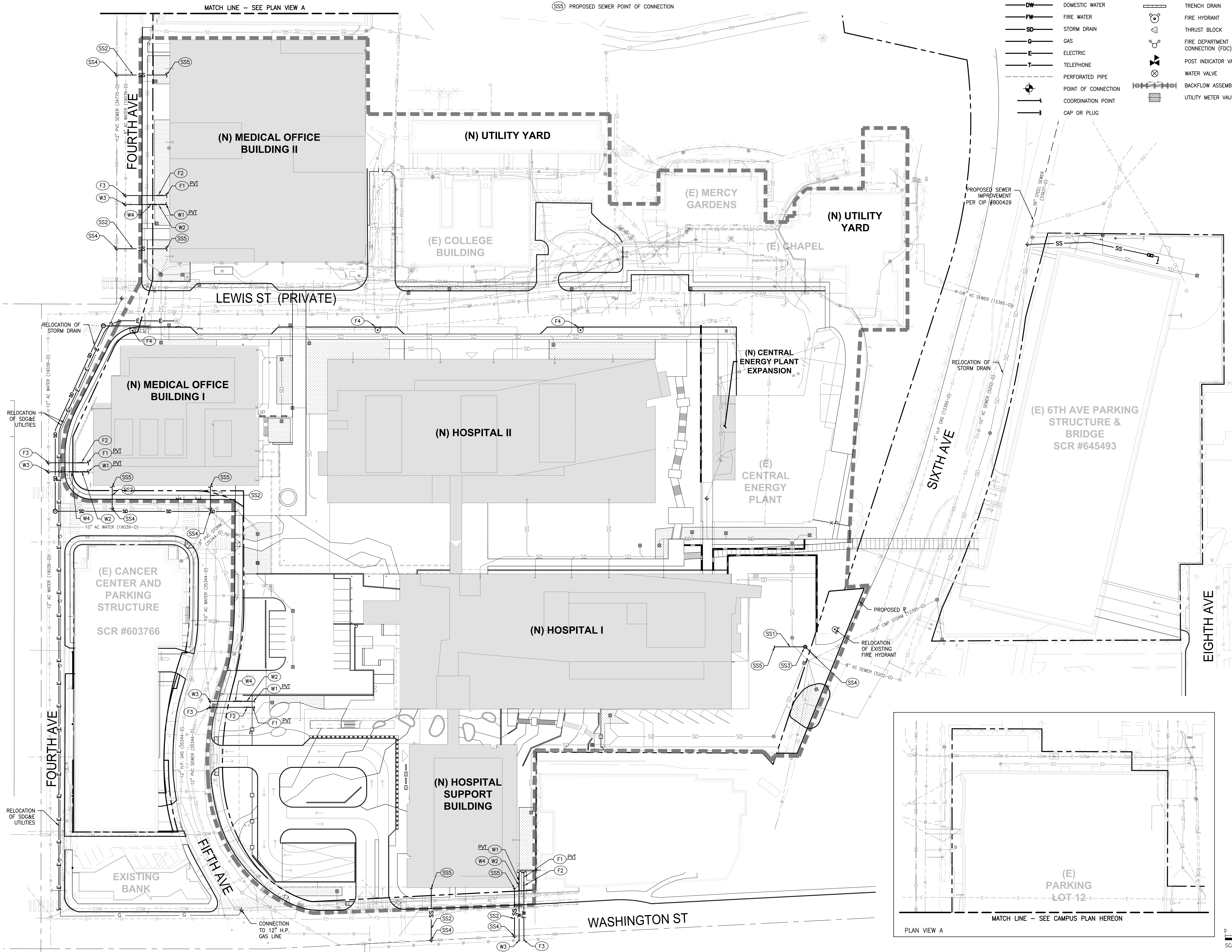
SCALE: PER PLAN
DATE OF ISSUE: 2-11-2020

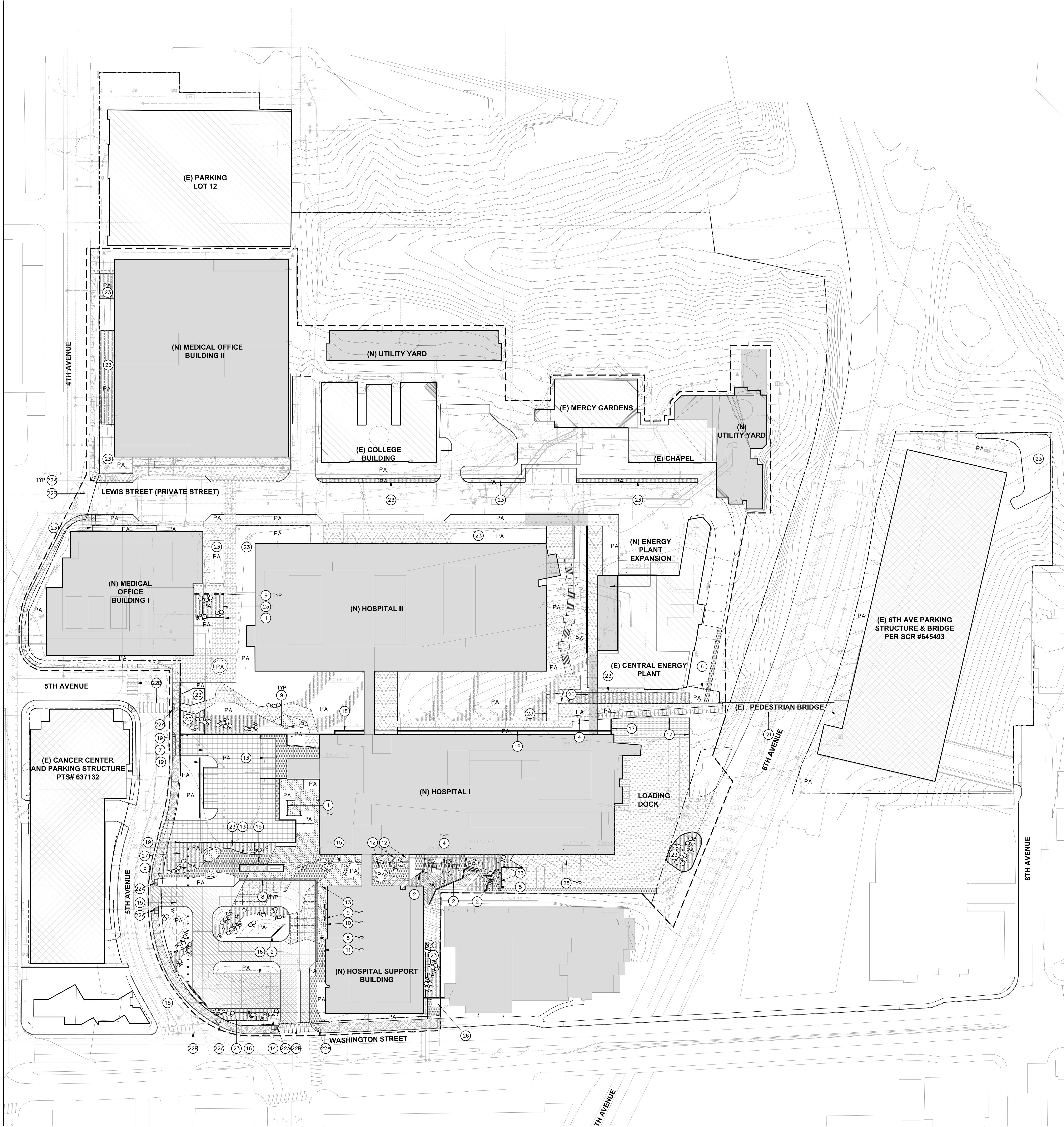
Project Status
PROJECT NO.: 18003.000

Copyright © 2018 CO Architects. This 30"x42" sheet printed

SHEET 12 OF 27

CUP-12





HARDSCAPE LEGEND

SYMBOL		HARDSCAPE PAVING, SUCH AS:
VEH	PED	
		C.I.P. CONCRETE PAVING, TYPE 1A
		C.I.P. CONCRETE PAVING, TYPE 1B
		C.I.P. CONCRETE PAVING, TYPE 2A
		C.I.P. CONCRETE PAVING, TYPE 2B
		C.I.P. CONCRETE PAVING, TYPE 3
		C.I.P. CONCRETE PAVING, TYPE 4A
		C.I.P. CONCRETE PAVING, TYPE 4B
		C.I.P. CONCRETE PAVING, TYPE 5
		ASPHALT PAVING
		TRUNCATED DOME PAVERS
		ROCK MULCH / BOULDERS, SUCH AS:
		BOULDERS
		SAND STONE SLAB
		ROCK MULCH TYPE 1 - GROUND LEVEL
		EDGING/ CURBS/ WALLS / BRIDGES
		1 C.I.P. CONCRETE SEATWALL, 18" MAX. HEIGHT
		2 C.I.P. CONCRETE RETAINING WALL, 4' MAX. HEIGHT
		3 ON STRUCTURE METAL EDGING
		STAIRS / RAMPS / RAILINGS / FENCES / GATES
		4 C.I.P. CONCRETE STAIRS WITH HANDRAILS
		5 FENCE AND GATE
		6 FENCE AND GATE
		7 VEHICULAR GATE
		SITE FURNISHINGS
		8 BOLLARD
		9 BENCH WITH BACK
		10 RAISED PLANTER
		11 TAXI CART LOCATION
		12 RAISED PLANTERS
		OTHER
		13 BUILDING CANOPY ABOVE, SEE SHEET CUP-20
		14 HOSPITAL SIGNAGE
		15 EXTENT OF UNDERGROUND PARKING
		16 C.I.P. CONCRETE RETAINING WALL TYPE 1, 5' HIGH MAX. BY OTHERS
		17 C.I.P. CONCRETE RETAINING WALL TYPE 2, 10' HIGH MAX. BY OTHERS
		18 BUILDING RETAINING WALL
		19 SCREEN WALL, 8' HIGH MAX. BY OTHERS
		20 PEDESTRIAN AND UTILITY BRIDGE ABOVE
		21 PEDESTRIAN BRIDGE FROM PARKING STRUCTURE
		22A CURB RAMP
		22B CROSS WALK
		23 BMP AREA
		24 DROP-OFF AREA
		25 PARKING STALL
		26 UTILITY
		27 BACKFLOW PREVENTER
		PA PLANTING AREA
		--- PROPERTY LINE
		- - - LIMIT OF WORK

CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP

AGENCY STAMP

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, California 92110
619.691.0090
spurlock@land.com

REVISIONS

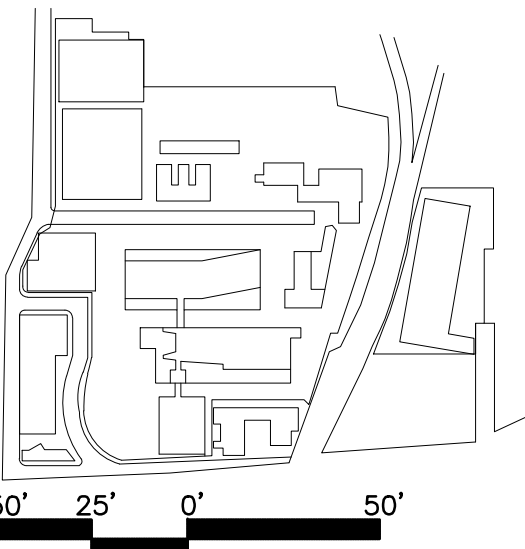
Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

SCRIPPS# 35-16080B DESIGN TEAM# 18003.000

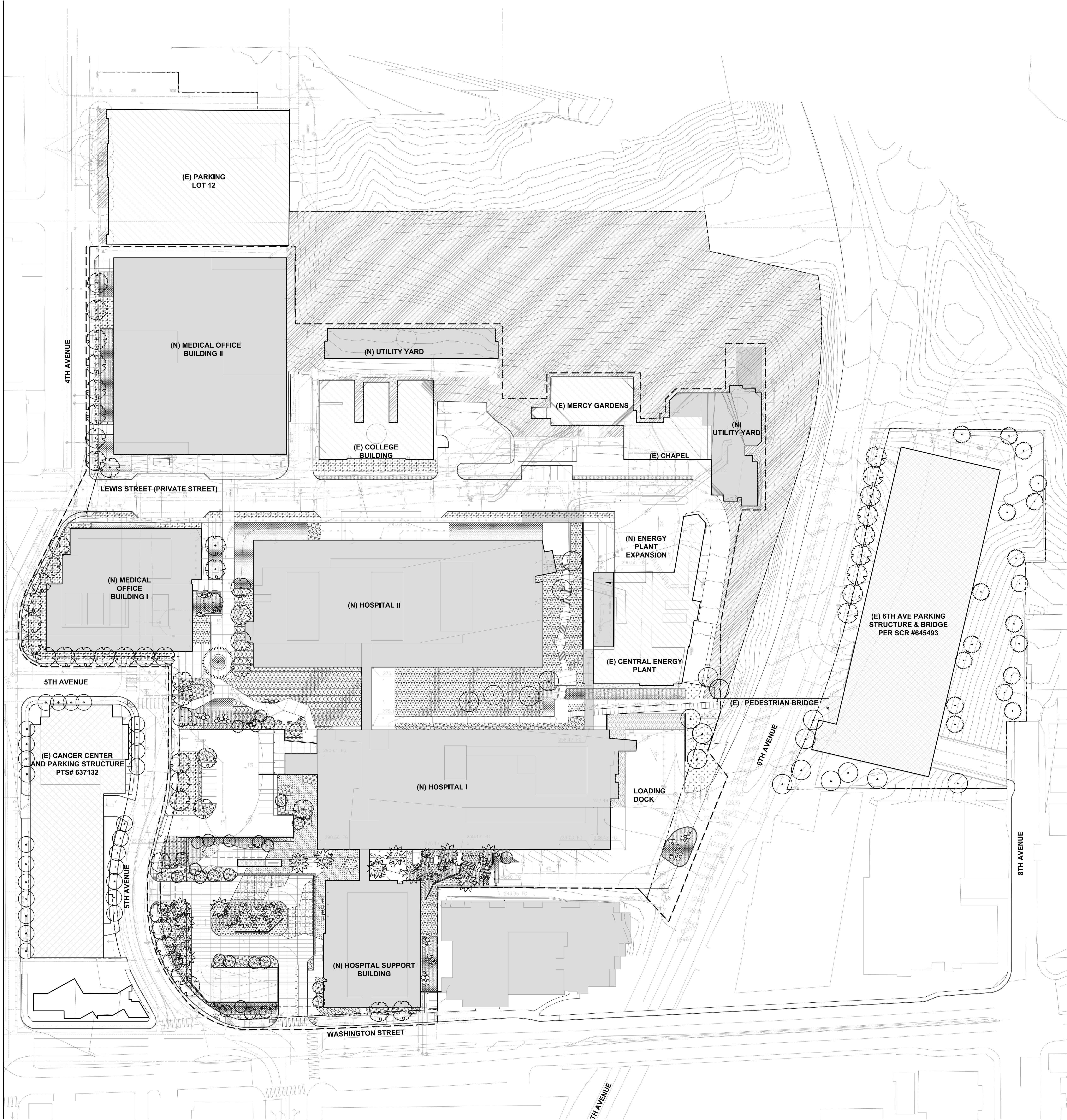
KEY PLAN



HARDSCAPE PLAN

SCALE: 1" = 50'-0"
DATE OF ISSUE: 2-11-2020

CUP-13



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES SUCH AS:		
	BAUHINIA BLAKEANA	HONG KONG ORCHID TREE
	PISTACIA CHINENSIS	CHINESE PISTACHIO
	PYRUS C. 'NEW BRADFORD'	BRADFORD FLOWERING PEAR
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ENGELMANNII	ENGELMANN OAK
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	CERCIS CANADENSIS 'FORST PANSY'	PURPLE-LEAVED EASTERN REDBUD
	ARBUTUS MARINA	MARINA STRAWBERRY TREE
	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM

SYMBOL	TYPE
	PALM CANYON ACCENT
	BIO-FILTRATION PLANTING
	SCREENING / BUFFER PLANTING - CHAPARRAL CANYON
	STREETSCAPE
	ACCENT
	SCREENING / BUFFER - EVERGREEN ORNAMENTAL
	VINES
	EXISTING NATURALIZING PLANTING TO REMAIN
	PROPERTY LINE

- PLANTING NOTE:
1. PROVIDE 3" BARK OR MINERAL MULCH AT ALL PLANTING AREAS.
 2. PROVIDE ROOT BARRIER WHERE TREES ARE 5' FROM HARDSCAPE, TYP.
 3. PROVIDE FULLY AUTOMATED HIGH EFFICIENCY IRRIGATION SYSTEM FOR ALL PLANTING AREAS INCLUDING: DRIP EMITTERS, HIGH EFFICIENCY EMITTERS, TREE BUBBLERS (2 PER TREE), RAIN SENSORS, AND SMART IRRIGATION CONTROLLERS WITH SATELLITE COMMUNICATION CAPABILITIES.
 4. ASSUME ALL NATIVE OR IMPORT SOILS TO BE AMENDED PER SOIL REPORT RECOMMENDATIONS.

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP

AGENCY STAMP

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, California 92110
619.691.0050
spurlock@land.com

REVISIONS

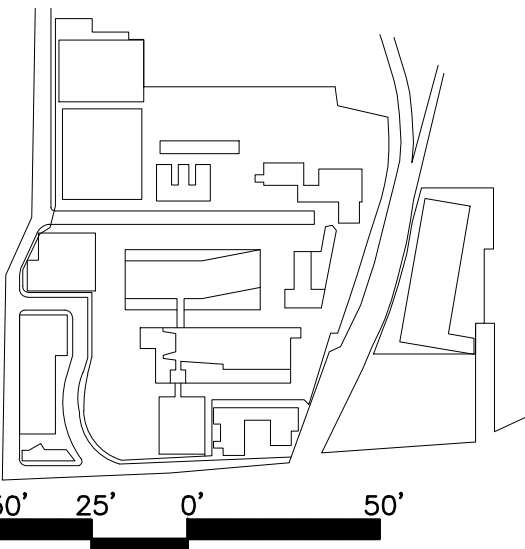


CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

SCRIPPS# 35-16080B DESIGN TEAM # 18003.000



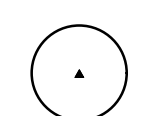
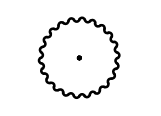
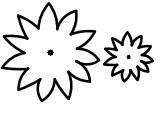

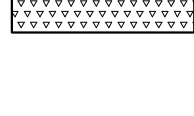








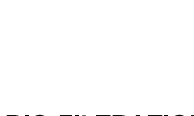

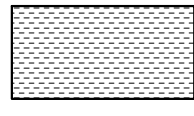



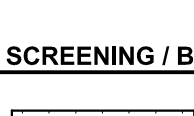
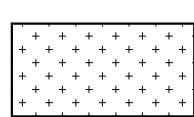
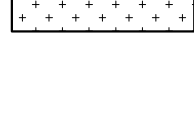


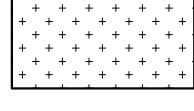










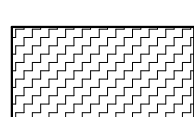











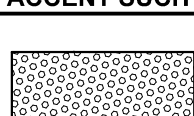

















KEY PLAN

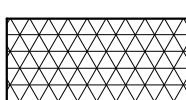




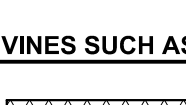
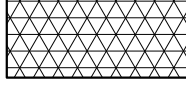

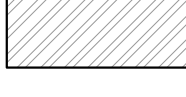
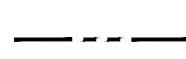

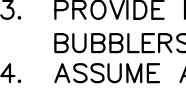




PLANTING PLAN

SCALE: 1" = 50'-0"
DATE OF ISSUE: 2-11-2020

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HXW)	CONTAINER SIZE	QUANTITY
TREES SUCH AS:					
	BAUHINIA BLAKEANA PISTACIA CHINENSIS PYRUS C. 'NEW BRADFORD'	HONG KONG ORCHID TREE CHINESE PISTACHIO BRADFORD FLOWERING PEAR	12-20' X 15-20' 30-35' X 25-35' 30-40' X 20-25'	48" BOX	60
	QUERCUS AGRIFOLIA QUERCUS ENGELMANNII SCHINUS MOLLE	COAST LIVE OAK ENGELMANN OAK CALIFORNIA PEPPER TREE	40-60' X 40'-50' 30-60' X 90' 25-40' X 25-40'	(3) 48" BOX	3
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	40-60' X 40-60'	20% 48" BOX 80% 36" BOX	20
	CERCIS CANADENSIS 'FORST PANSY' ARBUTUS MARINA	PURPLE-LEAVED EASTERN RUDBUD MARINA STRAWBERRY TREE	12-20' X 15-25' 40-50' X 25-40'	48" BOX	38
	PHOENIX DACTYLIFERA WASHINGTONIA ROBUSTA	MEDJOOŁ DATE PALM MEXICAN FAN PALM	60' X 20' 80' X 20'	15' TO 18' BTH.	24
SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS					
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HXW)	QUANTITY	
PALM CANYON ACCENT SUCH AS:					
	AGAVE SPP.	AGAVE	4'-5' H X 6'-8' W	25% 5 GALLON AT 24" O.C. SPACING 75% 15 GALLON AT 4' O.C. SPACING	
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	3'-4' H X 3'-4' W		
	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON PT DWARF COYOTE BUSH	2' H X 6-8' W	2' H X 1-2' W	
	CAREX DIVULSA	BERKELEY SEDGE	1-2' H X 1-2' W		
	DYCKIA FOSTERIANA 'CHERRY COLA'	CHERRY COLA' DYCKIA	1-3' H X 1-3' W	<1' H X <1' W	
	DUDDUEYA SPP.	DUDLEYA	<1' H X <1' W		
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	4' H X 2'-6" W	3-4' H X 4-5' W	
	EPILOBIUM CANUM 'CATALINA'	CATALINA FUCHSIA	3-4' H X 4-5' W		
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	3-4' H X 2-3' W	2' H X 2' W	
	ESCHSCHOLZIA CAL.	CALIFORNIA POPPY	2'H X 2'W		
	JUSTICIA SPIGIERA	MEXICAN HONEYSUCKLE	3-4' H X 3-4' W	2-4' H X 2-4' W	
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	2-4' H X 2-4' W		
	OPUNTIA SPP.	NOPAL	6'-8' H X 8'-10' W	2'-4' H X 3'-4' W	
	SALVIA SPP.	SAGE	2'-4' H X 3'-4' W		
	YUCCA SPP.	YUCCA	1'-2' H X 3'-4' W	2'-3' H X 2'-3' W	
	DIETES BICOLOR	BUTTERFLY FLAG	2'-3' H X 2'-3' W		
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1'-2' H X 1'-2' W	20% 5 GALLON AT 30" O.C. SPACING	
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	2'-3' H X 3'-4' W		
	JUNCUS EFFUSUS	SOFT RUSH	2'-3' H X 2'-3' W	3-4' H X 4-5' W	
	EPILOBIUM CANUM 'CATALINA'	CATALINA FUCHSIA	3'-4' H X 4'-5' W		
	LEYMUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	2'-3' H X SPREAD	40% 1 GALLON AT 18" O.C. SPACING 40% 5 GALLON AT 24" O.C. SPACING 20% 15 GALLON AT 4' O.C. SPACING	
SCREENING / BUFFER PLANTING - CHAPARRAL CANYON SUCH AS:					
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	3'-4' H X 3'-4' W	8-15' H X 10-15' W	
	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON PT DWARF COYOTE BUSH	2' H X 6-8' W		
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	3-4' H X 2-3' W	10'-20' H X 20' W	
	HETEROMELES ARBUTIFOLIA	TOYON	8-15' H X 10-15' W		
	MALOSMA LAURINA	LAUREL SUMAC	10'-20' H X 20' W	20'-30' H X 10'-20' W	
	MYRICA CALIFONICA	PACIFIC WAX MYRTLE	20'-30' H X 10'-20' W		
	MUHLENBERGIA RIGENS	DEER GRASS	4-5' H X 4-4' W	6'-8' H X 8'-10' W	
	OPUNTIA SPP.	NOPAL	6'-8' H X 8'-10' W		
	RHAMNUS EVE CASE	EVE CASE COFFEE BERRY	8'-10' H X 8'-10' W	2'-4' H X 3'-4' W	
	SALVIA SPP.	SAGE	2'-4' H X 3'-4' W		
	YUCCA SPP.	YUCCA	1'-2' H X 3'-4' W	25% 1 GALLON AT 18" O.C. SPACING 35% 5 GALLON AT 24" O.C. SPACING 40% 15 GALLON AT 4' O.C. SPACING	
STREETSCAPE SUCH AS:					
	AGAVE SPP.	AGAVE	4'-5' H X 6'-8' W	12-15' H X 4-5' W	
	ALOE SPP.	CENTURY PLANT	2'-3' H X 3'-5' W		
	BOUGAINVILLEA SPP.	BOUGAINVILLEA	4'-5' H	4'-5' H X 4'-5' W	
	CAREX DIVULSA	BERKELEY SEDGE	1-2' H X 1-2' W		
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	12-15' H X 4-5' W	1-2' H X 8' W	
	CISTUS SPP.	ROCKROSE	4'-5' H X 4'-5' W		
	DIANELLA CAERULEA CASSA BLUE	BLUE FLAX LILY	1-2' H X SPREAD	2-3' H X 2-3' W	
	DYCKIA FOSTERIANA 'CHERRY COLA'	CHERRY COLA' DYCKIA	1-3' H X 1-3' W		
	FESTUCA MAIREI	ATLAS FESCUE	2-3' H X 2-3' W	2-3' H X 4-5' W	
	MUHLENBERGIA DUBIA	PINE MUHLY	2'-3' H X SPREAD		
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF JAPANESE MOCK ORANGE	2-3' H X 4-5' W	4-6' H X 2-3' W	
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	4-6' H X 2-3' W		
	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1-2' H X 8' W	2'-3' H X 1'-2' W	
	SENECIO SPP.	SENECIO	2'-3' H X 1'-2' W		
	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROSEMARY	1-2' H X 4-6' W	1'-2' H X 3'-4' W	
	YUCCA SPP.	YUCCA	1'-2' H X 3'-4' W		
ACCENT SUCH AS:					
	AGAVE SPP.	AGAVE	4'-5' H X 6'-8' W	30% 1 GALLON AT 18" O.C. SPACING 60% 5 GALLON AT 24" O.C. SPACING 10% 15 GALLON AT 4' O.C. SPACING	
	ALOE SPP.	CENTURY PLANT	2'-3' H X 3'-5' W		
	AEONIUM SPP.	AEONIUM	2-3' H X 1'-2' W	>1' H X >1' W	
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	>1' H X >1' W		
	CISTUS HYBRIDUS	WHITE ROCKROSE	3' H X 5' W	3'-4' H X 2'-4' W	
	ECHEVERIA SPP.	ECHEVERIA	<1' H X <1' W		
	ENCELIA CALIFORNICA	COAST SUNFLOWER	3'-4' H X 3'-4 W	2' H X 2' W	
	ESCHSCHOZIA CALIFORNICA	CALIFORNIA POPPY	2' H X 2' W		
	HESPERALOE PARVIFLORA	RED YUCCA	3'-4' H X 2'-4' W	4'-5' H X 4'-5' W	
	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	4'-5' H X 4'-5' W		
	MUHLENBERGIA RIGENS	DEER GRASS	3'-4' H X 3'-4' W	2-3' H X 2'-3' W	
	PENSTEMON 'MARGARITA BOP'	MOUNTAIN PENSTEMON	2-3' H X 2'-3' W		
	ROSA CALIFORNICA	WILD CALIFORNIA ROSE	3' H X 3' W	2'-4' H X 3'-4' W	
	ROSA 'ICEBERG'	ICEBERG ROSE	2'-4' H X 3'-4' W		
	SALVIA SPP.	SAGE	2'-4' H X 3'-4' W	4'-6' H X 2'-4' W	
	VERBENA BONARIENSIS	PURPLE TOP	4'-6' H X 2'-4' W		
	VIGUIERA LACINIATA	SAN DIEGO SUNFLOWER	4' H X 8' W	1'-2' H X 3'-4' W	
	YUCCA SPP.	YUCCA	1'-2' H X 3'-4' W		

SCREENING / BUFFER - EVERGREEN ORNAMENTAL SUCH AS:				
	ACACIA CULTRIFORMIS	KNIFE-LEAVE WATTLE	10-15' H X 10-15' W	50% 5 GALLON AT 24" O.C. SPACING 50% 15 GALLON AT 4' O.C. SPACING
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	6-10' H X 6-8' W	
	CALLISTEMON VIMINALIS 'SLIM'	SLIM CALLISTEMON	8-10' H X 3'-4' W	8'-15' H X 6'-8' W
	METROSIDEROS COLLINA 'SPRINGFIRE'	SPRINGFIRE OH'A	8'-15' H X 6'-8' W	
	PITTOSPORUM CRASSIFOLIUM 'NANA'	COMPACT PITTOSPORUM	2'-3' H X 4'-6' W	25'-40'H X 15'-20'W
	PODOCARPUS HENKELII	LONG LEAFED YELLOW-WOOD	25'-40'H X 15'-20'W	
	PRUNUS CAROLINIANA 'MONUS'	TIGHT BRIGHT CAROLINA LAUREL CHERRY	8'-10'H X 6'-8' W 5'	4'-6' H X 4'-5' W
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	4'-6' H X 4'-5' W	
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	6' H X 6' W	4'-5' H
	BOUGAINVILLEA SPP.	BOUGAINVILLEA	4'-5' H	
	FICUS PUMILA	CREeping FIG	25'-30' LONG	2'-6' H
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	2'-6' H	
	EXISTING NATURALIZING PLANTING TO REMAIN			
	PROPERTY LINE			

- PLANTING NOTE:
1. PROVIDE 3" BARK OR MINERAL MULCH AT ALL PLANTING AREAS.
 2. PROVIDE ROOT BARRIER WHERE TREES ARE 5' FROM HARDSCAPE, TYP.
 3. PROVIDE FULLY AUTOMATED HIGH EFFICIENCY IRRIGATION SYSTEM FOR ALL PLANTING AREAS INCLUDING: DRIP EMITTERS, HIGH EFFICIENCY EMITTERS, TREE BUBBLERS (2 PER TREE), RAIN SENSORS, AND SMART IRRIGATION CONTROLLERS WITH SATELLITE COMMUNICATION CAPABILITIES.
 4. ASSUME ALL NATIVE OR IMPORT SOILS TO BE AMENDED PER SOIL REPORT RECOMMENDATIONS.

TREE SEPARATION NOTES

PLANT LOCATIONS SHALL BE CHECKED FOR POSSIBLE INTERFERENCE WITH EXISTING UNDERGROUND PIPING, PRIOR TO EXCAVATION OF HOLES. MINIMUM TREE SEPARATION DISTANCES ARE AS FOLLOWS:

TRAFFIC SIGNALS (STOP SIGNS) – 20 FEET
UNDERGROUND UTILITY LINES – 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES – 10 FEET
DRIVEWAY (ENTRIES) – 10 FEET (5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) – 25 FEET

LONG-TERM MAINTENANCE / CONFORMANCE NOTE

ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS, INCLUDING IN THE RIGHT-OF-WAY, SHALL BE MAINTAINED BY OWNER. ALL LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH PREVIOUS ENTITLEMENTS UNDER PTS 94392 AND THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

LANDSCAPE DESIGN STATEMENT

A PRINCIPAL GOAL OF THE SITE CONCEPT IS TO UNIFY THE CAMPUS LANDSCAPE TO PROVIDE A SENSE OF COHESIVENESS AND CLARIFY AND SIMPLIFY WAYFINDING AND IMPROVE OVERALL VISITOR EXPERIENCE. A KEY STRATEGY IS TO DEVELOP A SIMPLE LANDSCAPE FRAMEWORK INCLUDING UNIFYING STREETSCAPES, ARTICULATING CAMPUS EDGES, DEFINING AND REINFORCING THE UNIQUE SCRIPPS MERCY CHARACTER. IN ADDITION, GIVEN ITS URBAN/ CANYON SETTING, THE SITE CONCEPT BALANCES SECURITY WITH CREATING A WELCOMING ENVIRONMENT BY PROVIDING CLEAR AND SECURE BOUNDARIES THAT ARE SOFTENED BY AND WELL-INTEGRATED WITH PLANTED BUFFERS.

SITE CONTEXT

THE CAMPUS' NORTH AND EAST EDGES ENGAGE BUCHANAN CANYON, A DRAMATIC LANDFORM TYPICAL OF COASTAL CALIFORNIA. THE SOUTH AND WEST EDGES ENGAGE ONE OF THE OLDEST, MOST VIBRANT AND PEDESTRIAN-FRIENDLY NEIGHBORHOODS IN SAN DIEGO. BECAUSE OF ITS PROXIMITY TO THE CANYON EDGE, BUILDING SITES ARE IN MANY CASES COMPACT AND MARKED BY STEEP GRADE CHANGES. THIS PROVIDES OPPORTUNITY TO CREATE LANDSCAPE SPACES BETWEEN AND AROUND BUILDINGS THAT REFLECT THE CANYON'S PLANTING AND VERTICAL SPATIAL CHARACTER. THIS CHARACTER AND PLANTING AND MATERIALS PALETTE IS PULLED THROUGH THE CAMPUS, CREATING A RICH CONTRAST WITH THE URBAN CONTEXT. THIS INTERTWINING OF NATURAL AND BUILT INFRASTRUCTURE IS CHARACTERISTIC THROUGHOUT SAN DIEGO AND THE UPTOWN IN PARTICULAR, GIVING THE SCRIPPS MERCY MEDICAL CENTER A DISTINCT IDENTITY AND SENSE OF PLACE.

PEDESTRIAN CONNECTION FROM LEWIS STREET THROUGH THE CAMPUS TO WASHINGTON STREET IS PROVIDED BY A MINIMUM 10 FOOT WIDE SIDEWALK WITH ADJACENT PLANTED BUFFER, SHADE TREES AND PERIODIC SEATING AREAS. THE COMBINATION OF THIS PEDESTRIAN WALK AND CAREFUL TREATMENT OF THE THROUGH STREETS WITHIN THE CAMPUS PROVIDES AN OPPORTUNITY TO UNIFY ITS IDENTITY AS A COHESIVE, MULTI-FUNCTIONAL AND INTERCONNECTED MEDICAL CENTER.

- SUSTAINABLE SITE DEVELOPMENT
- OPPORTUNITIES FOR SUSTAINABLE DESIGN REINFORCES THE CAMPUS-WIDE IMPORTANCE OF THE SURROUNDING NATURAL ENVIRONMENT AND ACHIEVES A STRONG PERFORMANCE FOR THE BUILDINGS. SUCH EFFORTS WILL HELP SHAPE SCRIPPS MERCY AS A UNIQUE AND ENVIRONMENTALLY SUSTAINABLE COMPLEX.
- SEVERAL SUSTAINABLE PRACTICES ARE BEING OR COULD BE PROPOSED FOR THE SITE:
- STORM WATER MANAGEMENT:
 - BIO FILTRATION RETENTION BASINS THAT ALLOW FOR STORM WATER CAPTURE AND TREATMENT
 - REDUCE HEAT ISLAND EFFECT:
 - TREES AND PLANTING TO PROVIDE SHADE AND CREATE COOL MICRO-CLIMATES
 - LIGHT COLORED PAVING MATERIALS
 - WATER EFFICIENCY:
 - NATIVE AND NATURALIZED DROUGHT TOLERANT PLANT PALETTES REFLECTIVE OF THE SURROUNDING CANYON PLANT PALETTE AND LOCALLY ADAPTED NON-NATIVE AND NON-INVASIVE PLANT SPECIES
 - CENTRALIZED IRRIGATION SYSTEM AND IRRIGATION MONITORING TECHNOLOGY TO PROVIDE WATER EFFICIENCY
 - RECYCLED AND SUSTAINABLE MATERIALS:
 - USE OF CERTIFIED SUSTAINABLE WOOD FOR SITE FURNISHINGS AND OTHER SITE ELEMENTS
 - USE OF RECYCLED MATERIALS FOR HARDSCAPE, LANDSCAPE AND SITE FURNISHING MATERIALS

PLANTING

A SERIES OF LANDSCAPE ZONES/PLANT PALETTES HAVE BEEN IDENTIFIED AND CLASSIFIED. THE ZONES RELATE TO THE FORM, FUNCTION AND CHARACTER OF THE PLANT MATERIAL IN RELATIONSHIP TO SITE PROGRAM. THE FOLLOWING DISCUSSION OUTLINES THE VARIOUS ZONES AND IDENTIFIES CRITERIA AND GENERAL CHARACTER OF MATERIALS ANTICIPATED FOR THE ZONES.

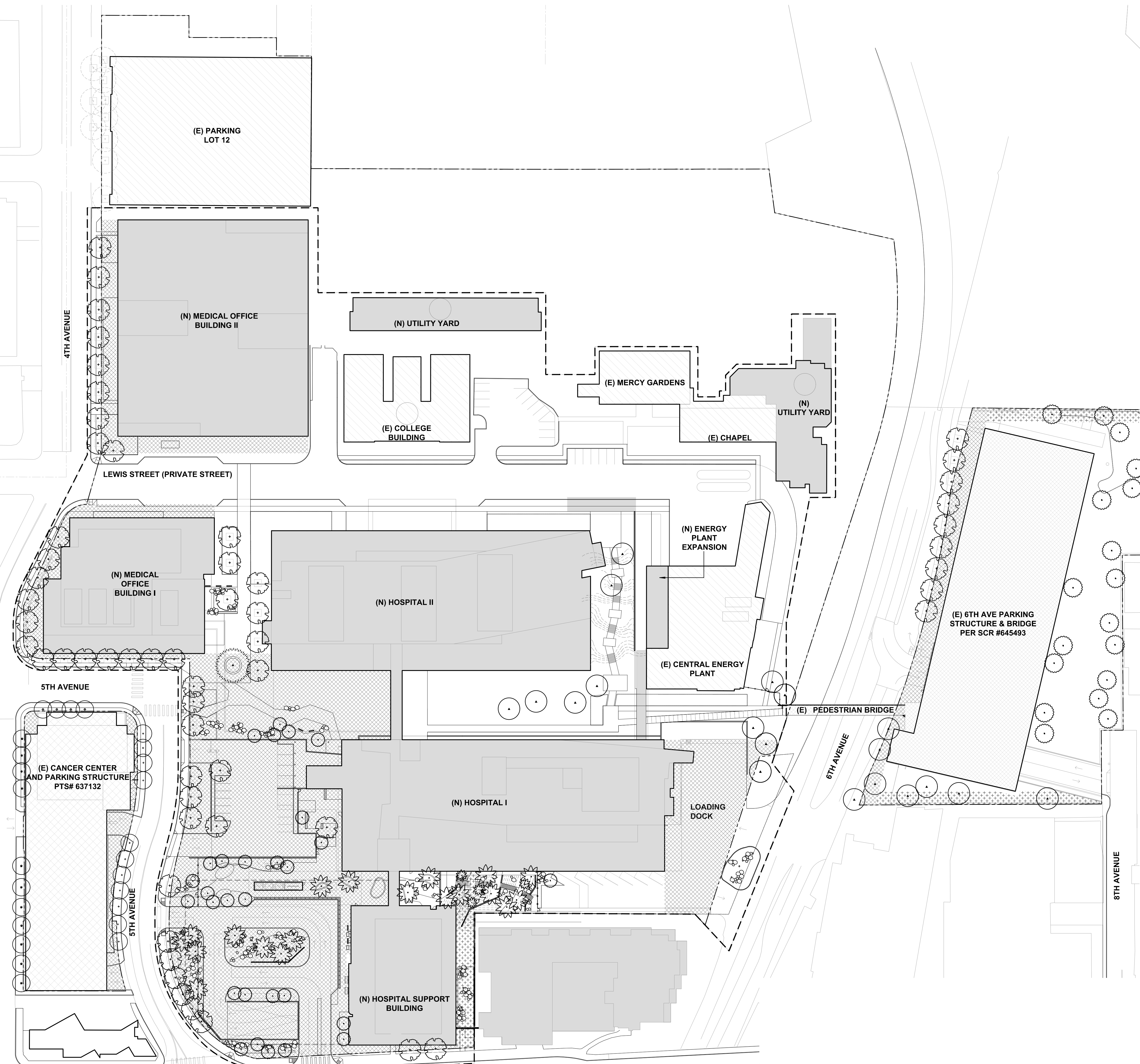
PLEASE REFER TO PLANTING PLAN AND LEGEND FOR LOCATIONS OF ZONES, AND CONCEPTUAL PLANT SPECIES LIST PER ZONE:

- PALM CANYON ACCENT
- LOCATED IN NARROW COURTYARDS BETWEEN BUILDINGS AND ADJACENT PROPERTIES AND ALSO VISITOR DROP-OFF/ ENTRY PLAZA, EXTENDING TO INTERSECTION OF WASHINGTON AND FIFTH AVENUE.
 - CLUSTERED GROUPS OF CLOSELY SPACED PALM TREES TO PROVIDE SCREENING, ICONIC VERTICAL ACCENTS
 - UNDERSTORY PLANTING OF SUCCULENTS, MOUNDING GROUNDCOVERS, NATIVE GRASSES AND PERENNIAL ACCENTS
 - LARGE BOULDER AND COBBLE MULCH TO DISCOURAGE GATHERING AND ENCAMPMENTS AS WELL AS RETAIN GRADE IN STEEP CONDITIONS.

- COURTYARD ACCENT:
- LOCATED THROUGHOUT CAMPUS AT CIRCULATION NODES, GATHERING AND WAITING AREAS AND AS FOCAL ACCENTS
 - CANOPY AND FLOWERING ACCENTS TREES LOCATED AT PATIOS AND SEATING AREAS TO PROVIDE SHADE AND COMFORT AND AT KEY FOCAL POINTS
 - UNDERSTORY PLANTING OF SUCCULENTS, FLOWERING SHRUBS, GROUNDCOVERS AND PERENNIALS, AND GRASSES

- SCREENING/ BUFFER---CHAPPARAL CANYON:
- LOCATED ALONG THE CANYON INTERFACE ON THE NORTH AND EAST SIDES, AT THE INTERIM OPEN SPACE NORTH OF THE HOSPITAL TOWER AND AT THE STAFF PARKING STRUCTURE.
 - INTENT IS TO TIE INTO EXISTING CANYON LANDSCAPE
 - NATIVE TREES AND EVERGREEN SHRUBS IN DRIFTS, MASSES AND GROVES TO PROVIDE SCREENED VIEWS IN AND OUT OF THE SITE

- SCREENING/ BUFFER EVERGREEN ORNAMENTAL:
- LOCATED ALONG THE UPTOWN INTERFACE ON THE WEST AND SOUTH SIDES, AND WITHIN THE CAMPUS COMPLEX WHERE PRIVACY AND SCREENING ARE CONCERN
 - INTENT IS TO PROVIDE A GREEN WALL OR SOFT SCREEN THAT FEELS GARDEN-LIKE.
 - EVERGREEN SHRUBS IN FORMAL ROWS, CLIPPED AS HEDGES OR LOOSE MASSES BARK OR ROCK MULCH AT ALL PLANTING AREAS



THE FOLLOWING CALCULATIONS HAVE BEEN DESIGNED INTO THE PROPOSED LANDSCAPE DEVELOPMENT PLAN IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE

Commercial Development in All Zones

REMAINING YARD					
Planting Area Required:					
4,321	X 30% =	1,296	2,163	867	
Total Area (s.f.)		Planting area required (s.f.)	Planting Area Provided (s.f.)	Excess Area Provided (s.f.)*	
Planting Points Required:					
4,321	X 0.05 =	216	784	568	
Total Area (s.f.)		Planting Points Required	Plant Points Provided	Excess Points Provided	

REMAINING YARD - Existing Parking Structure, SCR #645493					
Planting Area Required:					
6,103	X 30% =	1,831	3,430	1,599	
Total Area (s.f.)		Planting area required (s.f.)	Planting Area Provided (s.f.)	Excess Area Provided (s.f.)*	
Planting Points Required:					
6,103	X 0.05 =	305	3,544	3,239	
Total Area (s.f.)		Planting Points Required	Plant Points Provided	Excess Points Provided	

LANDSCAPE IRRIGATION WATER BUDGET

MAWA WATER BUDGET CALCULATION	
ETo = 47 inch/year	
LANDSCAPE AREA(LA) = 102,179 SF	
SPECIAL LANDSCAPE AREA(SLA) = 0 SF	
MAWA WATER BUDGET = (ETo) (0.62) [(0.45 x LA) + (0.55 x SLA)] =	1,339,876
	(Gallons Per Year)
THE ESTIMATED TOTAL WATER USE (ETWU)	
ETo = 47 inch/year	
PLANT FACTOR(PF) = 0.3	
IRRIGATION EFFICIENCY(IE) = 0.75	
HYDROZONE(HA) = 102,179 SF	
SPECIAL LANDSCAPE AREA(SLA) = 0 SF	
ETWU = [(ETo)(0.62)][(PFxHA)/IE + SLA] =	1,190,998
	(Gallons Per Year)
THE ETWU (1,190,998 GALLONS/YEAR) IS LESS THAN THE MAWA (1,339,879 GALLONS/YEAR).	

LANDSCAPE IRRIGATION WATER BUDGET
Existing Cancer Center

MAWA WATER BUDGET CALCULATION	
ETo = 47 inch/year	
LANDSCAPE AREA(LA) = 5,966 SF	
SPECIAL LANDSCAPE AREA(SLA) = 0 SF	
MAWA WATER BUDGET = (ETo) (0.62) [(0.45 x LA) + (0.55 x SLA)] =	78,232
	(Gallons Per Year)
THE ESTIMATED TOTAL WATER USE (ETWU)	
SHRUB / VINE	
ETo = 47 inch/year	
PLANT FACTOR(PF) = 0.3	
IRRIGATION EFFICIENCY(IE) = 0.81	
HYDROZONE(HA) = 5,966 SF	
SPECIAL LANDSCAPE AREA(SLA) = 0 SF	
ETWU = [(ETo)(0.62)][(PFxHA)/IE + SLA] =	64,388
	(Gallons Per Year)
TREE	
ETo = 47 inch/year	
PLANT FACTOR(PF) = 0.5	
IRRIGATION EFFICIENCY(IE) = 0.75	
HYDROZONE(HA) = 416 SF	
SPECIAL LANDSCAPE AREA(SLA) = 0 SF	
ETWU = [(ETo)(0.62)][(PFxHA)/IE + SLA] =	13,034
	(Gallons Per Year)
TOTAL ETWU =	
	77,422
	(Gallons Per Year)
THE ETWU (77,422 GALLONS/YEAR) IS LESS THAN THE MAWA (78,232 GALLONS/YEAR).	

LANDSCAPE IRRIGATION WATER BUDGET
Existing Parking Structure, SCR #645493

MAWA WATER BUDGET CALCULATION	
ETo = 47 inch/year	
LANDSCAPE AREA(LA) = 46,586 SF	
SPECIAL LANDSCAPE AREA(SLA) = 0 SF	
MAWA WATER BUDGET = (ETo) (0.62) [(0.45 x LA) + (0.55 x SLA)] =	610,882
	(Gallons Per Year)
THE ESTIMATED TOTAL WATER USE (ETWU)	
ETo = 47 inch/year	
PLANT FACTOR(PF) = 0.3	
IRRIGATION EFFICIENCY(IE) = 0.75	
HYDROZONE(HA) = 46,586 SF	
SPECIAL LANDSCAPE AREA(SLA) = 0 SF	
ETWU = [(ETo)(0.62)][(PFxHA)/IE + SLA] =	543,006
	(Gallons Per Year)
THE ETWU (543,006 GALLONS/YEAR) IS LESS THAN THE MAWA (610,882 GALLONS/YEAR).	

STREET YARD					
Planting Area Required:					
144,956	X 25 % =	36,239	52,254	16,057	
Total Street Yard Area (s.f.)		Planting Area Required (s.f.)	Planting Area Provided (s.f.)*	Excess Area Provided (s.f.)*	
Planting Points Required:					
144,956	X 5 % =	7,248	11,147	3,899	
Total Street Yard Area (s.f.)		Plant Points Required (to be achieved with trees only)	Plant Points Provide (Includes Street Trees)	Excess Plant Points Provided	
* Per Municipal Codes section 142.0405.c.1 the required Street Yard (outside of the VUA) for commercial development may consist of hardscape or unattached					

STREET YARD - Existing Cancer Center					
Planting Area Required:					
4,746	X 50 % =	2,373	2,652	279	
Total Street Yard Area (s.f.)		Planting Area Required (s.f.)	Planting Area Provided (s.f.)*	Excess Area Provided (s.f.)*	
Planting Points Required:					
4,746	X 5 % =	237	270	33	
Total Street Yard Area (s.f.)		Plant Points Required (to be achieved with trees only)	Plant Points Provide (Includes Street Trees)	Excess Plant Points Provided	
* Per Municipal Codes section 142.0405.c.1 the required Street Yard (outside of the VUA) for commercial development may consist of hardscape or unattached					

STREET YARD - Existing Parking Structure, SCR #645493					
Planting Area Required:					
8,243	X 25 % =	2,061	7,174	5,113	
Total Street Yard Area (s.f.)		Planting Area Required (s.f.)	Planting Area Provided (s.f.)*	Excess Area Provided (s.f.)*	
Planting Points Required:					
8,243	X 5 % =	412	650	238	
Total Street Yard Area (s.f.)		Plant Points Required (to be achieved with trees only)	Plant Points Provide (Includes Street Trees)	Excess Plant Points Provided	
* Per Municipal Codes section 142.0405.c.1 the required Street Yard (outside of the VUA) for commercial development may consist of hardscape or unattached					

CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP

AGENCY STAMP

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, California 92110
619.691.0090
spurlock@land.com

REVISIONS

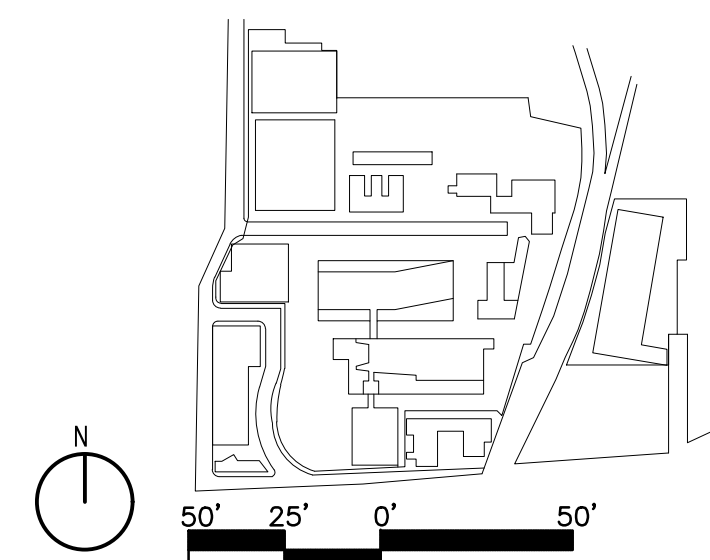
Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

SCRIPPS# 35-16080B DESIGN TEAM # 18003.000

KEY PLAN

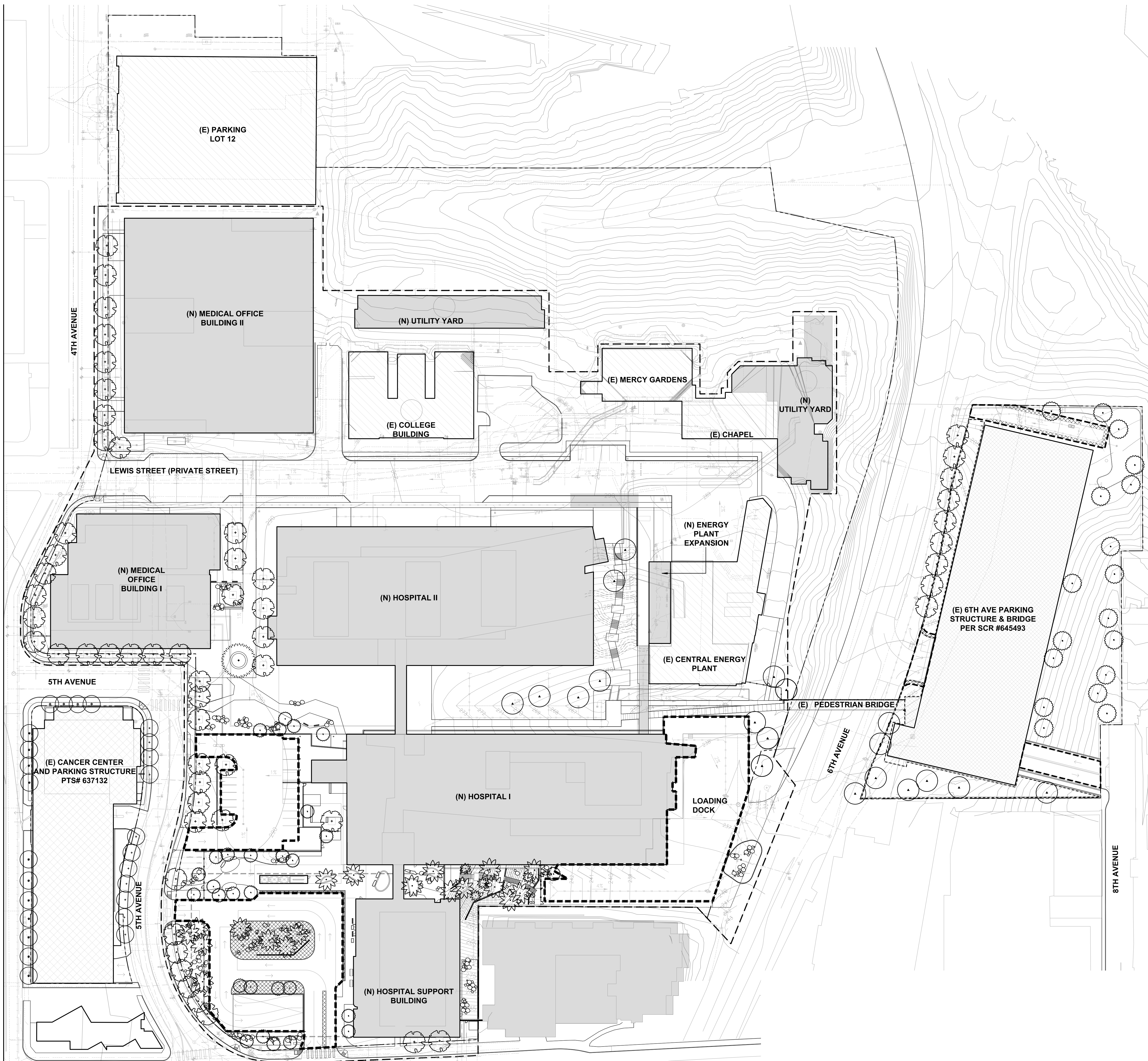


LANDSCAPE CALCULATIONS

SCALE: 1" = 50'-0"
DATE OF ISSUE: 2-11-2020

CUP-16

Copyright © 2019 CO Architects. This 30"x42" sheet printed:
SHEET 16 OF 27



THE FOLLOWING CALCULATIONS HAVE BEEN DESIGNED INTO THE PROPOSED LANDSCAPE DEVELOPMENT PLAN IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE

Commercial Development in All Zones

STREET TREES

4TH AVENUE STREET FRONTAGE(LINEAR FEET)	TREES REQUIRED	TREES PROVIDED
381'	13 TREES	13 TREES
5TH AVENUE STREET FRONTAGE(LINEAR FEET)	TREES REQUIRED	TREES PROVIDED
585'	20 TREES	20 TREES
6TH AVENUE STREET FRONTAGE(LINEAR FEET)	TREES REQUIRED	TREES PROVIDED
376'	13 TREES	13 TREES

STREET TREES - Existing Cancer Center

4TH AVENUE STREET FRONTAGE (LINEAR FEET)	TREES REQUIRED	TREES PROVIDED
320'	11 TREES	11 TREES
5TH AVENUE (NORTH) STREET FRONTAGE (LINEAR FEET)	TREES REQUIRED	TREES PROVIDED
129'	4 TREES	4 TREES
5TH AVENUE (EAST) STREET FRONTAGE (LINEAR FEET)	TREES REQUIRED	TREES PROVIDED
323'	11 TREES	11 TREES

STREET TREES - Existing Parking Structure, SCR #645493

6TH AVENUE STREET FRONTAGE(LINEAR FEET)	TREES REQUIRED	TREES PROVIDED
376'	13 TREES	13 TREES

- NOTE:
- STREET TREE QUANTITY
TOTAL STREET TREE COUNT AND PLACEMENT IS INTENDED TO MEET THE OBJECTIVES OF SDMC 142.0409 AND 142.0610 BY AVERAGING THE EQUIVALENT OF A MINIMUM SPACING OF ONE STREET TREE PER 30 LINEAR FEET OF PROPERTY FRONTAGE. TOTAL STREET TREE COUNT CURRENTLY EXCEEDS THE REQUIRED RATIO OF ONE TREE PER 30 LINEAR FEET, AS INDICATED BELOW.
 - STREET TREE LOCATION:
THE INTENT OF STREET TREE LOCATION IS TO MEET THE OBJECTIVES OF SDMC 142.0409. ALL STREET TREES WILL BE LOCATED WITHIN 10 FEET OF THE DEDICATED RIGHT OF WAY ALONG STREET FRONTAGE.
 - STREET TREE SPECIES SELECTION:
THE INTENT OF TREE SELECTION IS TO PROVIDE STREET TREES CONSISTENT WITH THE CITY-WIDE STREET TREE SELECTION GUIDE.
 - REFER TO SHEET DP-10 FOR PLANTING PLAN, SHEET DP-11 FOR PLANTING LEGEND.

VEHICULAR USE AREA LEGEND

- Vehicular Use Area
- Planting Area Inside Vehicular Use Area
- Planting Area outside Vehicular Use Area

VEHICULAR USE AREA

Planting Area Req'd inside street yard:	
54214 X 0.05 = 2711	
Total VUA inside Street Yard (s.f.)	Planting area required (s.f.)
5185	2474
Planting Area Provided (s.f.)	Excess Planting Area Provided (s.f.)

Planting Area Req'd outside street yard:	
5706 X 0.03 = 171	
Total VUA outside Street Yard (s.f.)	Planting area required (s.f.)
255	84
Planting Area Provided (s.f.)	Excess Planting Area Provided (s.f.)

Planting Points Req'd inside street yard:	
54214 X 0.05 = 2711	
Total VUA inside Street Yard (s.f.)	Plant Points Required
3602	1390
Planting Points Provided	Points provided by trees (1/2 of Total Required)

Planting Points Req'd outside street yard:	
5706 X 0.03 = 171	
Total VUA outside Street Yard (s.f.)	Plant Points Required
177	100
Planting Points Provided	Points provided by trees (1/2 of Total Required)

VEHICULAR USE AREA - Existing Parking Structure, SCR #645493

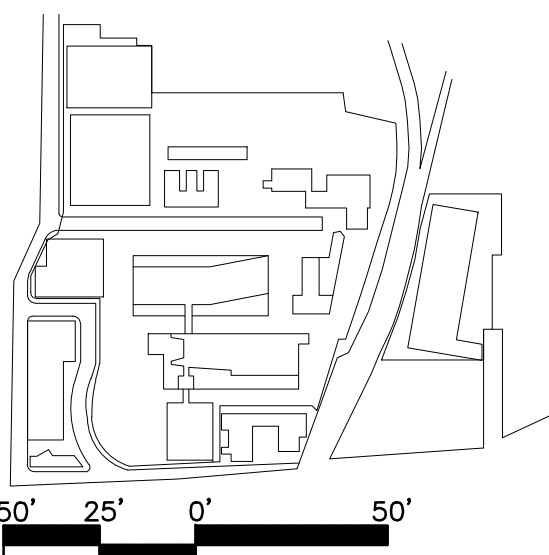
Planting Area Req'd inside street yard:	
1608 X 0.05 = 80	
Total VUA inside Street Yard (s.f.)	Planting area required (s.f.)
223	143
Planting Area Provided (s.f.)	Excess Planting Area Provided (s.f.)

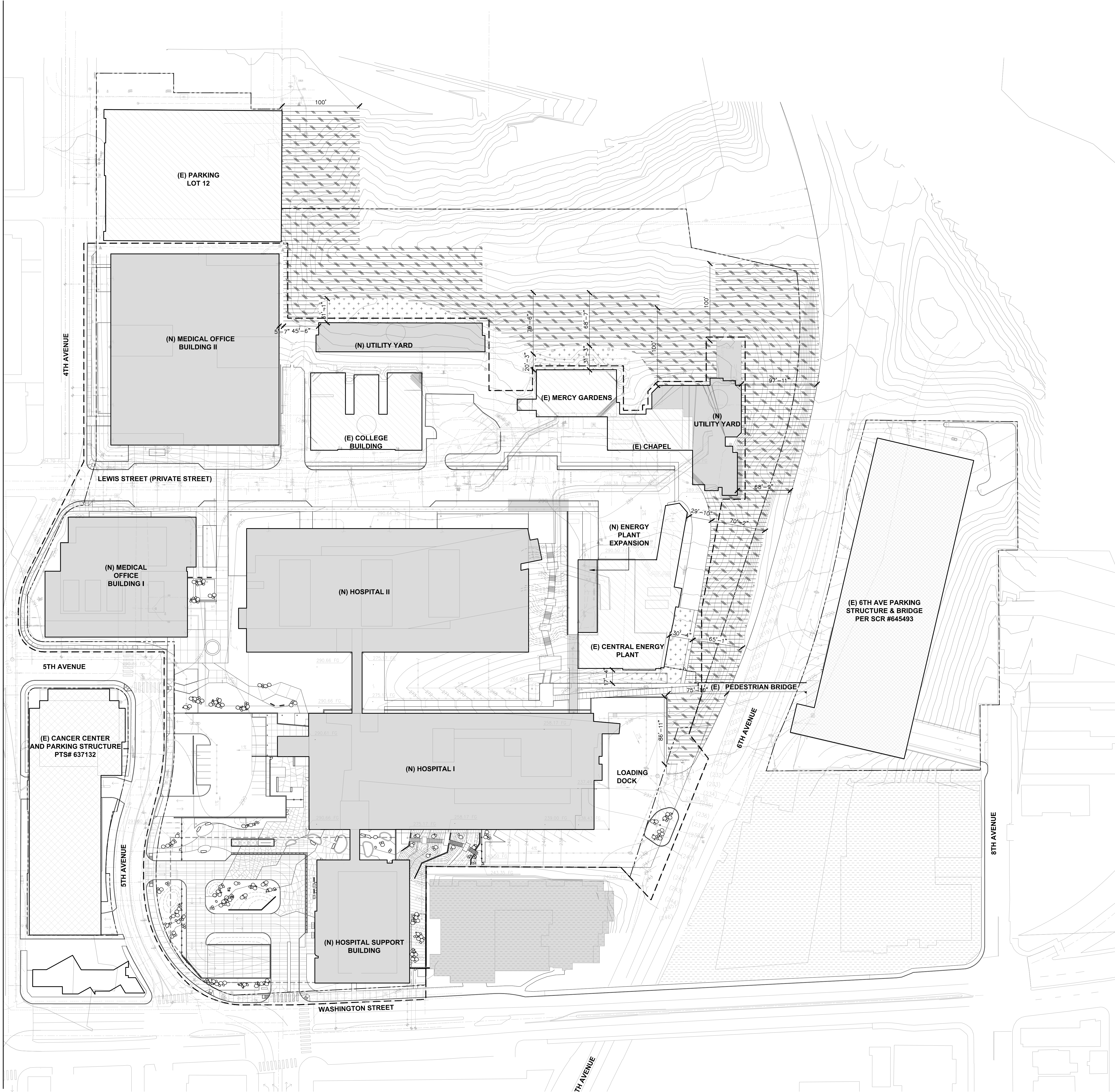
Planting Area Req'd outside street yard:	
6142 X 0.03 = 184	
Total VUA outside Street Yard (s.f.)	Planting area required (s.f.)
1177	993
Planting Area Provided (s.f.)	Excess Planting Area Provided (s.f.)

Planting Points Req'd inside street yard:	
1608 X 0.05 = 80	
Total VUA inside Street Yard (s.f.)	Plant Points Required
208	100
Planting Points Provided	Points provided by trees (1/2 of Total Required)

Planting Points Req'd outside street yard:	
6164 X 0.03 = 184	
Total VUA outside Street Yard (s.f.)	Plant Points Required
683	200
Planting Points Provided	Points provided by trees (1/2 of Total Required)

REVISIONS





LEGEND

- SYMBOL

DESCRIPTION
- URBAN / DEVELOPED AREA
- ZONE 1:
THIS WILL BE THE ORNAMENTAL PLANTING AREAS WITH PERMANENT IRRIGATION.

OTHER REQUIREMENTS INCLUDE:

 - MUST BE MAINTAINED ON A REGULAR BASIS (THINNING, PRUNING, ETC.)
 - NO HABITABLE STRUCTURES.
 - STRUCTURES SUCH AS WALLS, FENCES, ETC. MUST BE NON-COMBUSTIBLE OR HAVE MIN. 1 HOUR FIRE RESISTANCE RATING.
 - UNDERSTORY PLANTING MUST BE <4' HIGH
 - TREES MUST BE LOCATED SO THAT THEIR MATURE CANOPY IS A MIN. OF 10' FROM STRUCTURES
- ZONE 2:
THIS WILL BE KEEP AS THE EXISTING UNDISTURBED, NATIVE OR NATURALIZED VEGETATION. NO NEW PLANTING IS EXPECTED TO OCCUR, SO THERE SHOULD BE NO IRRIGATION WITHIN THIS AREA. IF THERE IS ANY DISTURBANCE AND RE-PLANTING IS NEEDED, WE WILL HAVE TO INCLUDE TEMPORARY IRRIGATION FOR THE PLANTS DURING THE ESTABLISHMENT PERIOD.

OTHER REQUIREMENTS INCLUDE:

 - THINNING AND PRUNING OF EXISTING SHRUBS WILL NEED TO OCCUR PER CITY OF SAN DIEGO BRUSH MANAGEMENT BULLETINS.
 - MUST BE MAINTAINED ON A REGULAR BASIS (THINNING, PRUNING, ETC.)
 - NO STRUCTURES.
- PROPERTY LINE
- NOTE:

1. EXISTING VEGETATION OUTSIDE OF PROPERTY LINE AND PUBLIC R.O.W. TO REMAIN

2. NO GRADING OR LAND DISTURBANCE PROPOSED WITHIN THE FIRE ZONES INDICATED THIS PLAN

CITY OF SAN DIEGO BRUSH MANAGEMENT NOTES

- (G) ZONE ONE REQUIREMENTS

(1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.

(2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.

(3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.

(4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

(5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:

(A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR

(B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.

(6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.

(7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- (H) ZONE TWO REQUIREMENTS

(1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.

(2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.

(3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.

(4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.

(5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:

(A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.

(B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.

(C) ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOWFLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.

(D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.

(6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.

(7) EXCEPT AS PROVIDED IN SECTION 142.0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

SAN DIEGO MUNICIPAL CODE
TABLE 142-04H
BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

CRITERIA	ZONE WIDTHS
ZONE ONE WIDTH	35 FT.
ZONE TWO WIDTH	65 FT.

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP

AGENCY STAMP

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, California 92110
619.691.0090
spurlock-land.com

REVISIONS

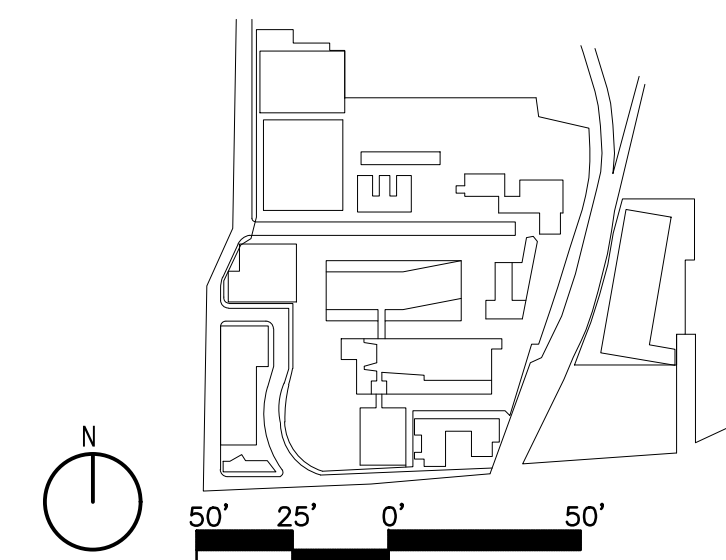


CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

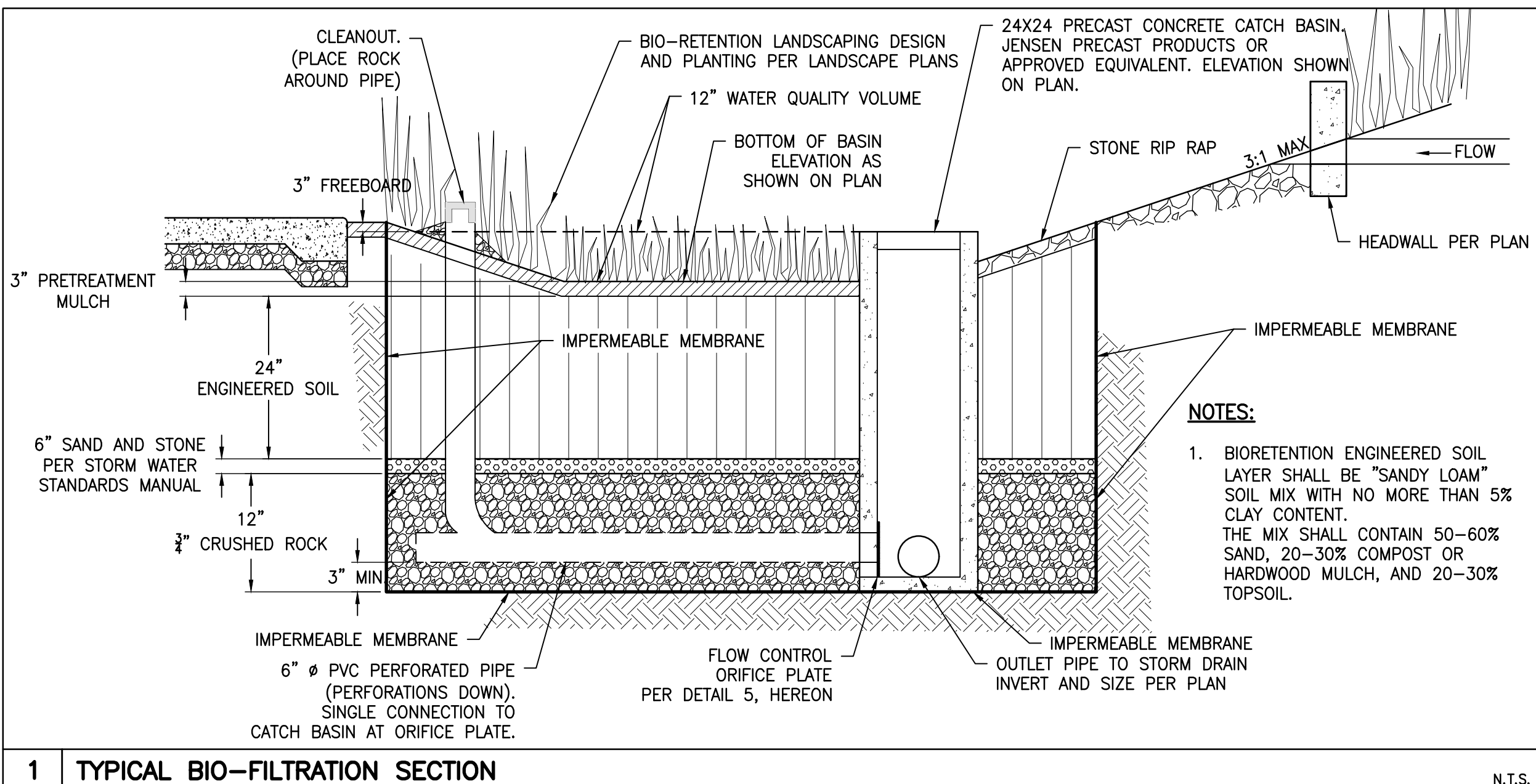
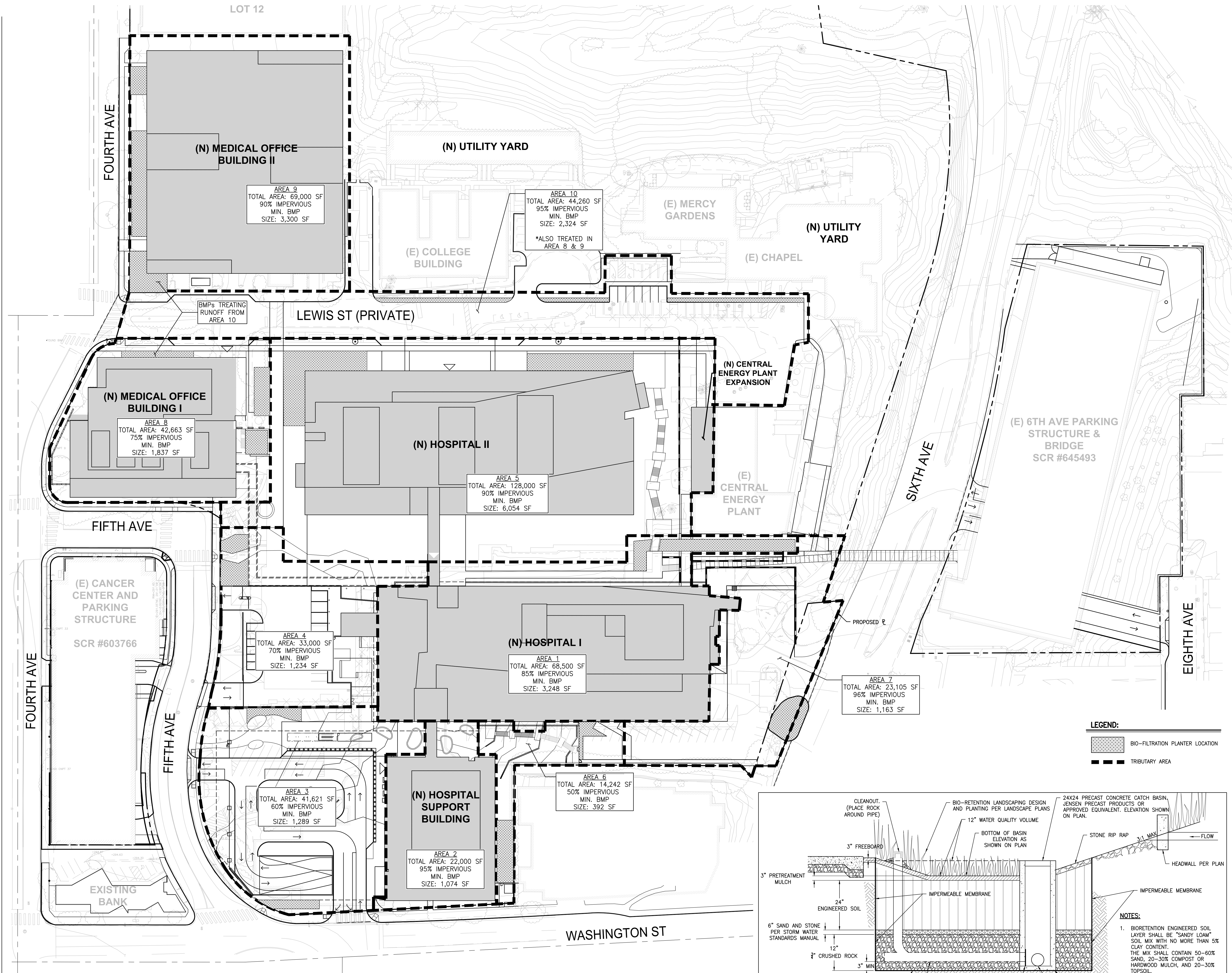
SCRIPPS# 35-16080B DESIGN TEAM# 18003.000

KEY PLAN



BRUSH MANAGEMENT PLAN

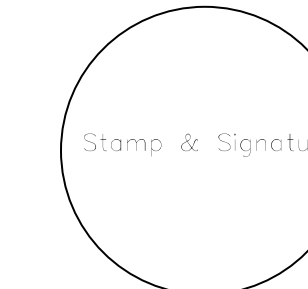
SCALE: 1"=50'-0"
DATE OF ISSUE: 2-11-2020



CO ARCHITECTS

5055 Wilshire Boulevard, 9th Floor
Los Angeles, California 90036
323.525.0500 phone, 323.525.0955 fax

PROFESSIONAL STAMP



AGENCY STAMP

kpff 700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.6203
F: 213.266.5294
www.kpff.com

REVISIONS

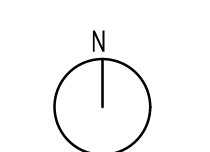
Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

SCRIPSPH 35-16060B DESIGN TEAM # 18003.000

KEY PLAN



STORMWATER QUALITY
MANAGEMENT PLAN

SCALE: 1"=40'
DATE OF ISSUE: 2-11-2020

Project Status
PROJECT NO.: 18003.000

Copyright © 2018 CO Architects. This 30"x42" sheet printed.

SHEET 19 OF 27

CUP-19

CALTRANS

LEWIS ST (PRIVATE)

5TH AVENUE

4TH AVE

5TH AVE

WASHINGTON STREET

6TH AVE

8TH AVE

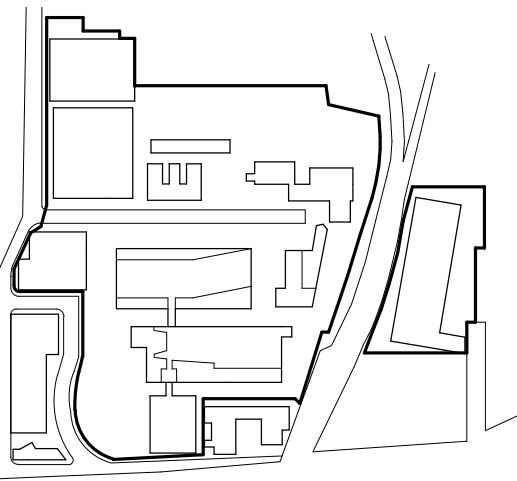
6TH AVE

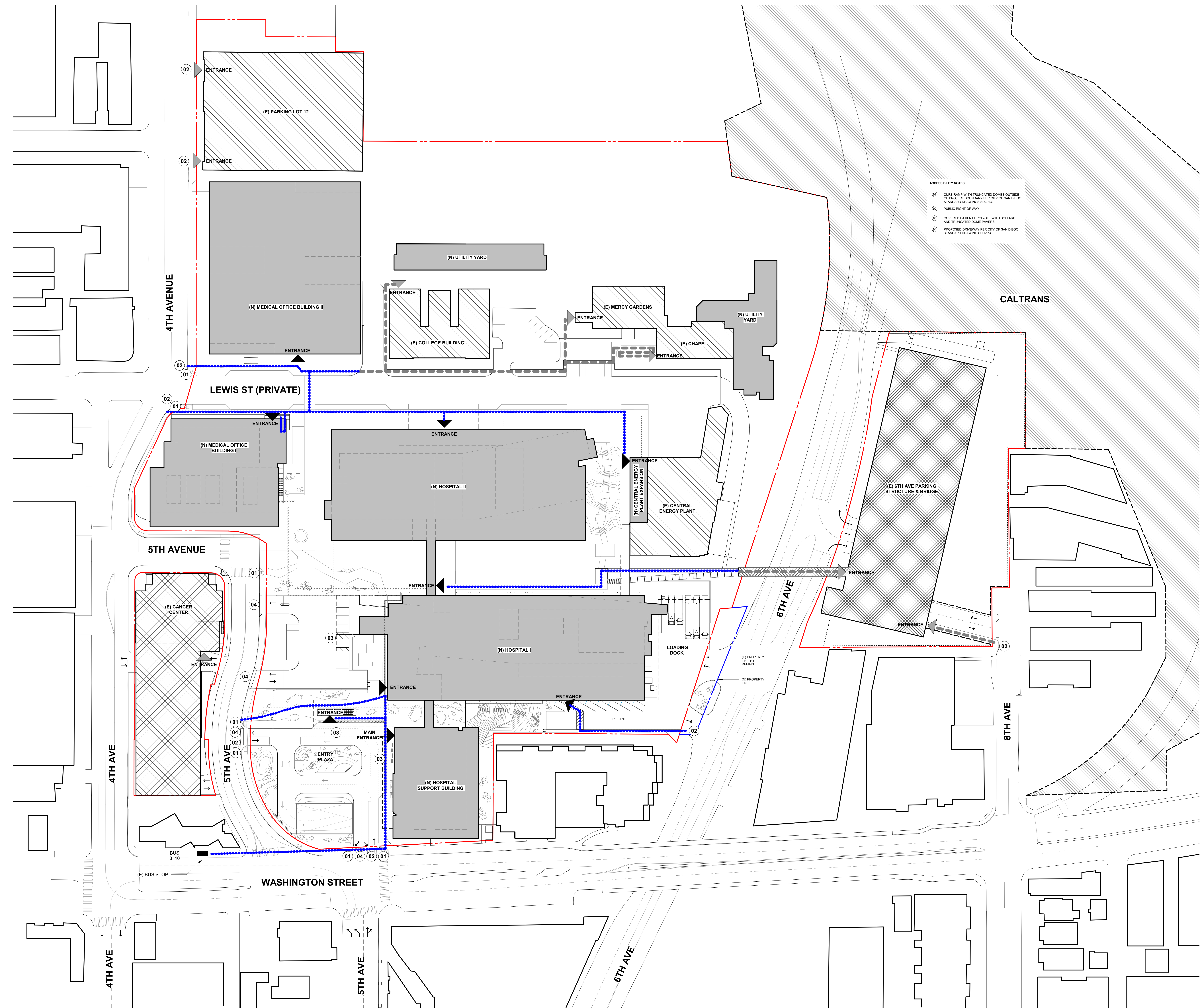
OVERHANG PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- APPROVED SCR #645493
- PRESENTLY UNDER CONSTRUCTION
- EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
- CAL TRANS
- OVERHANG
- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED PROPERTY LINE

SETBACKS (CC-3-8)

FRONT MIN	NONE
FRONT MAX	10'
STREET SIDE MIN	NONE
STREET SIDE MAX	10'
SIDE YARD MIN	10'
REAR YARD MIN	10'

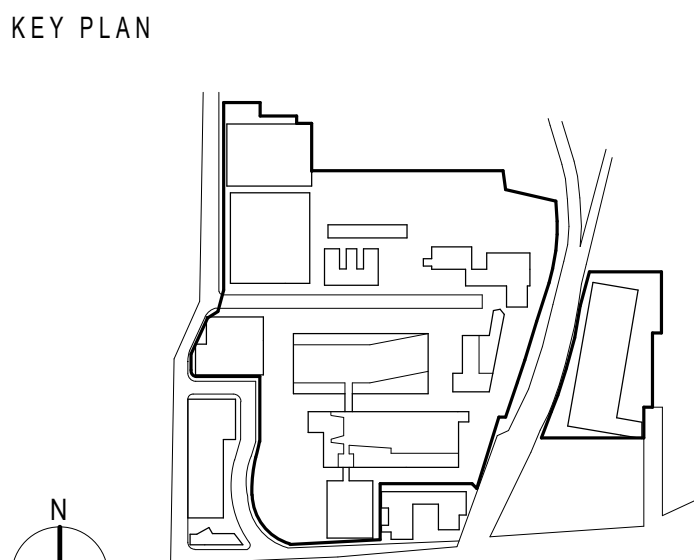




ACCESSIBILITY NOTES

- 01 CURB RAMP WITH TRUNCATED DOMES OUTSIDE OF PROJECT BOUNDARY PER CITY OF SAN DIEGO STANDARD DRAWING SDD-12
- 02 PUBLIC RIGHT OF WAY
- 03 COVERED PATIENT DROP-OFF WITH BOLLARD AND TRUNCATED DOME PAVERS
- 04 PROPOSED DRIVEWAY PER CITY OF SAN DIEGO STANDARD DRAWING SDD-114

- ACCESSIBILITY PLAN LEGEND
- EXISTING BUILDING TO REMAIN
 - PROPOSED BUILDING
 - APPROVED SCR #645493
 - PRESENTLY UNDER CONSTRUCTION
 - EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
 - CAL TRANS
 - ACCESSIBLE ENTRANCE LOCATION
 - (E) ACCESSIBLE ENTRANCE LOCATION
 - PROPOSED ACCESSIBLE PATH OF TRAVEL (MAX SLOPE=5%, MAX CROSS SLOPE=2%, MIN WIDTH=4'-0", MAX CONTIGUOUS GRADIENT=40'-0")
 - EXISTING ACCESSIBLE PATH OF TRAVEL
 - BUS STOP
 - EXISTING PROPERTY LINE TO REMAIN
 - PROPOSED PROPERTY LINE



EGRESS NOTES
PUBLIC RIGHT OF WAY

- EGRESS PLAN LEGEND**
- EXISTING BUILDING TO REMAIN
 - PROPOSED BUILDING
 - APPROVED SCR #645493
 - PRESENTLY UNDER CONSTRUCTION
 - EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
 - CAL TRANS
 - PROPOSED EXIT LOCATION
 - EXISTING EXIT LOCATION
 - PROPOSED EGRESS PATH OF TRAVEL
 - EXISTING EGRESS PATH OF TRAVEL
 - EXISTING PROPERTY LINE TO REMAIN
 - PROPOSED PROPERTY LINE

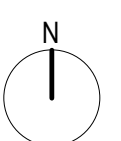
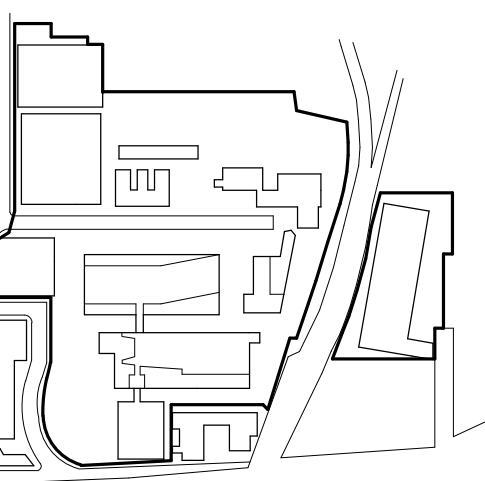


CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

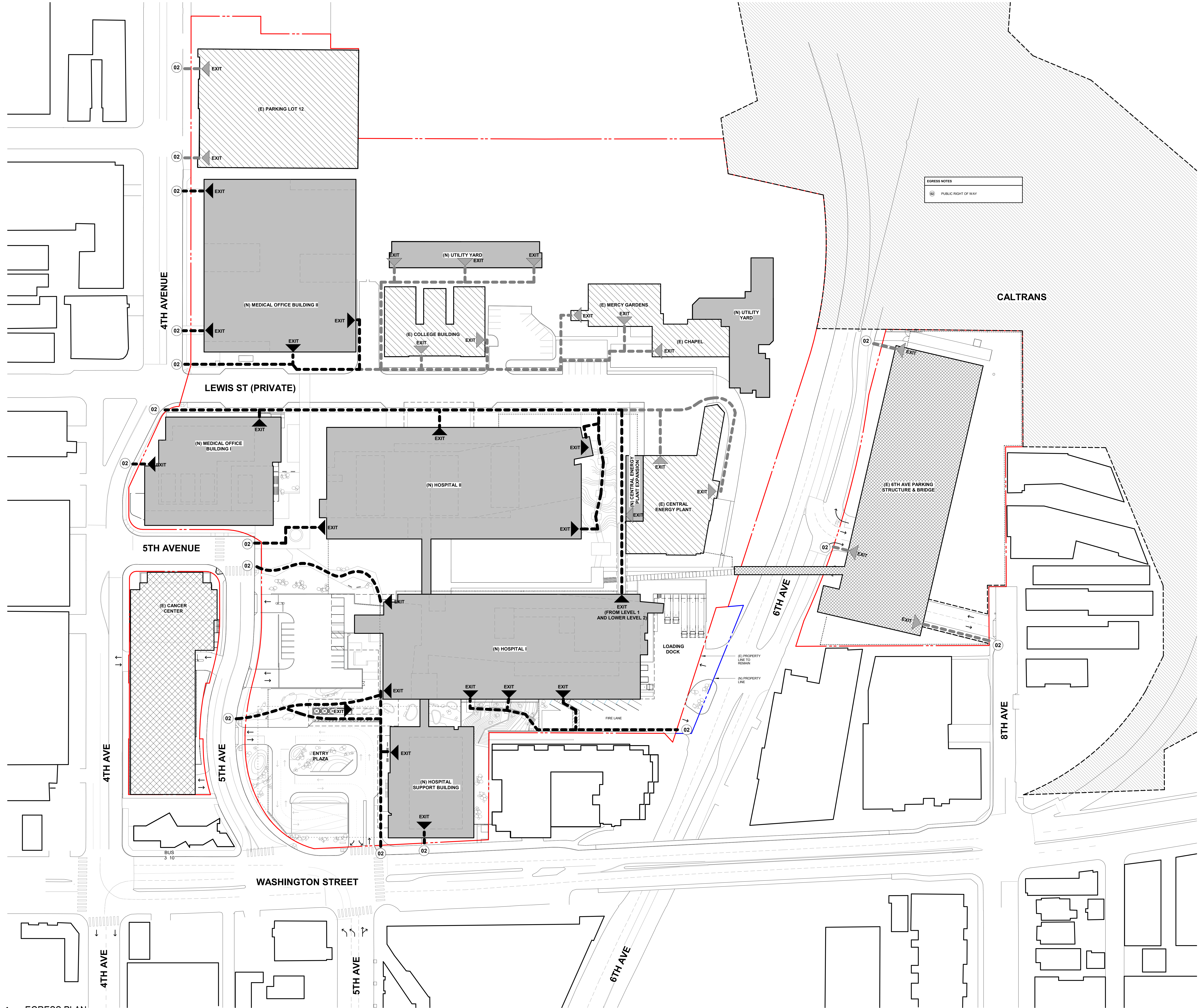
KEY PLAN



EGRESS PLAN

SCALE: As Indicated
DATE OF ISSUE: 2-11-2020

CUP-22



FIRE ACCESS PLAN LEGEND

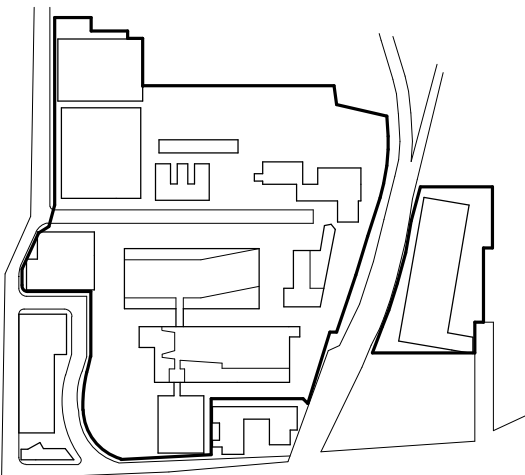
- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- APPROVED SCR #645493
- PRESENTLY UNDER CONSTRUCTION
- EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
- PROPOSED FIRE ACCESS
- CAL TRANS
- PROPOSED ENTRANCE LOCATION
- EXISTING ENTRANCE LOCATION
- FIRE HYDRANT
- HOSE PULL (200 FT)
- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED PROPERTY LINE
- FDC



CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103
SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

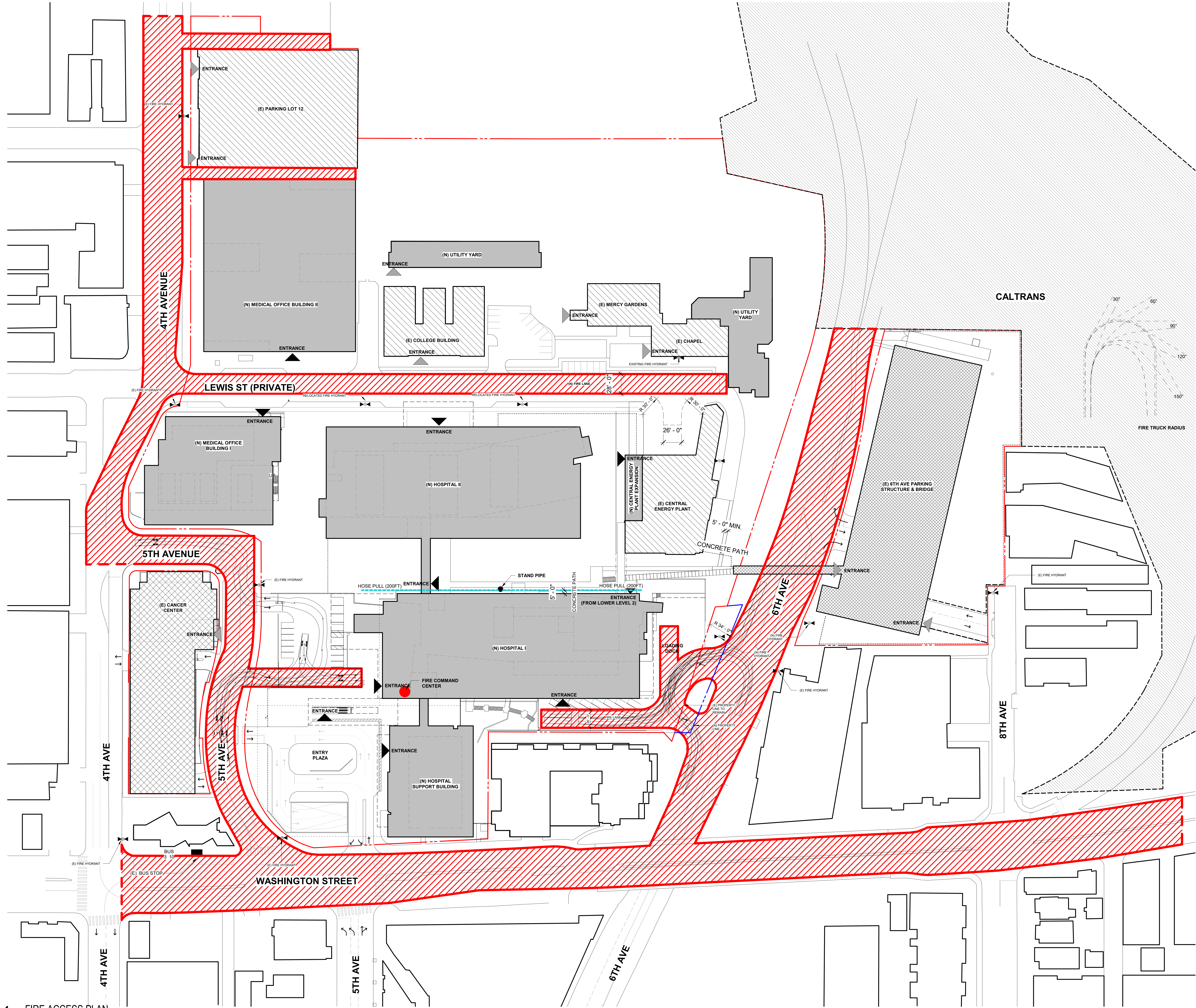
KEY PLAN



FIRE ACCESS PLAN

SCALE: 1" = 50'-0"
DATE OF ISSUE: 2-11-2020

CUP-23

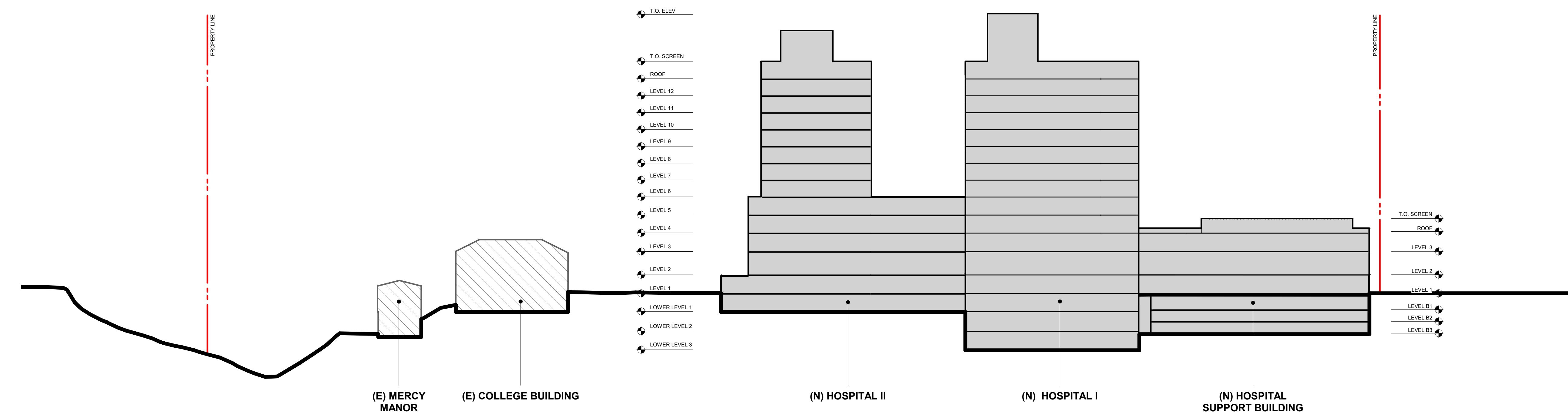


SITE SECTION LEGEND

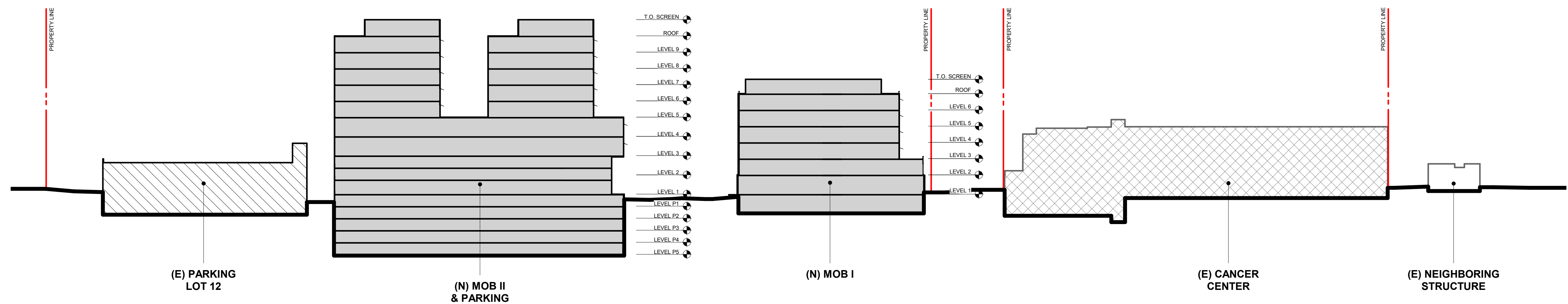
- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- APPROVED SCR #645493
- PRESENTLY UNDER CONSTRUCTION
- EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
- PROPERTY LINE

SETBACKS (CC-3-8)

FRONT MIN	NONE
FRONT MAX	10'
STREET SIDE MIN	NONE
STREET SIDE MAX	10'
SIDE YARD MIN	10'
REAR YARD MIN	10'



2 SITE SECTION 2 - LOOKING EAST
1" = 50'-0"



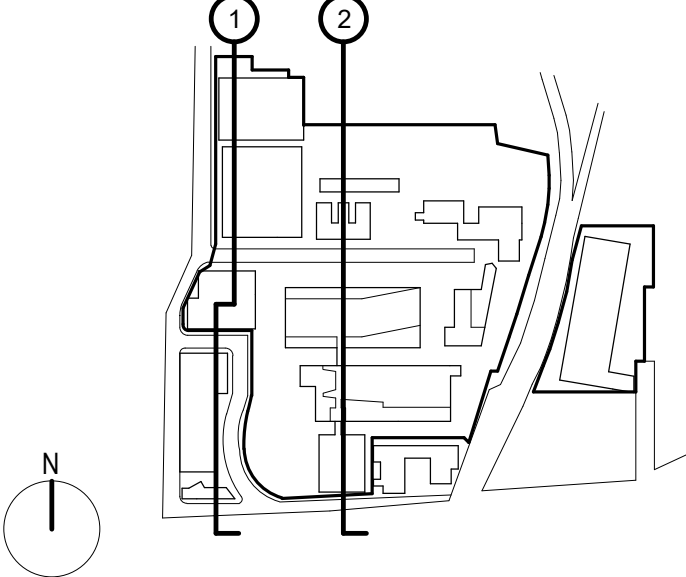
1 SITE SECTION 1 - LOOKING EAST
1" = 50'-0"



CONDITIONAL USE PERMIT MERCY CAMPUS

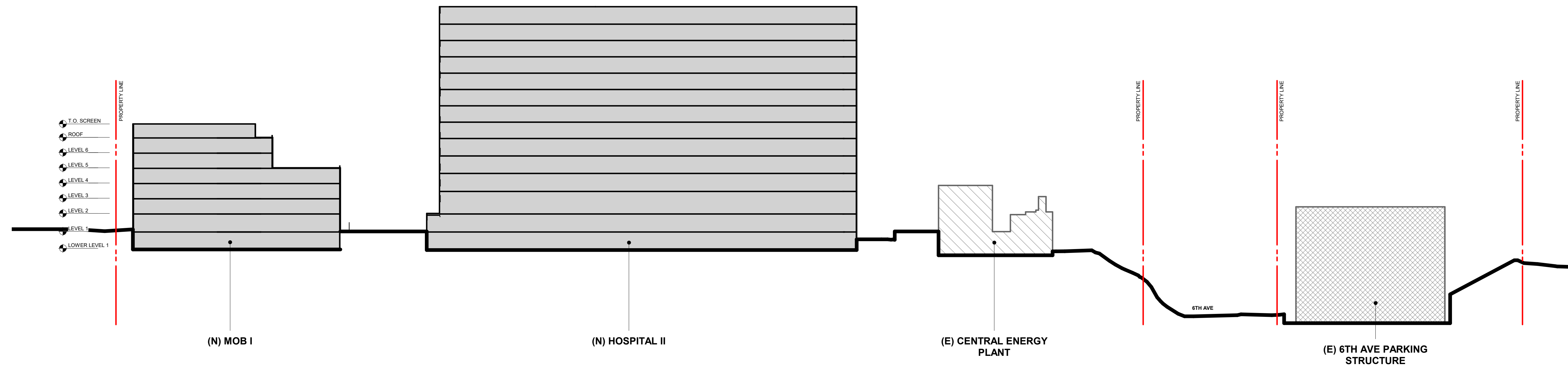
4077 Fifth Ave, San Diego, CA 92103
SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

KEY PLAN

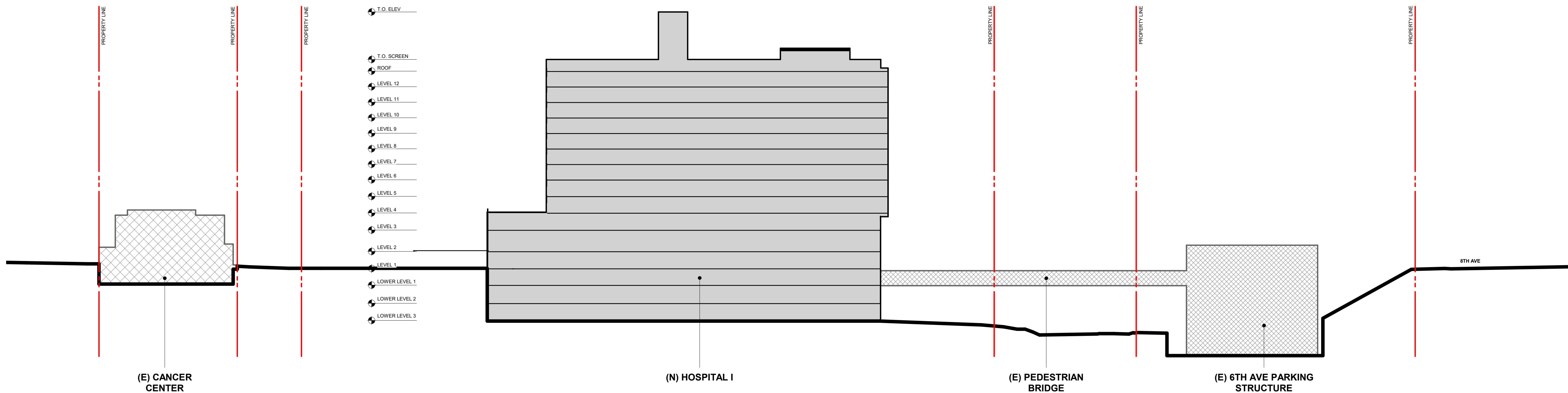


SITE SECTIONS

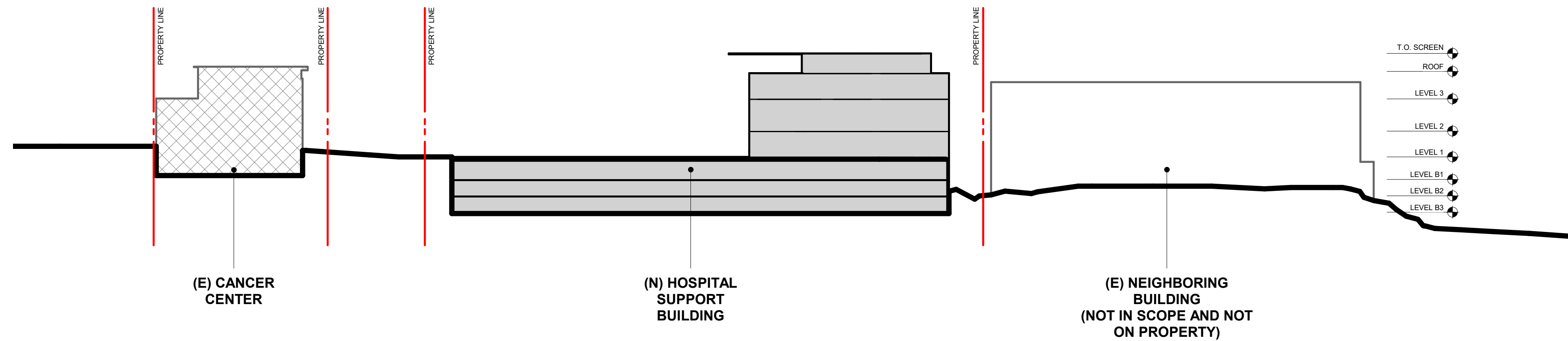
SCALE: 1" = 50'-0"
DATE OF ISSUE: 2-11-2020



6 SITE SECTION 6 - LOOKING NORTH
1" = 50'-0"



5 SITE SECTION 5 - LOOKING NORTH
1" = 50'-0"



4 SITE SECTION 4 - LOOKING NORTH
1" = 50'-0"

SITE SECTION LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- APPROVED SCR #645493
- PRESENTLY UNDER CONSTRUCTION
- EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
- PROPERTY LINE

SETBACKS (CC-3-8)

FRONT MIN	NONE
FRONT MAX	10'
STREET SIDE MIN	NONE
STREET SIDE MAX	10'
SIDE YARD MIN	10'
REAR YARD MIN	10'

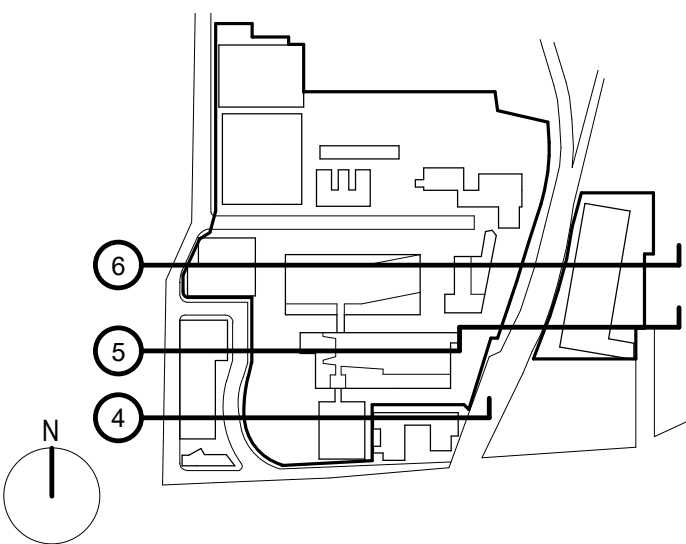


CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103

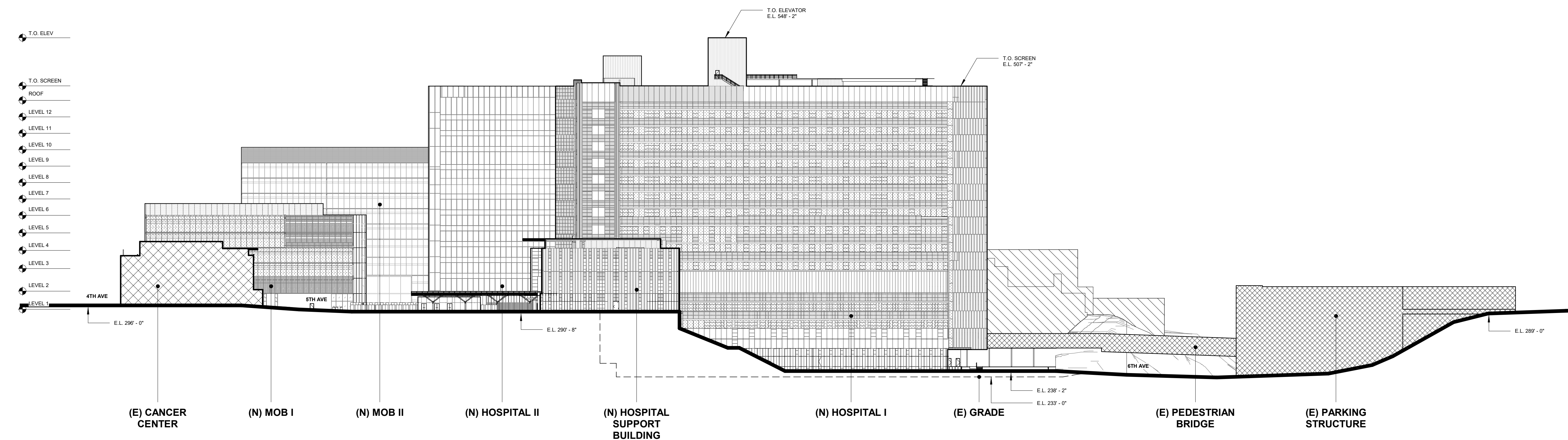
SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

KEY PLAN

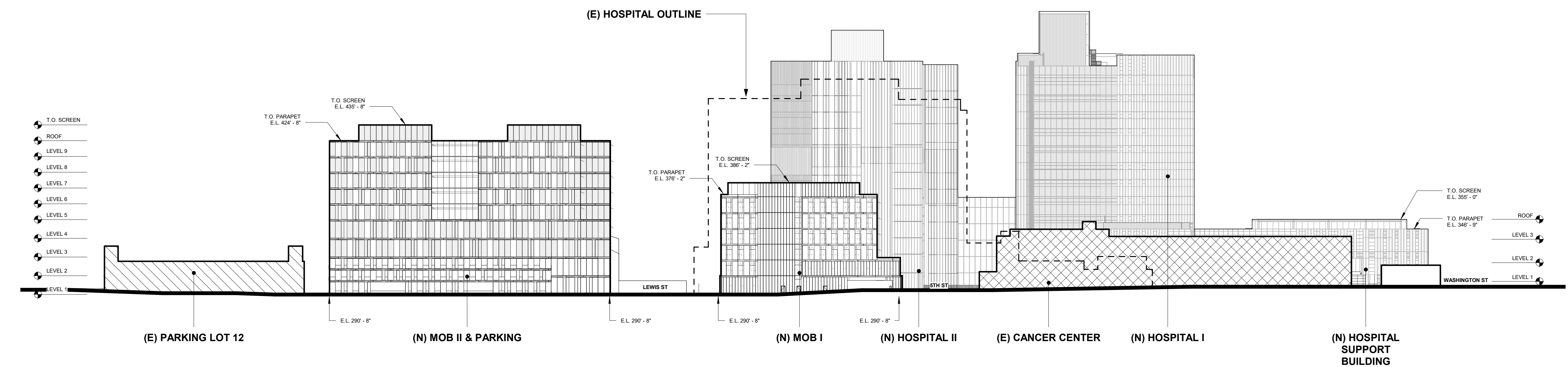


SITE SECTIONS

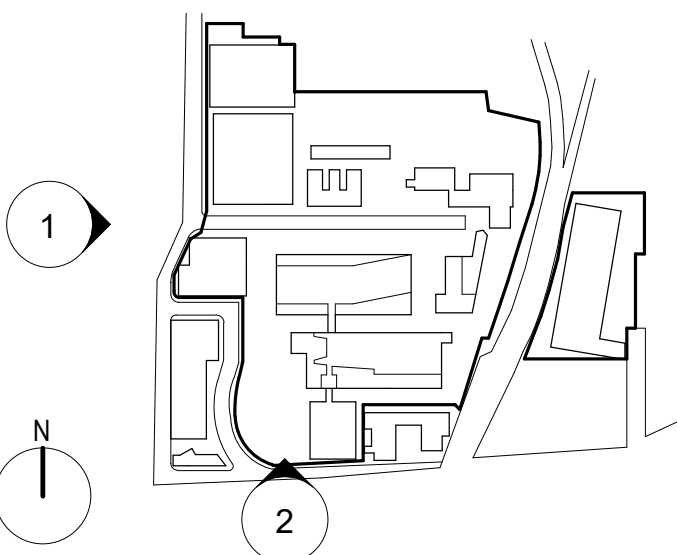
SCALE: 1" = 50'-0"
DATE OF ISSUE: 2-11-2020

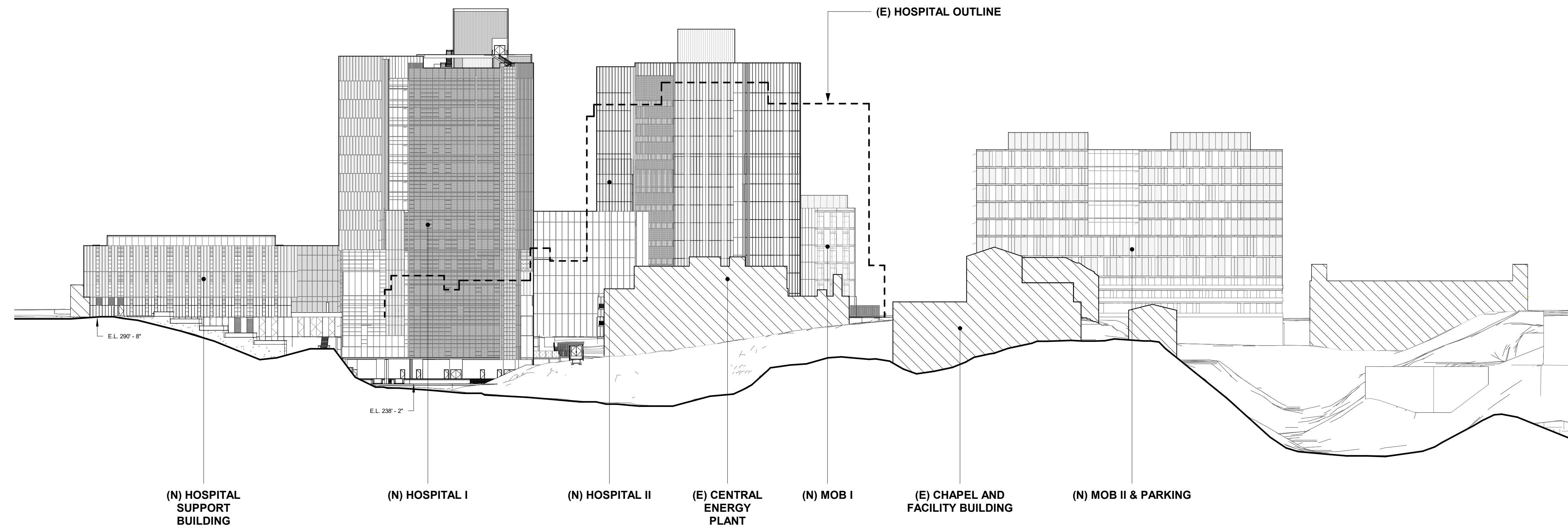


2 CUP ELEVATION - SOUTH
1" = 50'-0"

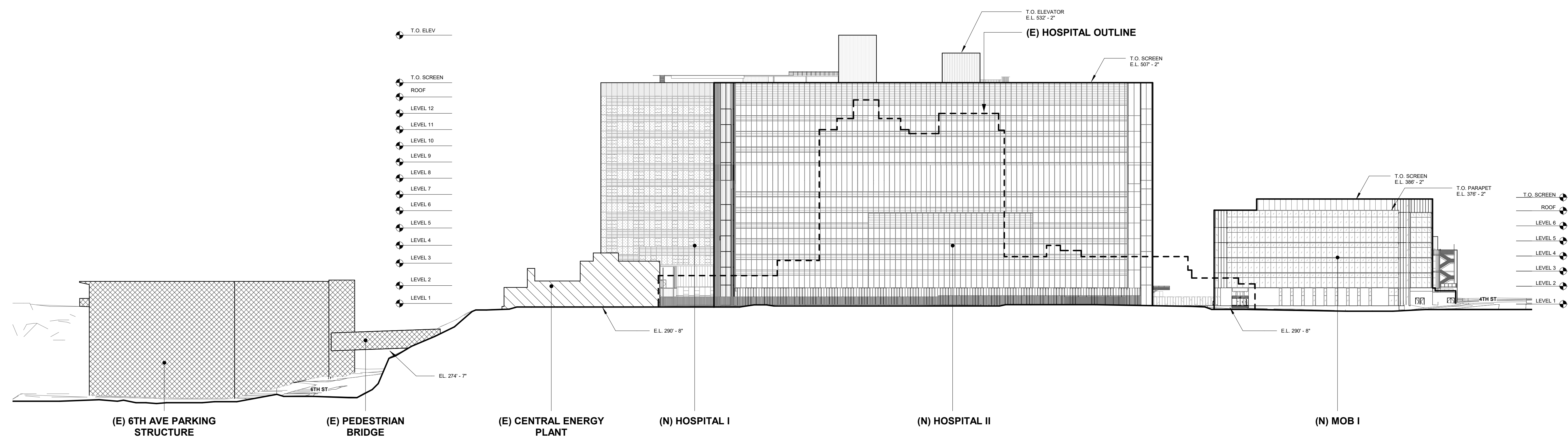


1 CUP ELEVATION - WEST
1" = 50'-0"





4 CUP ELEVATION - EAST
1" = 50'-0"



3 CUP ELEVATION - NORTH
1" = 50'-0"

