

GROSS FLOOR AREA (GFA)

Table with columns for FLOOR AREA CALCULATION, RECYCLING STORAGE, and ORGANIC STORAGE. Includes rows for EXISTING and NEW WORK buildings and site area calculations.

Table for EXTERIOR REFUSE AND RECYCLING STORAGE AREAS (SDMC TABLE 142-048) showing minimum and maximum requirements.

NOTE A: RONALD McDONALD HOUSES AND EOB HAVE REFUSE AND RECYCLING STORAGE AREAS AND ARE NOT INCLUDED IN CAMPUS CALCULATION.

PARKING CALCULATIONS

Table showing LAND USE - CAMPUS with columns for BUILDING, GROSS FLOOR AREA, and LAND USE CATEGORY. Includes a total parking provided and required summary.

Table for REQUIRED PARKING CALCULATIONS - CAMPUS with columns for LAND USE CATEGORY, AMOUNT, PARKING RATE, and SPACES REQUIRED.

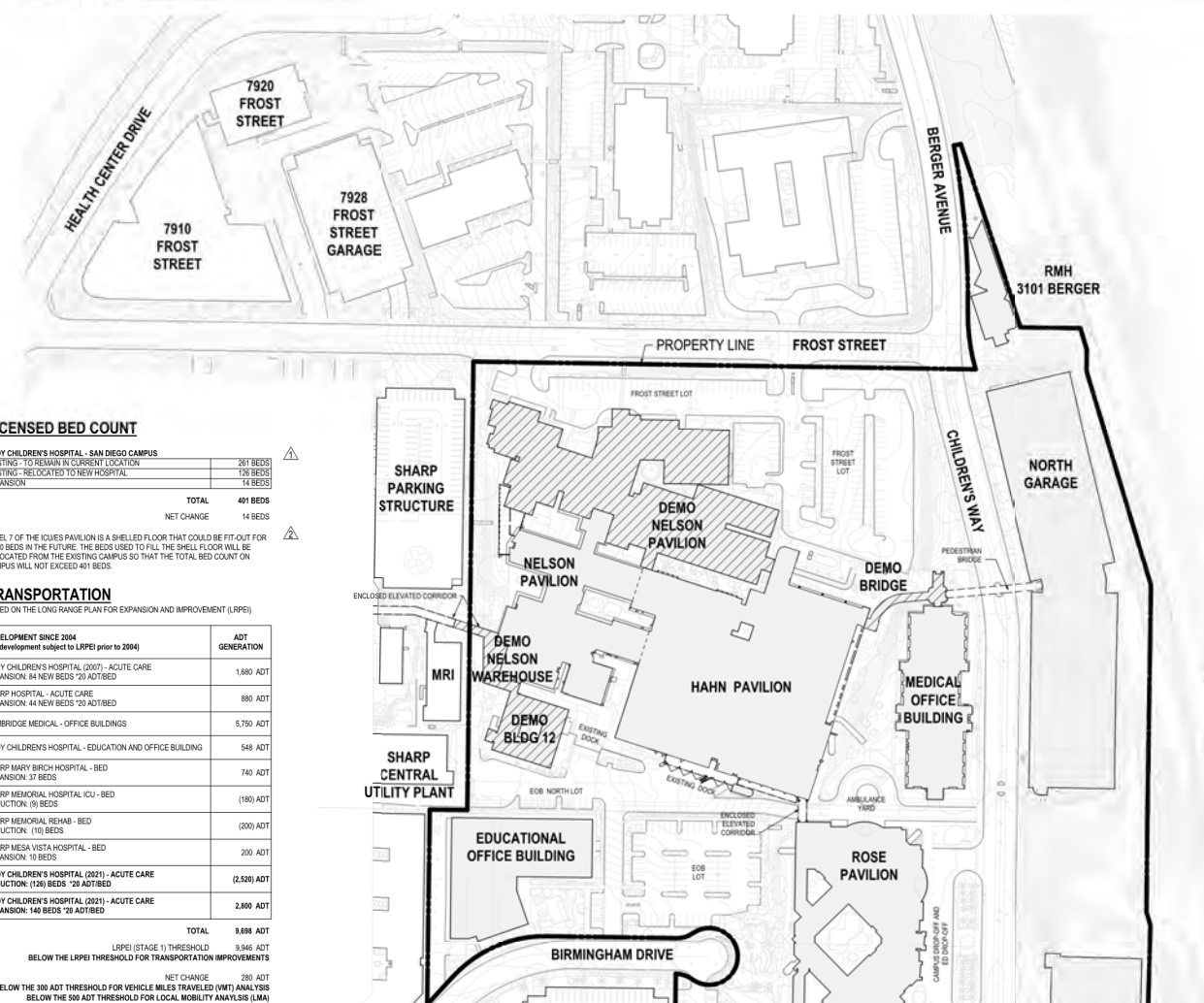
Table for PROVIDED PARKING CALCULATIONS - CAMPUS with columns for LOCATION, EXISTING, and PROPOSED. Includes a summary of required vs provided spaces.

THE EXISTING PARKING REMAINING AFTER DEMOLITION, EXCEEDS THE MINIMUM REQUIRED. NO NEW STAFF OR VISITOR PARKING WILL BE PROVIDED WITH THIS PROJECT.

LEGAL DESCRIPTION

APN# 427-530-1300, 427-530-0800, 427-530-1000, 427-530-1100. LOTS 1, 2, 3, 4, AND 5 OF CHILDREN'S HOSPITAL AND HEALTH CENTER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

CAMPUS PLAN



LICENSED BED COUNT

Table showing bed counts for existing and proposed facilities: RAY CHILDREN'S HOSPITAL - SAN DIEGO CAMPUS, SHARP MARY BRIGHAM HOSPITAL - BED EXPANSION, etc.

TRANSPORTATION

Table showing ADT GENERATION for various facilities and transportation improvements, including a total ADT of 9,888.

MOBILITY CHOICE REGULATIONS

Table showing points for various mobility choice regulations like bicycle racks, electric vehicle charging, etc.

PARCEL PLAN

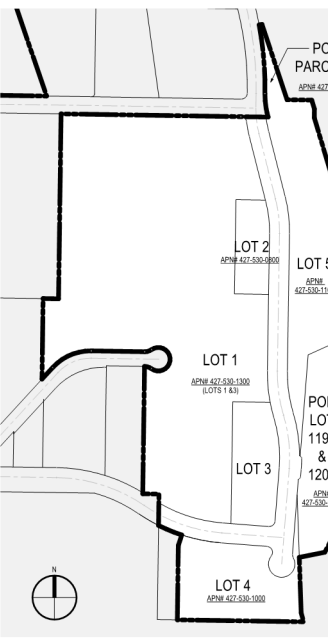


Table with columns for ACCESSOR'S PARCEL NUMBER, ADDRESS, MAP, LEGAL DESCRIPTION, ACRES, and SITE AREA. Lists adjacent parcels and their details.

OWNER

RADY CHILDREN'S HOSPITAL - SAN DIEGO 3024 CHILDREN'S WAY SAN DIEGO, CA 92103

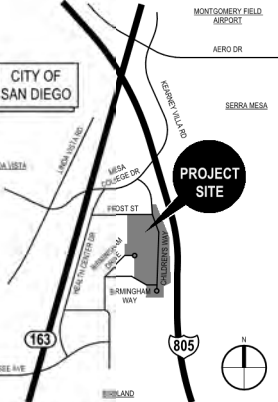
PROJECT TEAM

ARCHITECT: ZGF ARCHITECTS 525 FOURTH AVE., SUITE 200 SEATTLE, WA 98104

STRUCTURAL: KPF 705 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017

LANDSCAPE: SPARKLAND 2122 HANCOCK STREET SAN DIEGO, CA 92110

ATTACHMENT 9



PROJECT DESCRIPTION

- RADY CHILDREN'S HOSPITAL WILL BE MAKING THE FOLLOWING DEVELOPMENT CHANGES WITH THIS PROJECT:
- DEMO 1 HOSPITAL INPATIENT BUILDING (ICU/PAVILION)
- CENTRAL UTILITY PLANT (CLUP)
- ENCLOSED PEDESTRIAN CONNECTION CONNECTOR
- ASSOCIATED SITE UTILITY RELOCATIONS

ZONING SUMMARY

ZONE: CD-1.2 (COMMERCIAL-OFFICE)
CATEGORY / SUBCATEGORY: INSTITUTIONAL - HOSPITAL
REMARKS: RELOCATED USE IS ALLOWED WITH A CD-1.2 ZONE WITH A CONDITIONAL USE PERMIT

REQUIRED PROCESS FLOW APPROVALS

- CONDITIONAL USE PERMIT (CLUP)
- TO OPERATE A HOSPITAL WITHIN A CD-1.2 ZONE
- INCREASE LARGEST PLUMB LINE MEASUREMENT AND OVERALL STRUCTURAL HEIGHT TO 197FT FOR CLUP
- INCREASE LARGEST PLUMB LINE MEASUREMENT AND OVERALL STRUCTURAL HEIGHT TO 197FT FOR CLUP

SHEET INDEX

Table with columns for NUMBER and TITLE. Lists sheets for GENERAL, SUBMITTALS, CIVIL, STRUCTURAL, etc.



PORTLAND SEATTLE LOS ANGELES WASHINGTON DC NEW YORK VANCOUVER BC

325 Fourth Avenue Suite 2400 Seattle, WA 98104 T 206.423.9414 www.zgf.com

ZGF Project Number 02209 Consultant

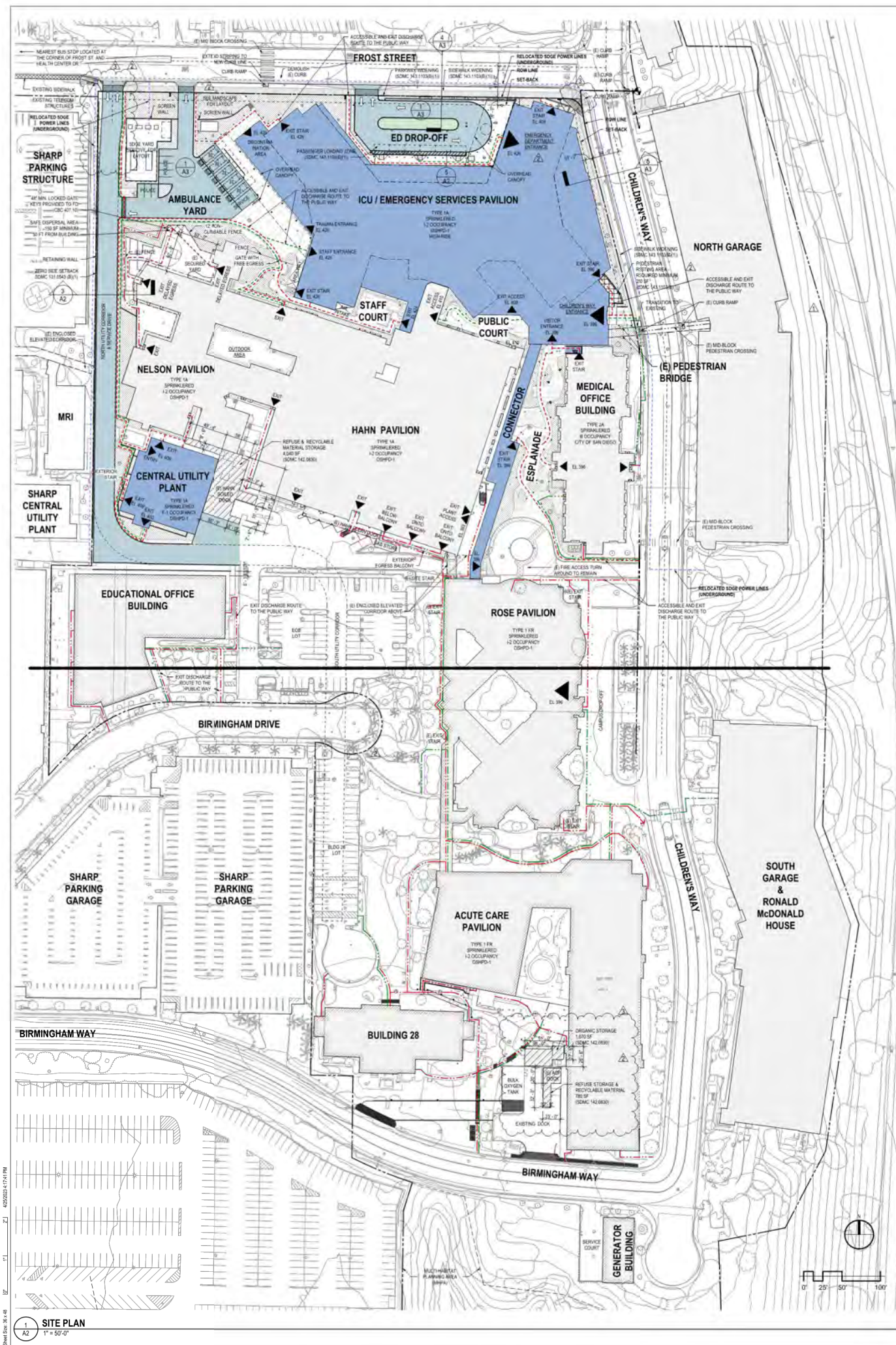


ICU / EMERGENCY SERVICES PAVILION

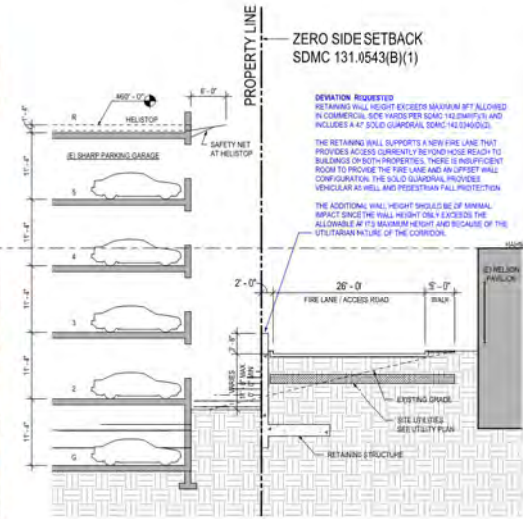
805 Children's Way San Diego, CA 92161 HCA Facility #7259

APPROVALS

Permit No.
Street Name
NOT FOR CONSTRUCTION
CUP/PPP
PROJECT INFORMATION
A1
DR 98 - BACKCHECK #3
04/14/2023



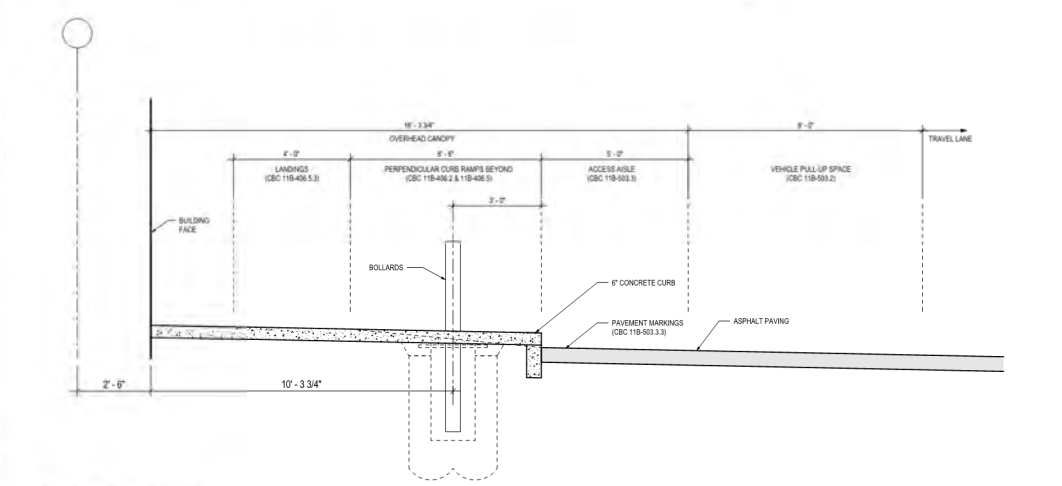
2 PHOTO - SHARP GARAGE AT WEST PROPERTY LINE (LOOKING NORTH)
1" = 40'-0"



3 SECTION - RETAINING WALL AT WEST PROPERTY LINE
1" = 10'-0"

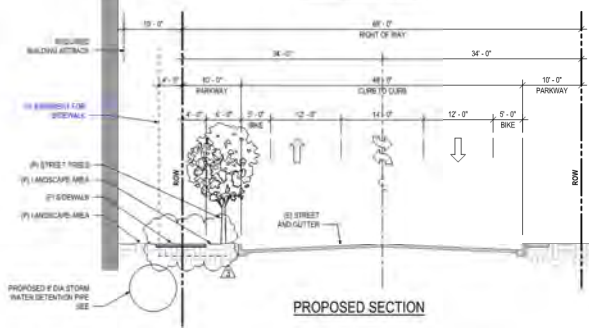
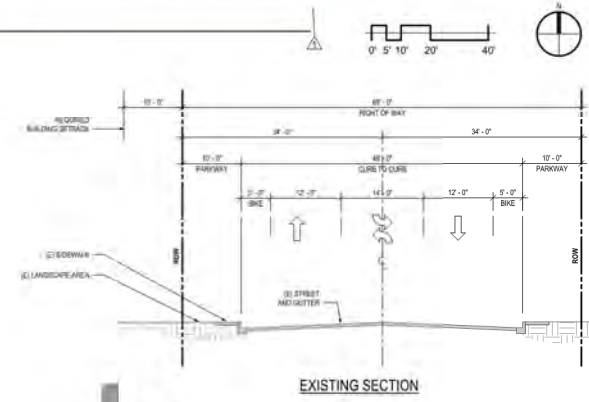
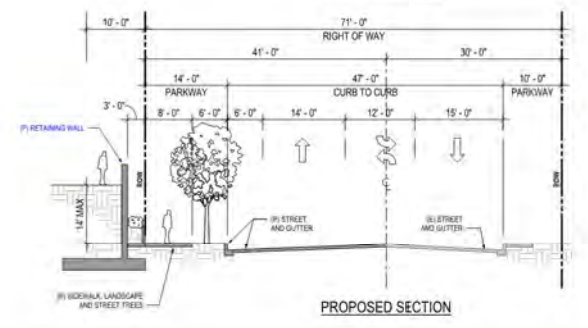
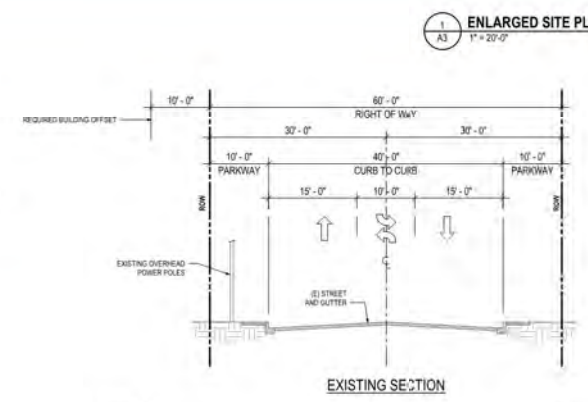
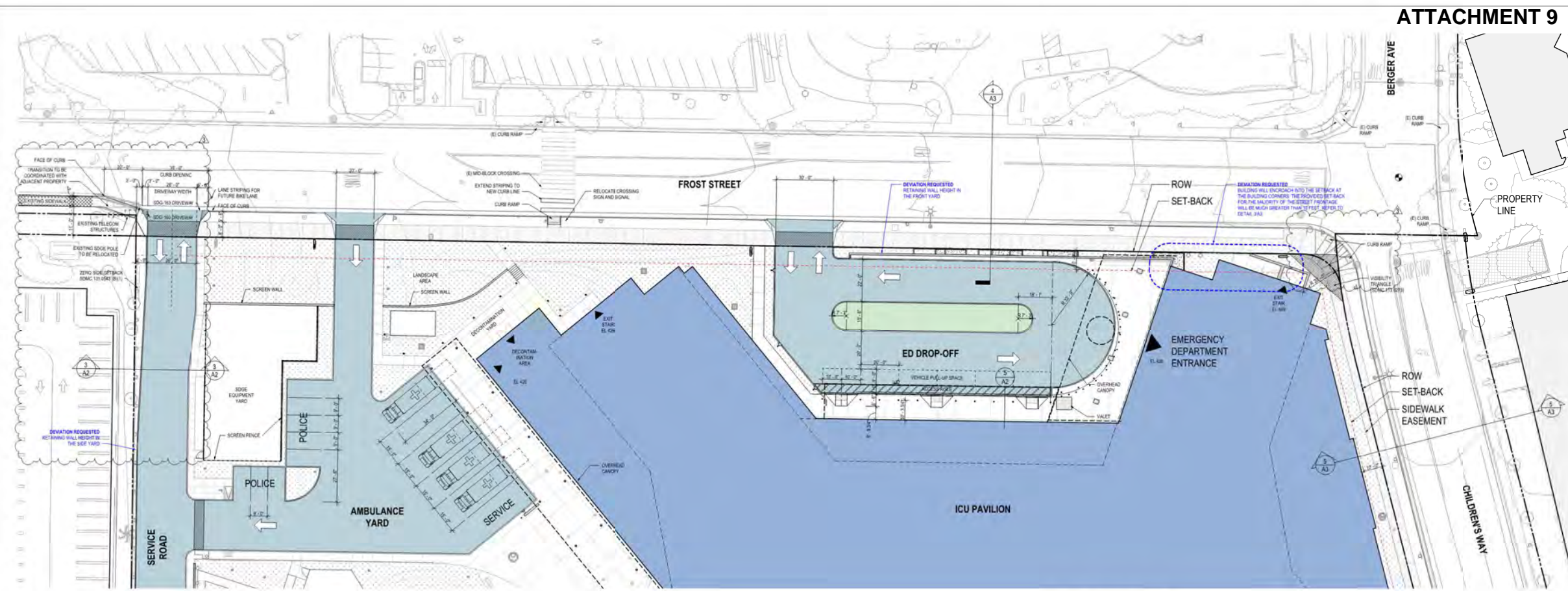


4 PHOTO - MRI BUILDING AT WEST PROPERTY LINE (LOOKING NORTH)
1" = 40'-0"



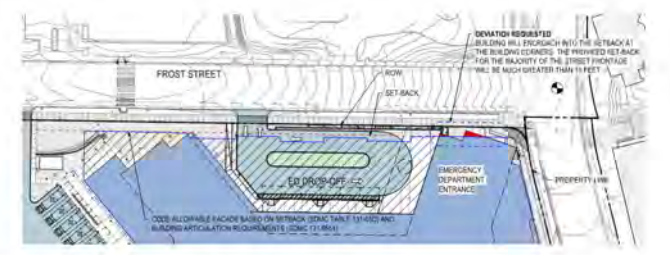
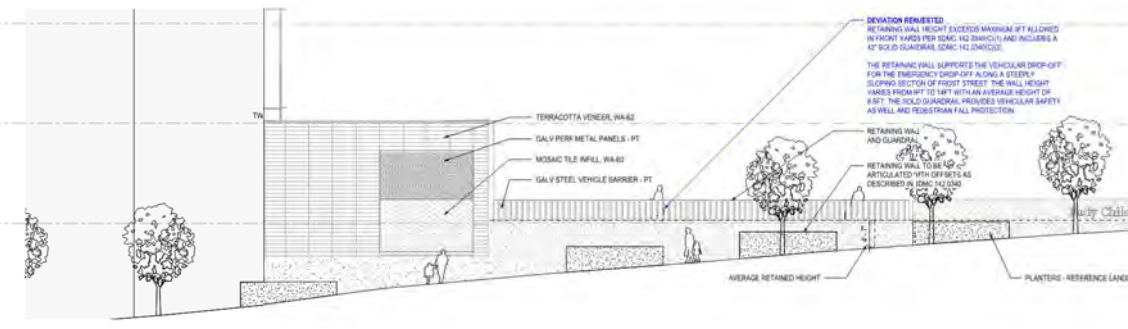
5 SECTION - PASSENGER LOADING ZONE
1/2" = 1'-0"

Sheet Date: 04/14/23
4/20/2023 4:17:11 PM
A2



4 STREET SECTION AT FROST STREET
1" = 10'-0"

5 STREET SECTION AT CHILDREN'S WAY
1" = 10'-0"



Agency Approval

Permit No.

NOT FOR CONSTRUCTION



CUP/POP
ENLARGED SITE PLAN

A3

DR 98 - BACKCHECK #3
1/30/2023



ICU / EMERGENCY SERVICES PAVILION

400 Children Way
San Diego, CA 92161

Client Project Number:

Phase: INITIAL SUBMITTAL
Revision:

Issued/Revised:

Parent No: PTS_0697308
Sheet Status:

NOT FOR CONSTRUCTION



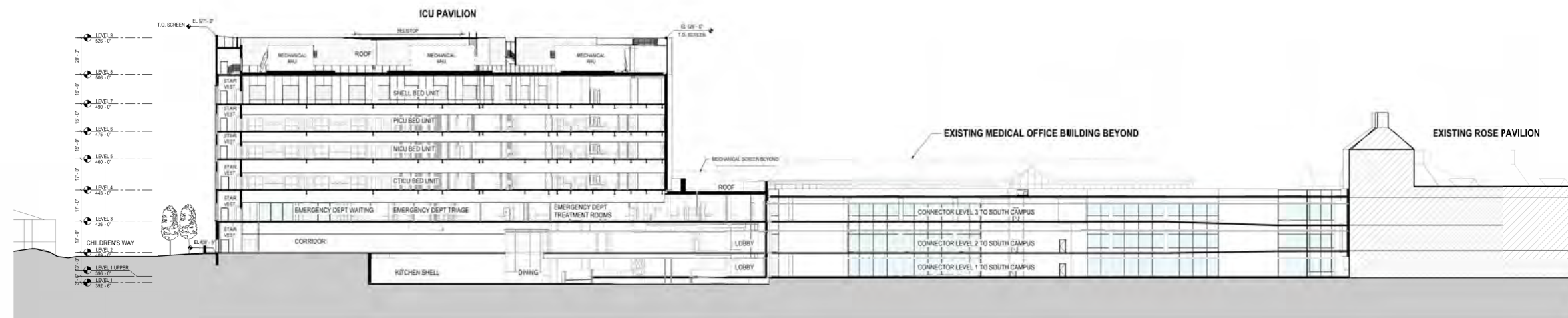
Scope Package: CUP/PDP

Sheet Title: SITE SECTIONS

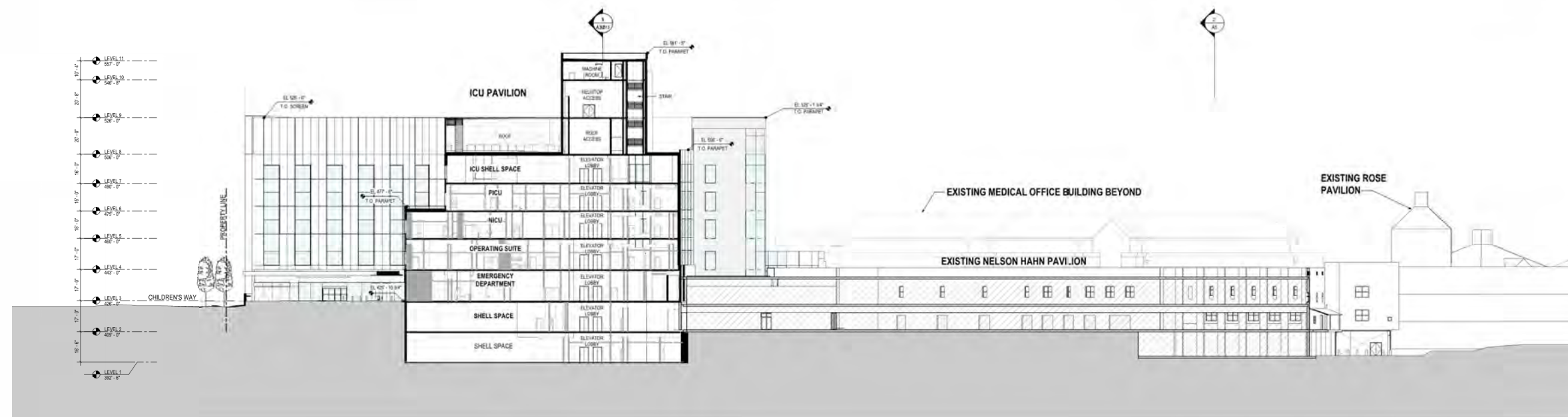
Sheet Number:

A4

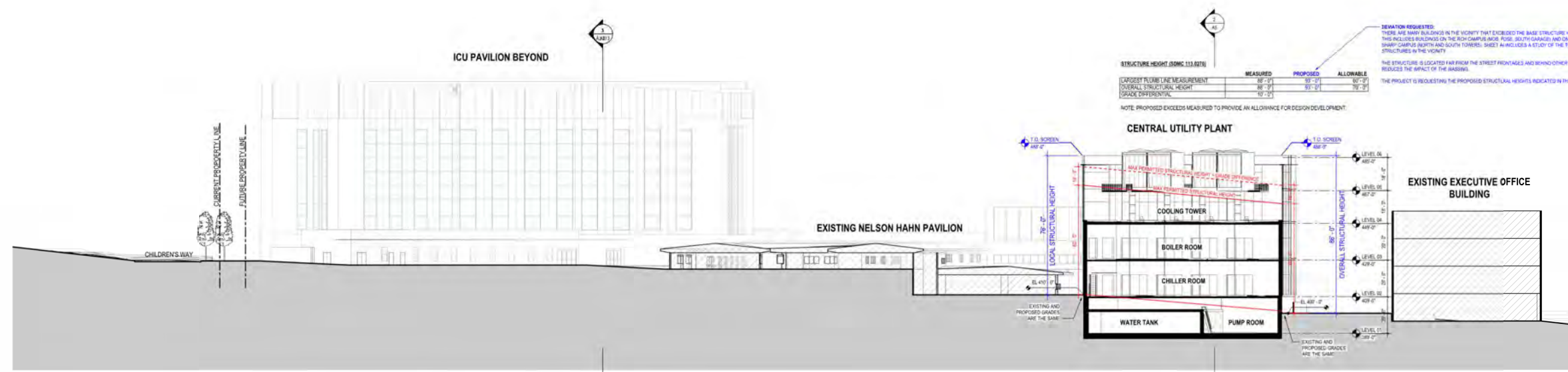
Current Issue: DR 98 - BACKCHECK #3
Current Issue Date: 04/14/2023



1 SITE SECTION - NORTH/SOUTH - A
3/64" = 1'-0"



2 SITE SECTION - NORTH/SOUTH - B
3/64" = 1'-0"



3 SITE SECTION - NORTH/SOUTH - C
3/64" = 1'-0"

Sheet Date: 04/14/23 10:22:02AM 10/22/2021 10:24:00AM



NOT FOR CONSTRUCTION



A5

STRUCTURE HEIGHT (DOMC 113.6276)	MEASURED	PROPOSED	ALLOWABLE
LARGEST PLUMB LINE MEASUREMENT	147'-0"	157'-0"	157'-0"
OVERALL STRUCTURAL HEIGHT	146'-0"	156'-0"	156'-0"
GRADE DIFFERENTIAL	36'-0"	36'-0"	36'-0"

NOTE: PROPOSED EXCEEDS MEASURED TO PROVIDE AN ALLOWANCE FOR DESIGN DEVELOPMENT.

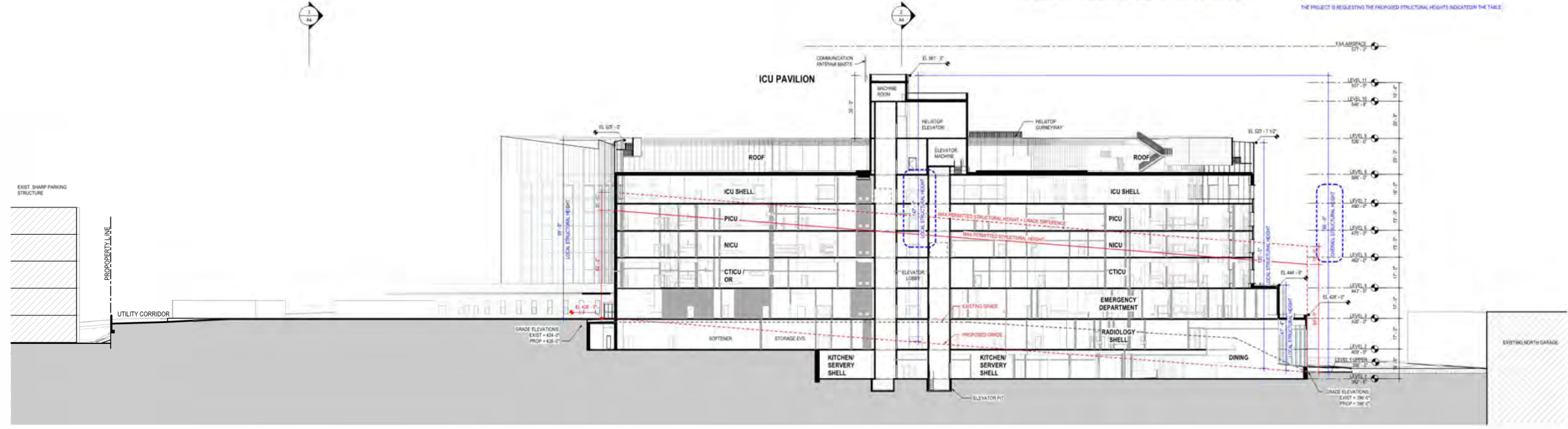
DEVIATION REQUESTED:
THESE ARE SHARP BUILDINGS IN THE VICINITY THAT EXCEEDED THE BASE STRUCTURE HEIGHT FOR THE ZONE. THIS REDUCES BUILDINGS ON THE RICH CAMPUS (NORTH ROSE, SOUTH GARAGE) AND ON THE NEIGHBORING SHARP CAMPUS (NORTH AND SOUTH TOWERS). SHEET AN INCLUDES A STUDY OF THE TOP ELEVATIONS FOR STRUCTURES IN THE VICINITY.

30' OF THE HEIGHT IS A ROOFTOP PENTHOUSE NECESSARY TO ACCESS THE ROOFTOP HELIPAD. THE PENTHOUSE IS LOCATED AWAY FROM THE STREET PROXIMITY TO MINIMIZE THE VISUAL IMPACT. THE HELIPAD IS A CRITICAL FUNCTION FOR THE HOSPITAL AND MUST BE LOCATED AT THE EMERGENCY DEPARTMENT.

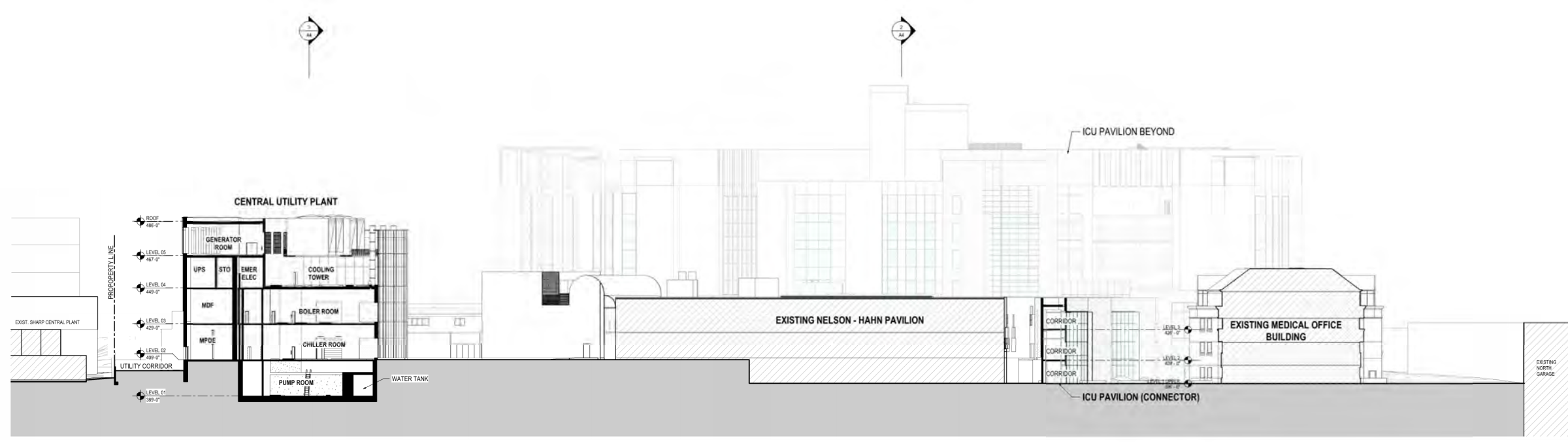
THERE IS 26' OF GRADE DIFFERENTIAL ACROSS THE SITE THAT COUNTS AGAINST THE MEASUREMENT OF THE OVERALL STRUCTURAL HEIGHT.

THE NEAREST RESIDENTIAL AREA IS LOCATED ON THE OTHER SIDE OF THE VALLEY THAT HAS RUNG THROUGH THE BUILDING MASSING HAS BEEN STEPPED BACK AND MODULATED IN ORDER TO MINIMIZE THE IMPACT OF THE BUILDING HEIGHT ON THE NEIGHBORHOOD.

THE PROJECT IS REQUESTING THE PROPOSED STRUCTURAL HEIGHTS INDICATED IN THE TABLE.



1 SITE SECTION - EAST/WEST A
3/64" = 1'-0"



2 SITE SECTION - EAST/WEST B
3/64" = 1'-0"

Sheet Date: 04/14/23 10:27:02AM 10/14/23 PM 11 12



ICU / EMERGENCY SERVICES PAVILION

222 Children Way
San Diego, CA 92161

Client Project Number:

Phase: INITIAL SUBMITTAL 10/07/2021

Revisions:

Agency Approval:

Form No. PTS_0697308

NOT FOR CONSTRUCTION



Project Package: CUP/PDP

Sheet Title: BUILDING HEIGHT STUDY

Sheet Number: A6

General Notes: DR 98 - BACKCHECK #3
Current Issue Date: 04/14/2023



2 PHOTO - FROM I-805 (LOOKING WEST)
1:125

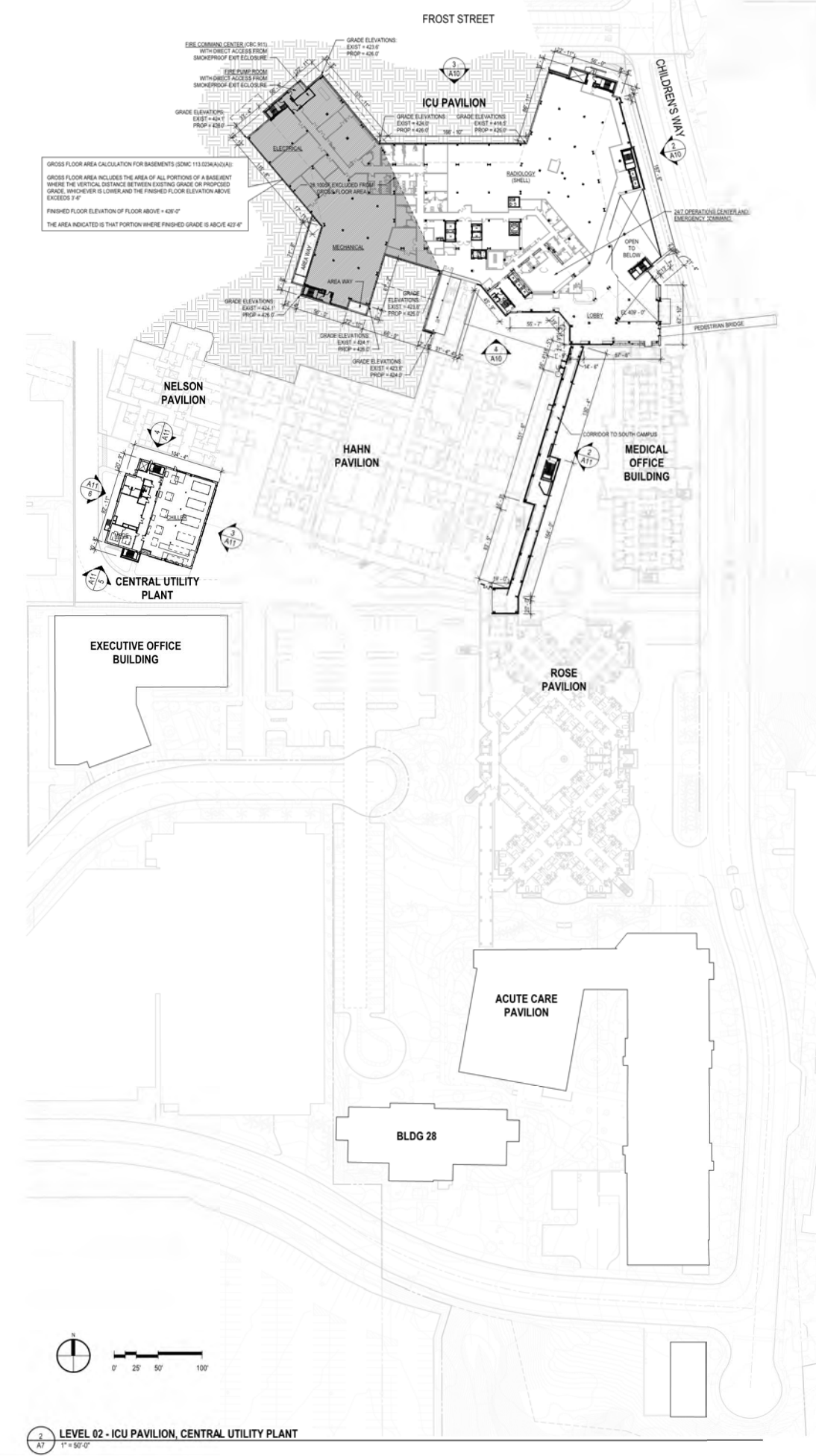
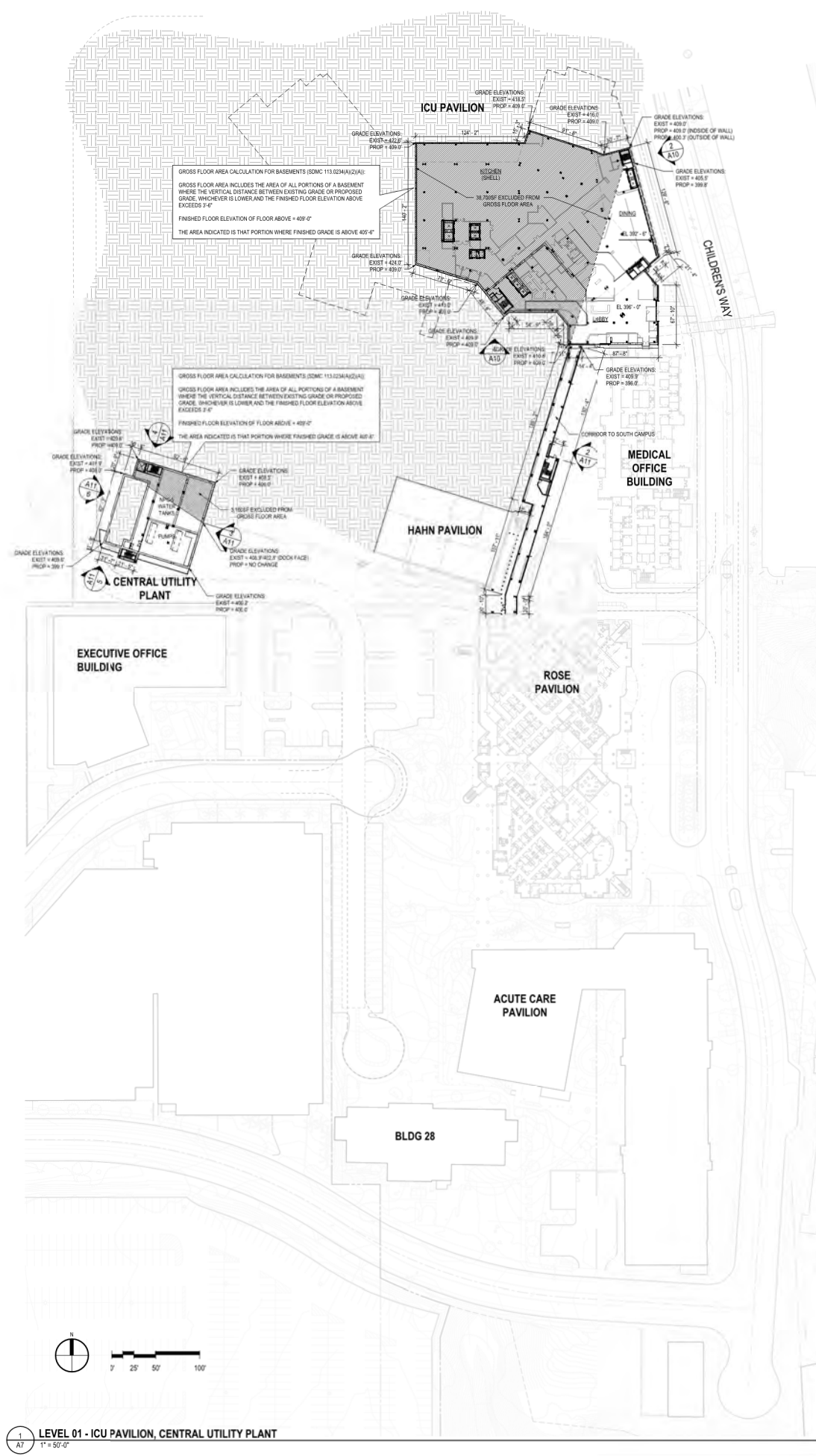


3 BUILDING HEIGHTS (ABOVE SEAL LEVEL)
1" = 100'-0"



3 PHOTO - FROM HIGHWAY 163 (LOOKING EAST ALONG FROST STREET)
1:300

Sheet No. 36 of 48
10/27/2021 10:44:17 AM

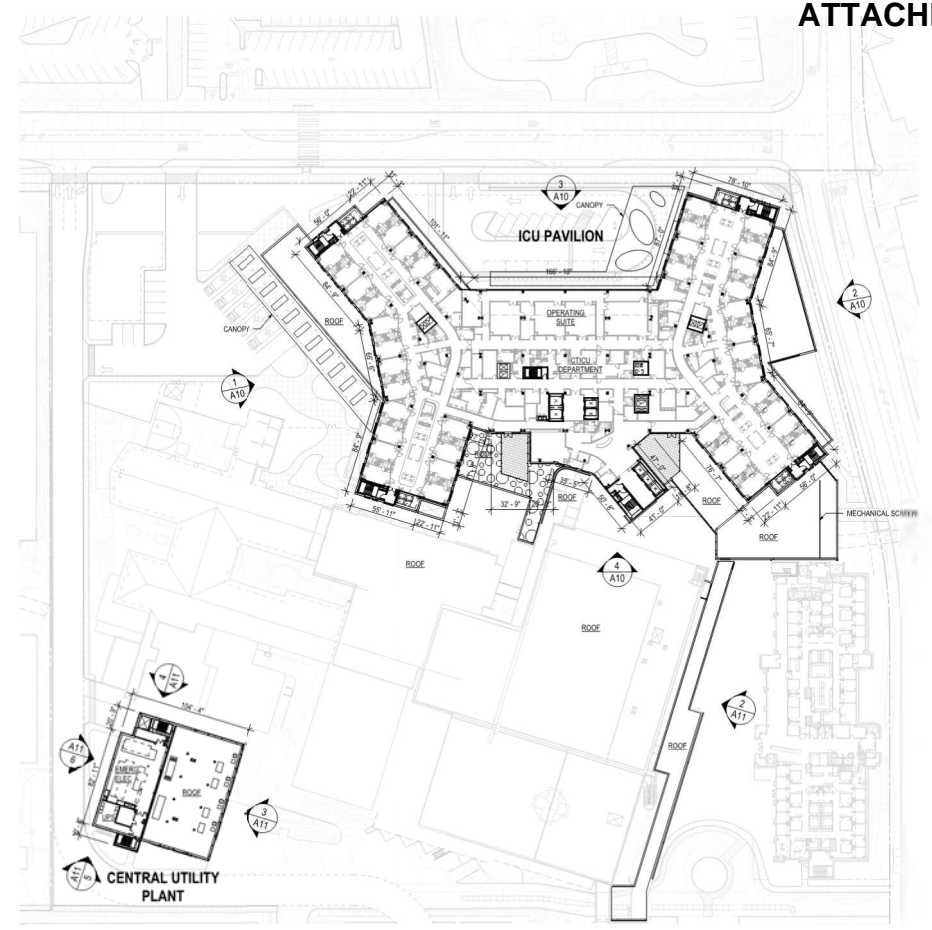
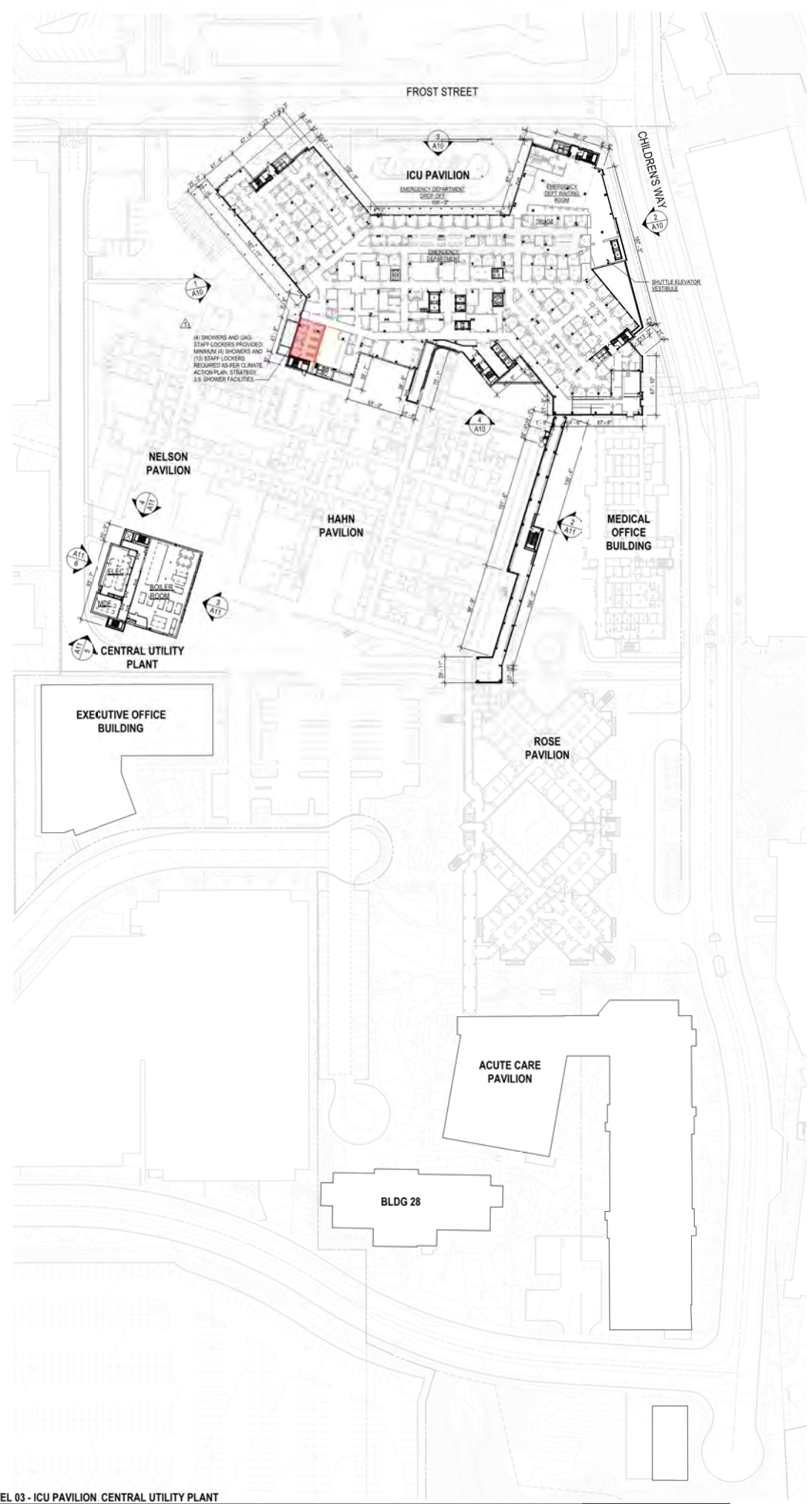


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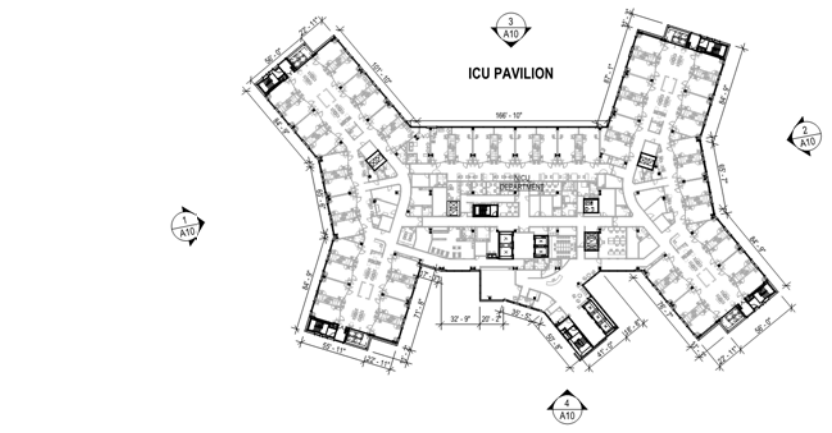


ICU / EMERGENCY SERVICES PAVILION

NOT FOR CONSTRUCTION



2 LEVEL 04 - ICU PAVILION, CENTRAL UTILITY PLANT
1" = 57'-0"



3 LEVEL 05 - ICU PAVILION, CENTRAL UTILITY PLANT
1" = 57'-0"

1 LEVEL 03 - ICU PAVILION CENTRAL UTILITY PLANT
1" = 57'-0"

Sheet Size: 36 x 48
10/27/2021 10:43:30 AM



ICU / EMERGENCY SERVICES PAVILION

NOT FOR CONSTRUCTION

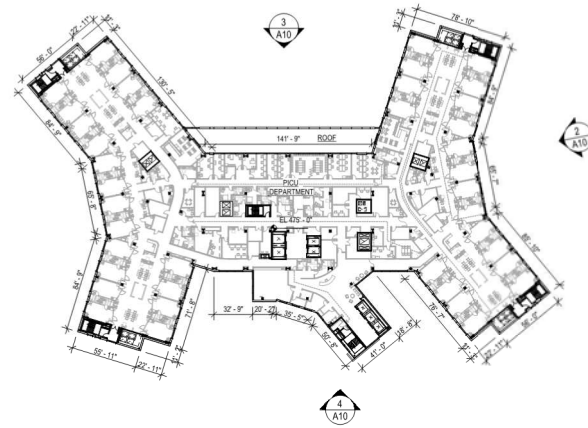


Scope Package: CUP/PDP

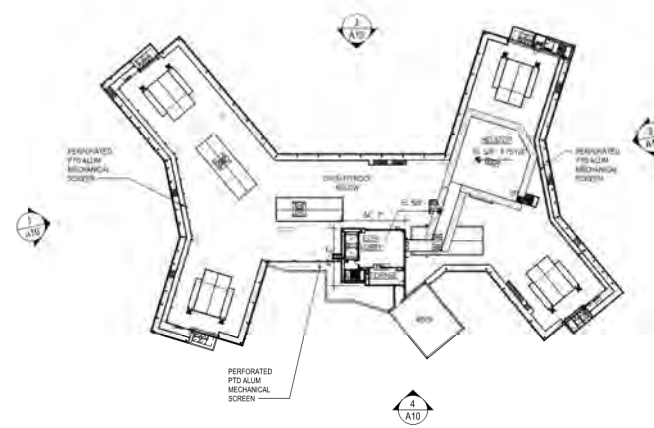
Sheet Title: FLOOR PLANS - LEVELS 6-10

Sheet Number: A9

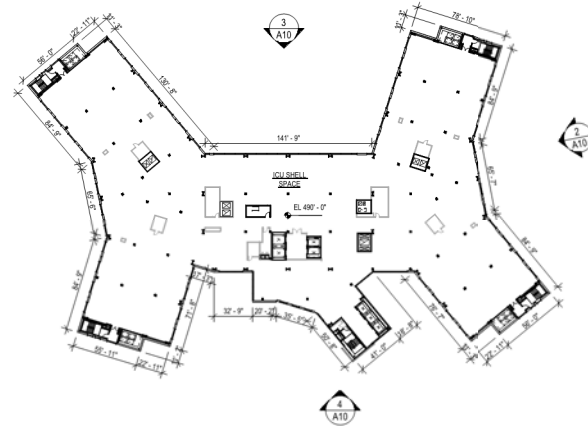
Current Issue: DR 98 - BACKCHECK #3
 Current Issue Date: 04/14/2023



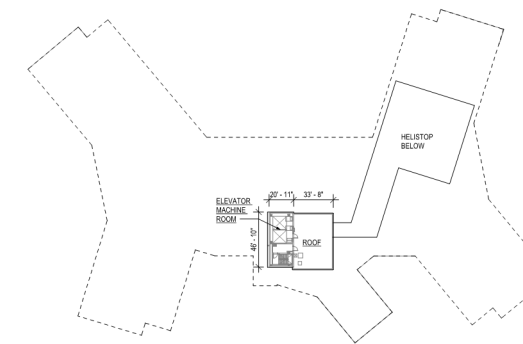
1 LEVEL 06 - ICU PAVILION
 1" = 50'-0"



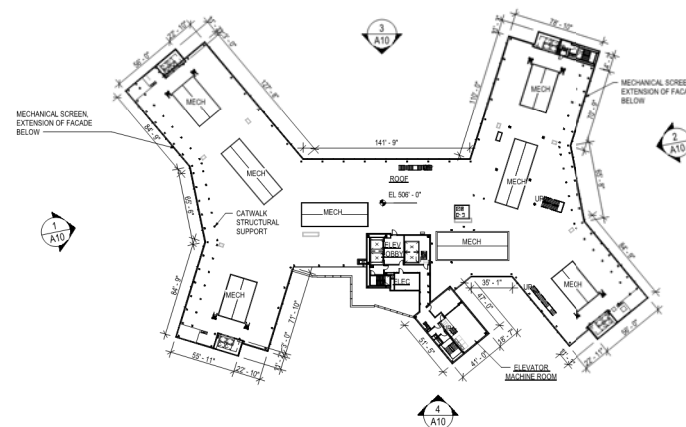
4 LEVEL 09 - ICU PAVILION
 1" = 50'-0"



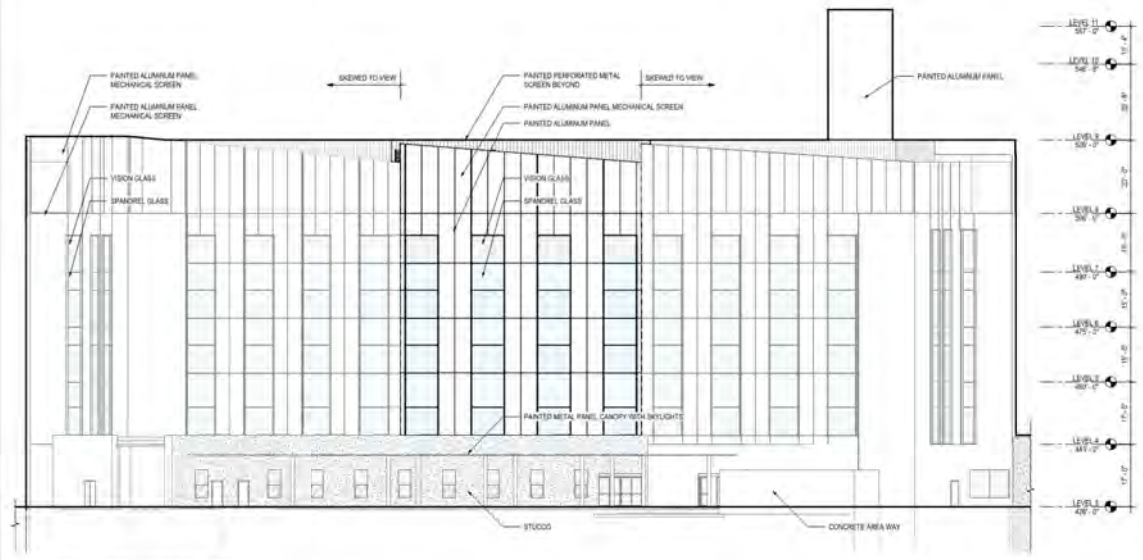
2 LEVEL 07 - ICU PAVILION
 1" = 50'-0"



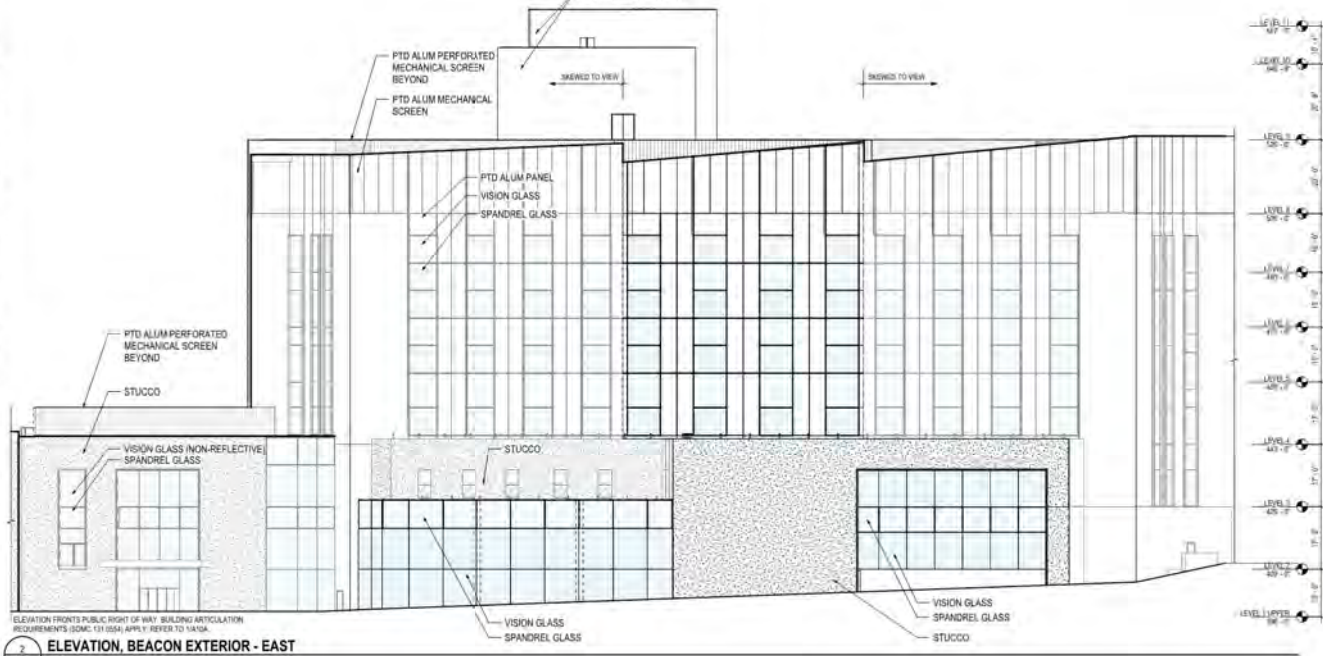
5 LEVEL 10 - ICU PAVILION
 1" = 50'-0"



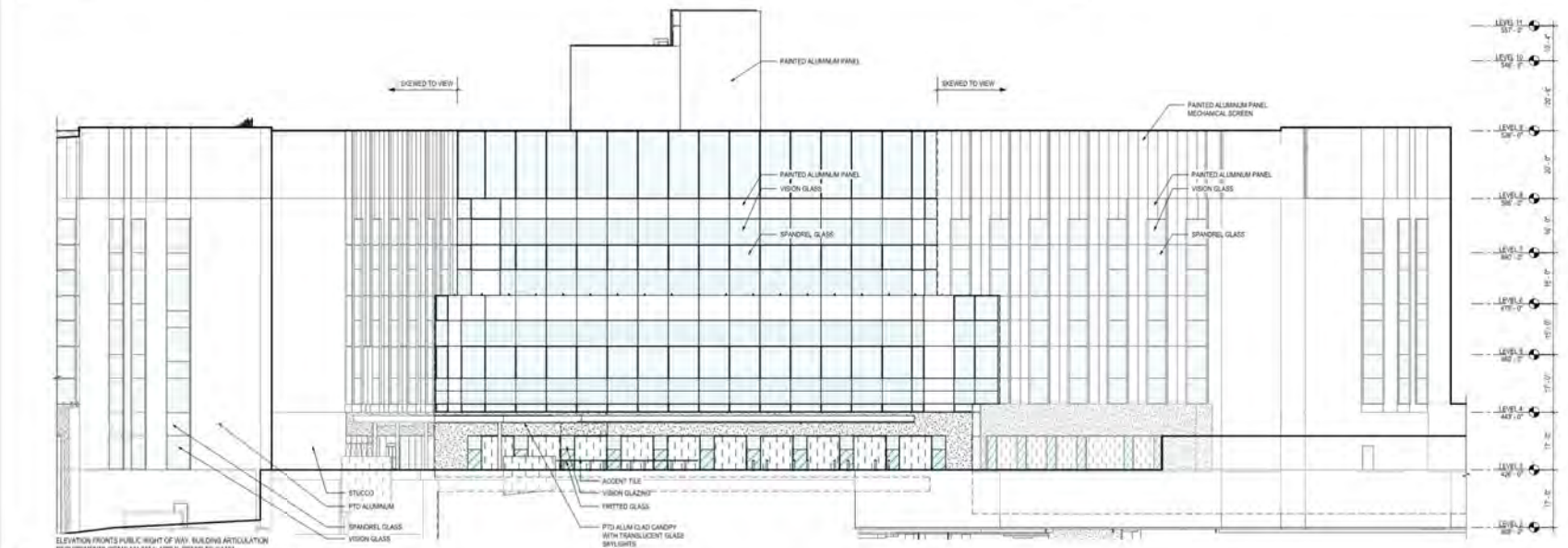
3 LEVEL 08 - ICU PAVILION
 1" = 50'-0"



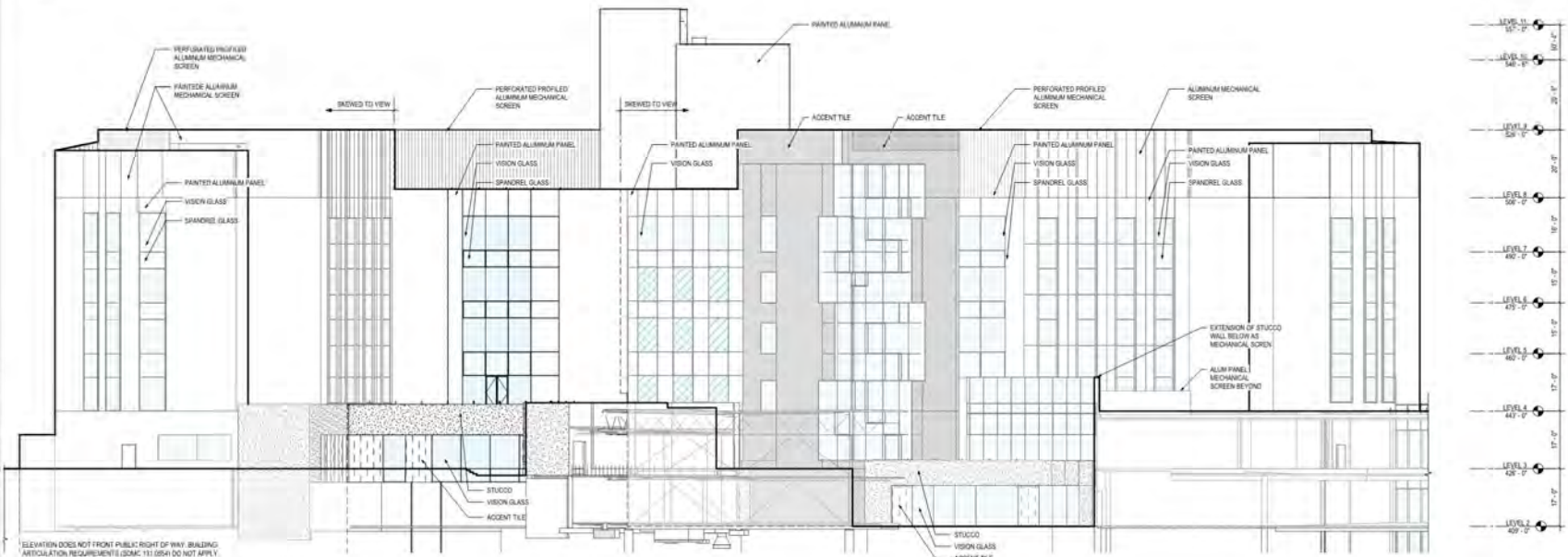
1 ELEVATION, BEACON EXTERIOR - WEST
1/16" = 1'-0"



2 ELEVATION, BEACON EXTERIOR - EAST
1/16" = 1'-0"



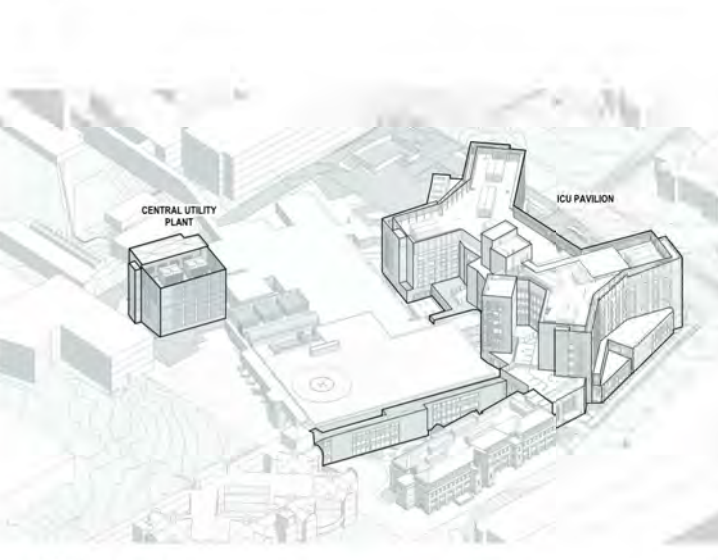
3 ELEVATION, BEACON EXTERIOR - NORTH
1/16" = 1'-0"



4 ELEVATION, BEACON EXTERIOR - SOUTH
1/16" = 1'-0"



5 KEY PLAN - ICU PAVILION, CENTRAL UTILITY PLANT
1" = 80'-0"



6 AXON DIAGRAM
NOT TO SCALE

Project: PTS_0697308

NOT FOR CONSTRUCTION



Project Package: CUP/PPD

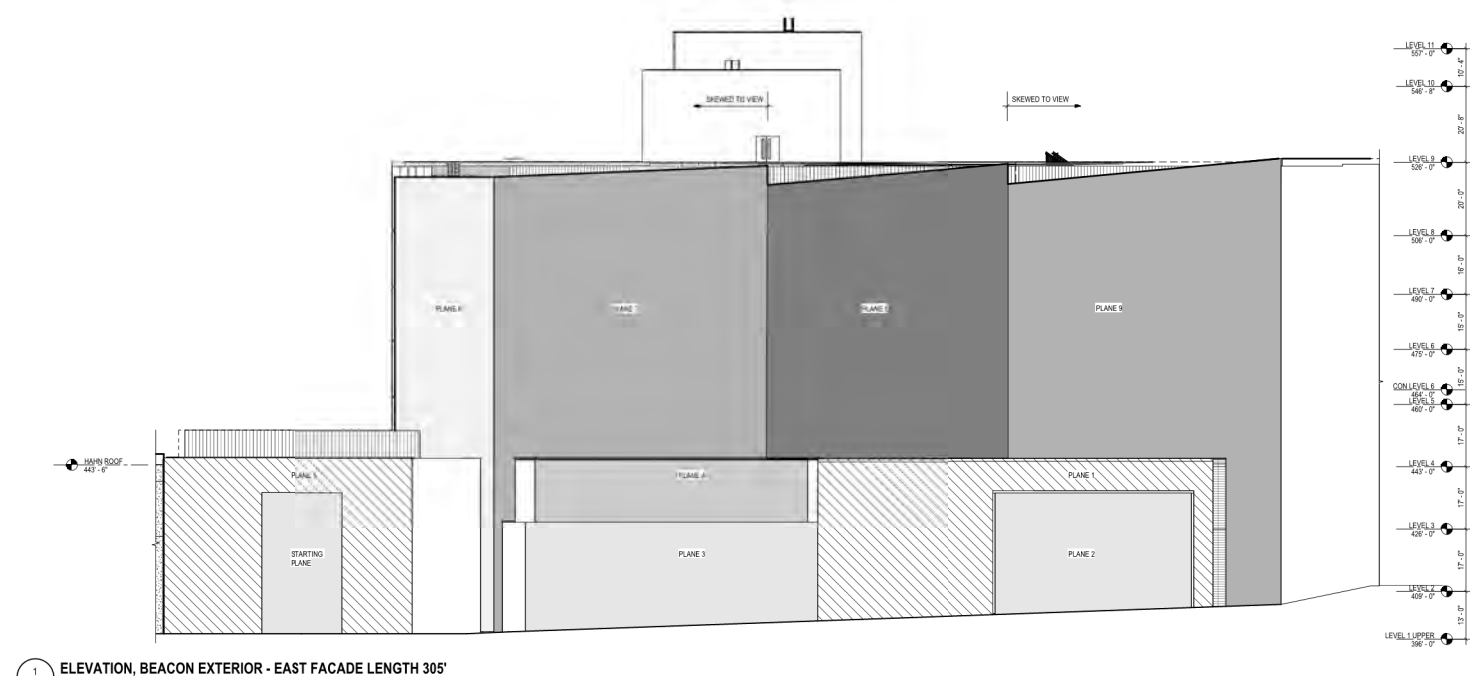
Sheet Title: EXTERIOR ELEVATIONS

Sheet Number: A10

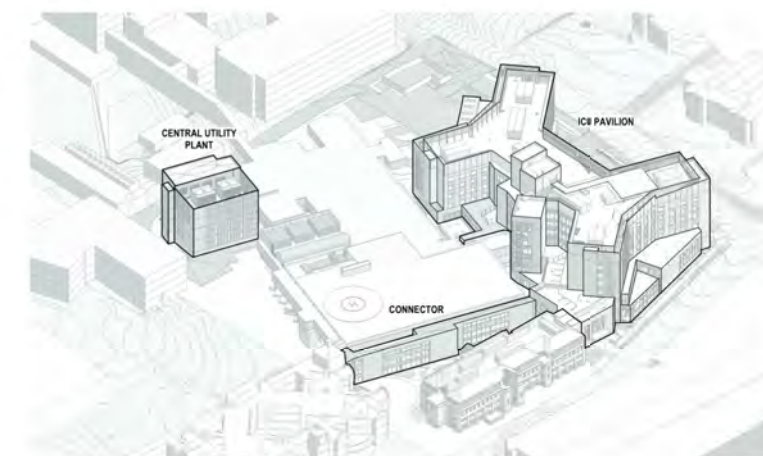
General Note: DR 98 - BACKCHECK #3
Client Issue Date: 04/14/2023

BUILDING ARTICULATION ELEVATION REQUIREMENTS FRONTING A PUBLIC RIGHT OF WAY (SDMC 131.0554)
REQUIRED PLANES FOR FACADES OVER 100'

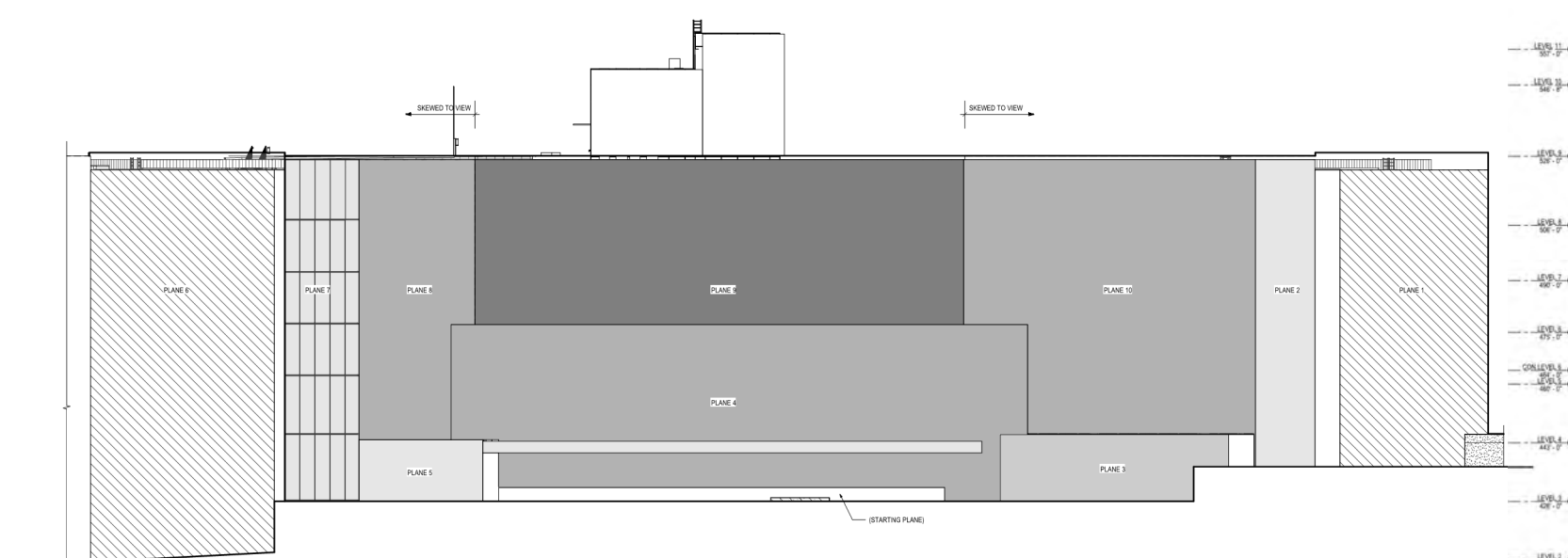
REQUIRED:	PROVIDED:	PROVIDED:
2 PLANES MINIMUM SEPARATION 3"	EAST FACADE PLANES 2 - ANGLED, 5% 4 - ANGLED, 5%	NORTH FACADE PLANES 2 - ANGLED, 5% 3 - ANGLED, 5%
2 PLANES MINIMUM SEPARATION 8"	EAST FACADE PLANES 3 - ANGLED, 7% 5 - 2' TO STARTING PLANE, 7%	NORTH FACADE PLANES 7 - ANGLED, 7% 1 - ANGLED, 12%
2 PLANES MINIMUM SEPARATION 3"	EAST FACADE PLANES 1 - ANGLED, 9% 6 - ANGLED, 13%	NORTH FACADE PLANES 6 - ANGLED, 15% 8 - ANGLED, 17%
3 PLANES MINIMUM SEPARATION 5"	EAST FACADE PLANES 7 - ANGLED, 19% 8 - ANGLED, 15% 9 - ANGLED, 19%	NORTH FACADE PLANES 4 - 8' TO STARTING PLANE, 21% 9 - 10' TO STARTING PLANE, 19% 10 - ANGLED, 20%



1 ELEVATION, BEACON EXTERIOR - EAST FACADE LENGTH 305'
A10A 1/16" = 1'-0"



3 AXON DIAGRAM EAST VIEW
A10A 1:250



2 ELEVATION, BEACON EXTERIOR - NORTH FACADE LENGTH 444'
A10A 1/16" = 1'-0"



4 AXON DIAGRAM NORTH VIEW
A10A 1:250

Client and Project Information



ICU / EMERGENCY SERVICES PAVILION

3333 Children's Way
San Diego, CA 92123

Client Project Number 02029

First Issue INITIAL SUBMITTAL 10/21/2021

Revisions
1 BACK CHECK#1 07/19/2022

Agency Approval

Point No. PTS_0697308

NOT FOR CONSTRUCTION



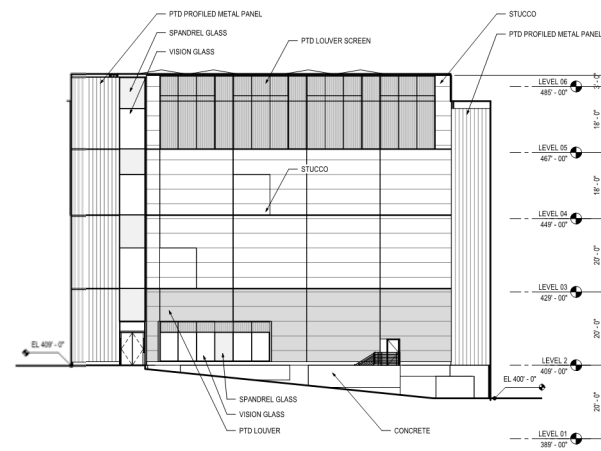
Image Filename CUP/POP

Image Title ICU STREET FRONTAGE DIAGRAMS

Image Name A10A

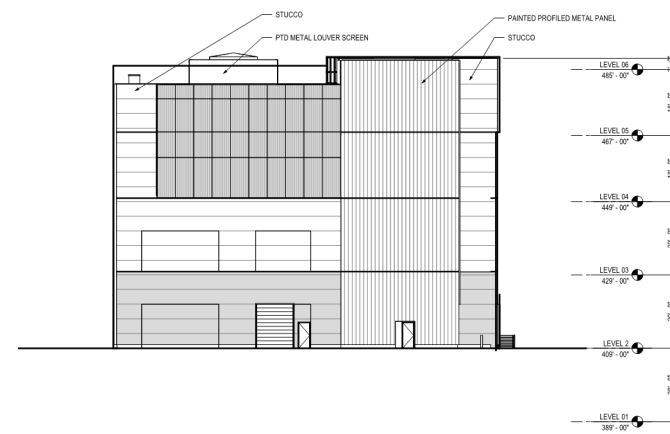
Image Title DR 98 - BACKCHECK #3

Image Issue Date 04/14/2023



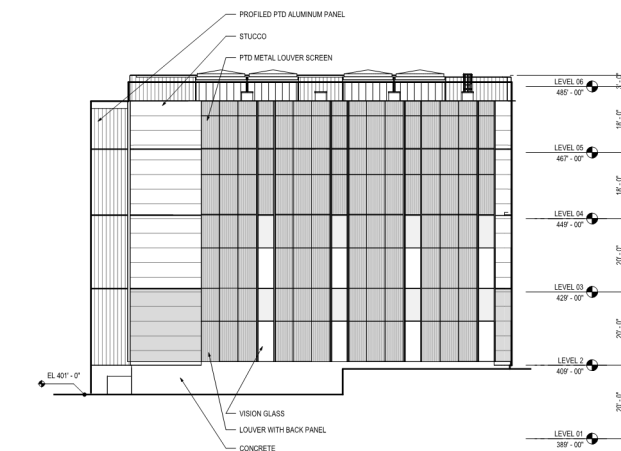
ELEVATION DOES NOT FRONT PUBLIC RIGHT OF WAY BUILDING
ARTICULATION REQUIREMENTS (SDMC 131.0554) DO NOT APPLY.

6
A11
ELEVATION, EXTERIOR - CENTRAL UTILITY PLANT WEST
1/16" = 1'-0"



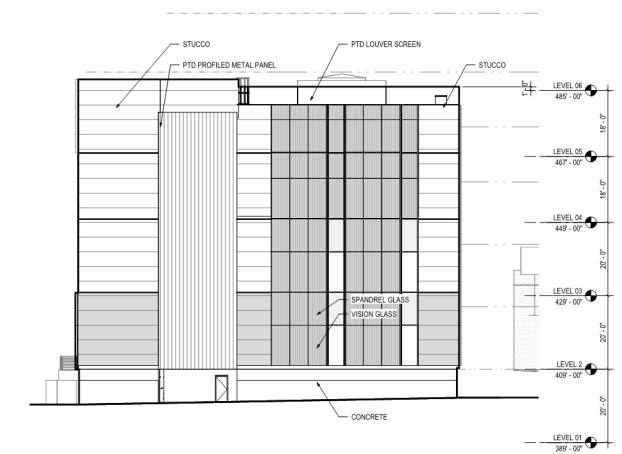
ELEVATION DOES NOT FRONT PUBLIC RIGHT OF WAY BUILDING
ARTICULATION REQUIREMENTS (SDMC 131.0554) DO NOT APPLY.

4
A11
ELEVATION, EXTERIOR - CENTRAL UTILITY PLANT NORTH
1/16" = 1'-0"



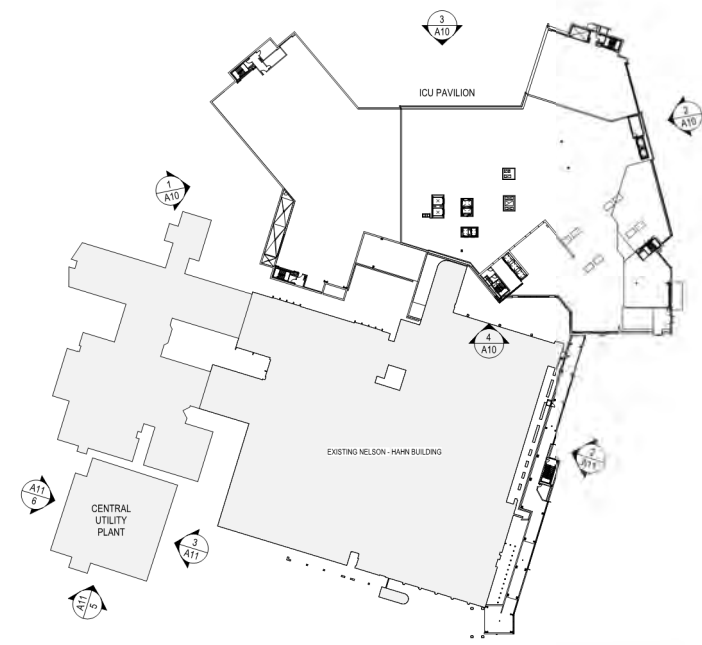
ELEVATION DOES NOT FRONT PUBLIC RIGHT OF WAY BUILDING
ARTICULATION REQUIREMENTS (SDMC 131.0554) DO NOT APPLY.

3
A11
ELEVATION, EXTERIOR - CUP EAST
1/16" = 1'-0"

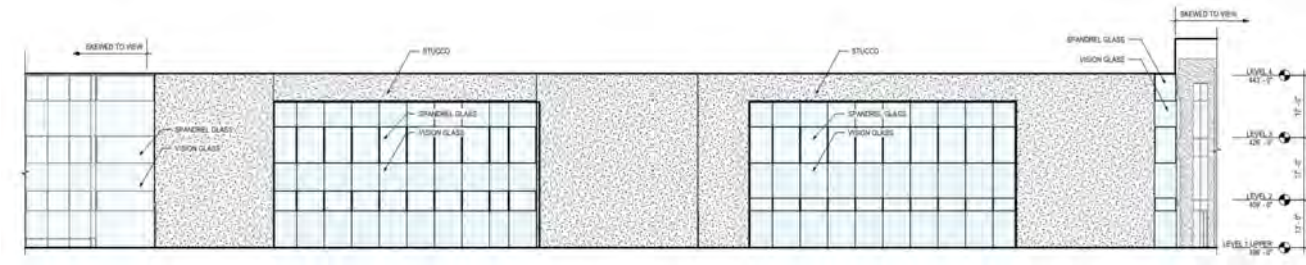


ELEVATION DOES NOT FRONT PUBLIC RIGHT OF WAY BUILDING
ARTICULATION REQUIREMENTS (SDMC 131.0554) DO NOT APPLY.

5
A11
ELEVATION, EXTERIOR - CUP SOUTH
1/16" = 1'-0"



1
A11
KEY PLAN - ICU PAVILION, CENTRAL UTILITY PLANT
1" = 60'-0"



ELEVATION DOES NOT FRONT PUBLIC RIGHT OF WAY BUILDING
ARTICULATION REQUIREMENTS (SDMC 131.0554) DO NOT APPLY.

2
A11
ELEVATION, EXTERIOR - CONNECTOR EAST
1/16" = 1'-0"

Consulted Project Number: _____
Client and Project Information:

Rady Children's
Hospital
San Diego

ICU / EMERGENCY SERVICES PAVILION

8800 Children Way
San Diego, CA 92131

Client Project Number: _____
File Name: METAL SUBMITTAL
Revision: _____

PTS_0667303

Sheet Status:

NOT FOR CONSTRUCTION

SCOPE PACKAGE

CUP/PDP

Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number:

A11

Current Issue: DR 98 - BACKCHECK #3
Current Issue Date: 04/14/2023



Sheet Date: 04/14/2023 10:28:21 AM

Code Summary For Exterior Signs*

Primary Signs identify an establishment or a premises while the establishment is operative or the premises is occupied. The following project sign types are considered **Primary Signs** per the San Diego Municipal Code (SDMC):

- Wall Signs, including theater marquees, marquee signs, and entrance awning signs
- Roof signs
- Projecting signs
- Ground signs

Secondary Signs provide information that is secondary to identifying the major activities occurring on the premises and are used for establishment identification, incidental signs, traffic direction, and public utility and safety information that is required by law. The following project sign types are considered **Secondary Signs** per the San Diego Municipal Code (SDMC):

- High-rise building identification wall signs
- Incidental signs
- Directional signs
- Establishment identification signs
- Window signs
- Public utility signs
- Signs required by law
- Theater lobby signs
- Address numbers

The sign area of Secondary Signs is not included in the calculation for the allowable sign area for Primary Signs

Primary Signs are regulated according to the applicable commercial or industrial base zone with Sign Categories A, B and C established to identify applicable sign regulations within the appropriate base zone.

- The project is zoned as CO-1Z
- **Sign Code B** is applicable for all CO zones

Wall Sign Requirements

- For Wall Signs located along a public right-of-way greater than 50 ft, one square foot per linear foot of street wall is permitted with a maximum area of 200 sq ft.
- For premises with more than one street frontage each street frontage is considered individually for calculating permitted wall sign square area with sign area being non-transferable between elevations.

Ground Sign Requirements

- One Ground Sign is permitted for each street frontage.
- Ground Signs are limited to 15 ft high. Signs within a 25 ft visibility triangle are limited to 3 feet high.
- Sign area is limited to 50 sq ft on streets with a speed limit of 15-20 mph. Sign area is limited to 100 sq ft on streets with a speed limit of 25-30 mph.

High-rise Building Identification Wall Signs

- One sign is permitted per facade for building identification only on buildings that have a height of 100 ft or greater.
- Signs shall be placed at a minimum height of 100 ft above the uppermost row of windows and a minimum distance of 5 ft from the top of a parapet wall.
- Sign area is 5 sq ft per length of building facade at the highest point on the sign.
- Signs must be set back 5 ft from the vertical edges of the facade.

Directional Signs

- Directional Signs shall have at least 50% of the sign area used for providing direction and most of the sign area being non-transferable between elevations, and 30 ft at driveway(s).

Address Numbers

- Maximum sign area: 4 sq ft.
- Maximum height: 12 inches.

The following sign codes and ordinances will dictate the design of architectural signage and graphics:

- 2019 California Building Code (CBC)
- City of San Diego Municipal Code (SDMC)
- HCAI

*Any exceptions would need to be approved as part of the permit process.

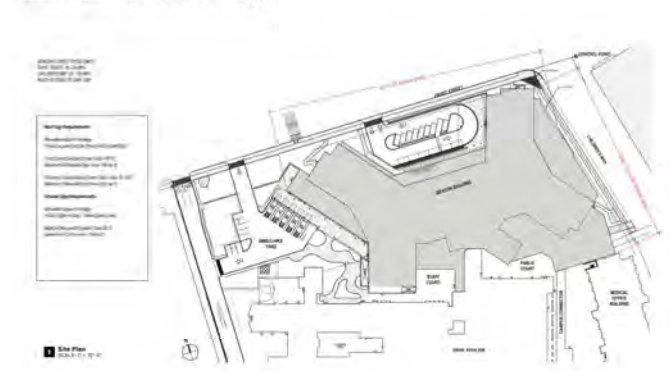
SQFT Calculations Summary (Frost Street)

Classification	Sign Number	Description Per SDMC	Area	Height	Sign Area	Sign Area	Sign Area
Primary	X3-S1-2	Wall Sign-Identity	1	15'	15' x 15' = 225 sq ft	225	225
Secondary	X3-S1-3	Donor Sign	1	15'	15' x 15' = 225 sq ft	225	225
Secondary	X5-S1-7	Vinyl Decal	1	15'	15' x 15' = 225 sq ft	225	225
Total Primary Signs:						334.09 SQFT	200 SQFT
Directional Signs:						QTY: 4	3
						SQFT: 48.33	12

SQFT Calculations Summary (Children's Way)

Classification	Sign Number	Description Per SDMC	Area	Height	Sign Area	Sign Area	Sign Area
Primary	X3-S1-2	Wall Sign-Identity	1	15'	15' x 15' = 225 sq ft	225	225
Secondary	X3-S1-3	Donor Sign	1	15'	15' x 15' = 225 sq ft	225	225
Secondary	X5-S1-7	Vinyl Decal	1	15'	15' x 15' = 225 sq ft	225	225
Total Primary Signs:						513.45 SQFT	200 SQFT
Directional Signs:						QTY: 4	3
						SQFT: 48.33	12

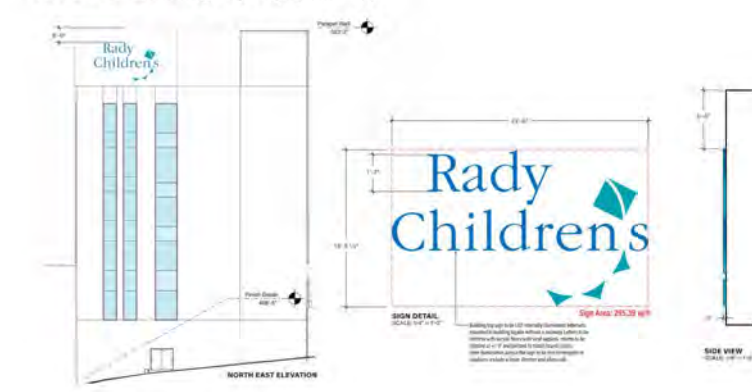
Site Plan- Street Frontage



Sign location Overview

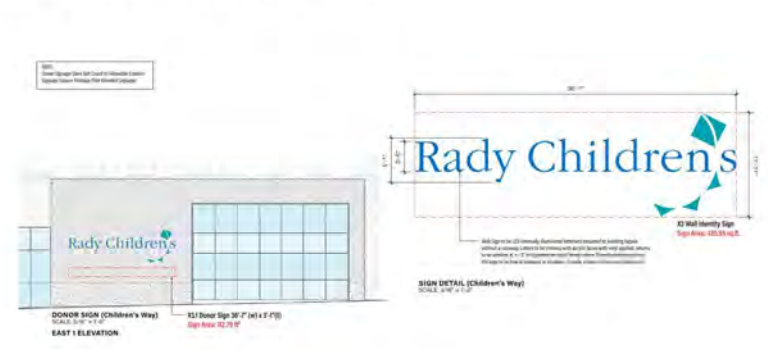


X1-S1-1: Building Top Sign (Primary)



X3-S1-2: Wall Sign-Identity (Primary)

X3.1-S1-2: Donor Sign (Secondary)

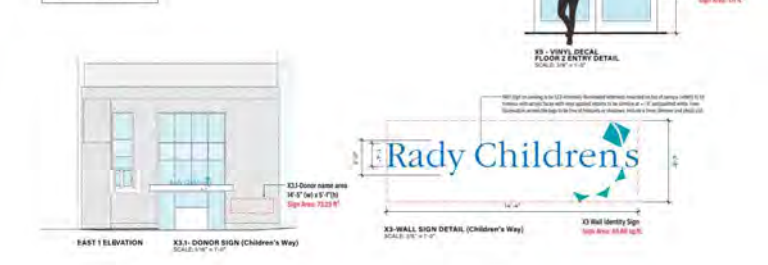


Option 1

X3-S1-3: Wall Sign-Identity (Primary)

X3.1-S1-3: Donor Sign (Secondary)

X5-S1-7: Vinyl Decal (Secondary)

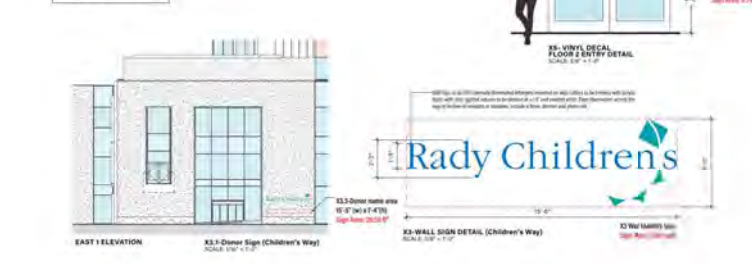


Option 2

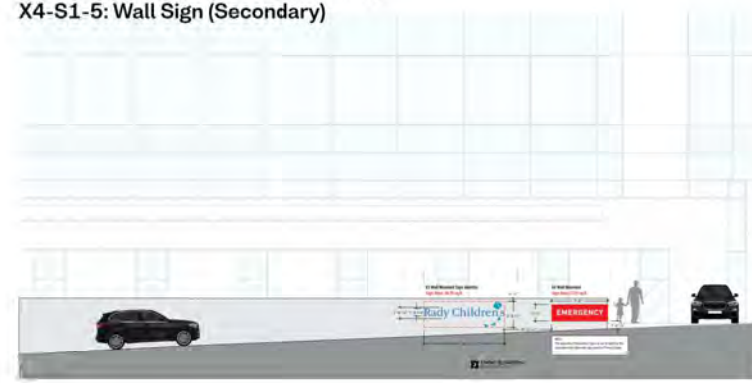
X3-S1-3: Wall Sign-Identity (Primary)

X3.1-S1-3: Donor Sign (Secondary)

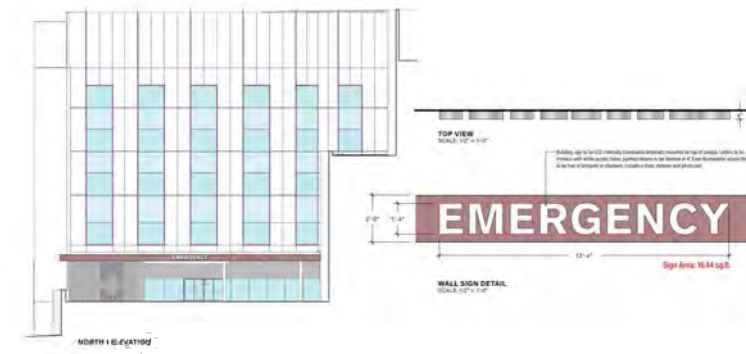
X5-S1-7: Vinyl Decal (Secondary)



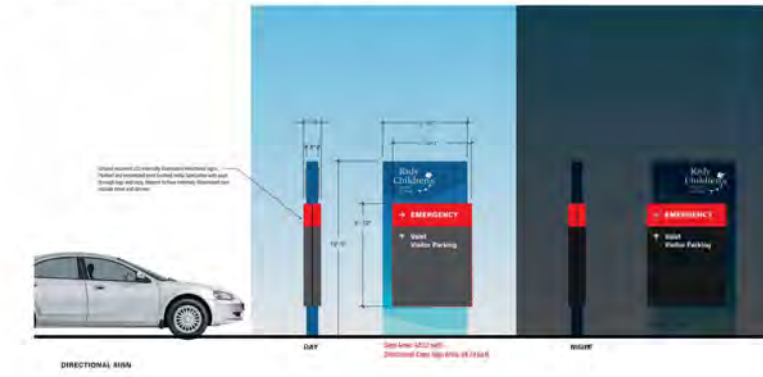
X3-S1-4: Wall Sign-Identity (Primary)
X4-S1-5: Wall Sign (Secondary)



X4-S1-6: Wall Mounted (Secondary)



X7-Directional Sign (Secondary)



X8-Pedestrian Resting Area Sign



PORTLAND
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ZGF Project Number: 000000
Date: 04/14/2023

Client and Project Information:



ICU / EMERGENCY SERVICES PAVILION

600 Children's Way
San Diego, CA 92161
HCA Facility #2261

Client Project Number: 000000

Project Name: ICU/EMERGENCY SERVICES PAVILION
Revision: 1 - BACK CHECK #1

Agency Approval

Permit No. PTS_0697308

Sheet Status: NOT FOR CONSTRUCTION

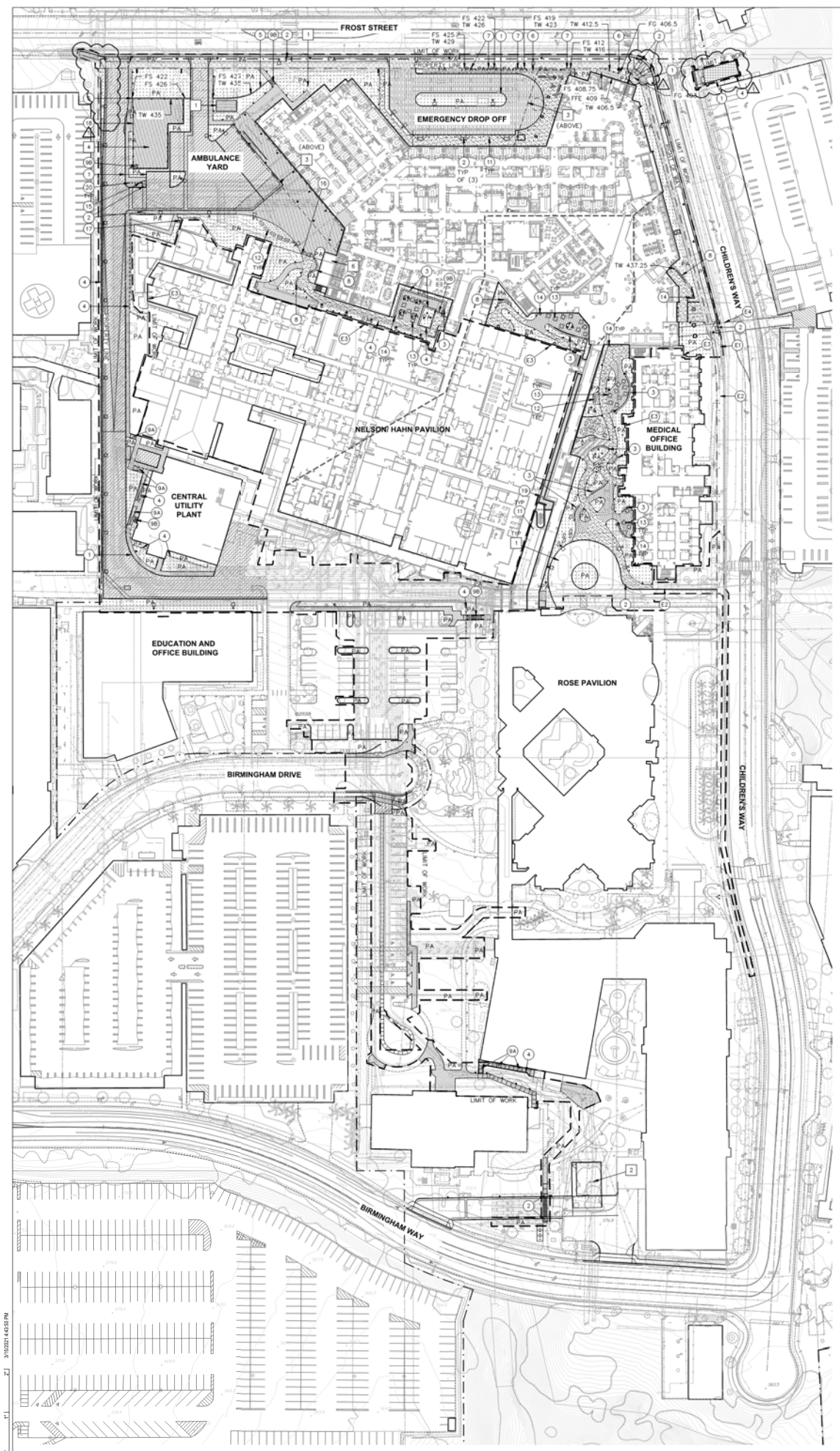


Scope Package: CUP/PDP

Sheet Title: EXTERIOR AND SITE SIGNAGE

Sheet Number: A13

Current Issue: DR 98 - BACKCHECK #3
Current Issue Date: 04/14/2023

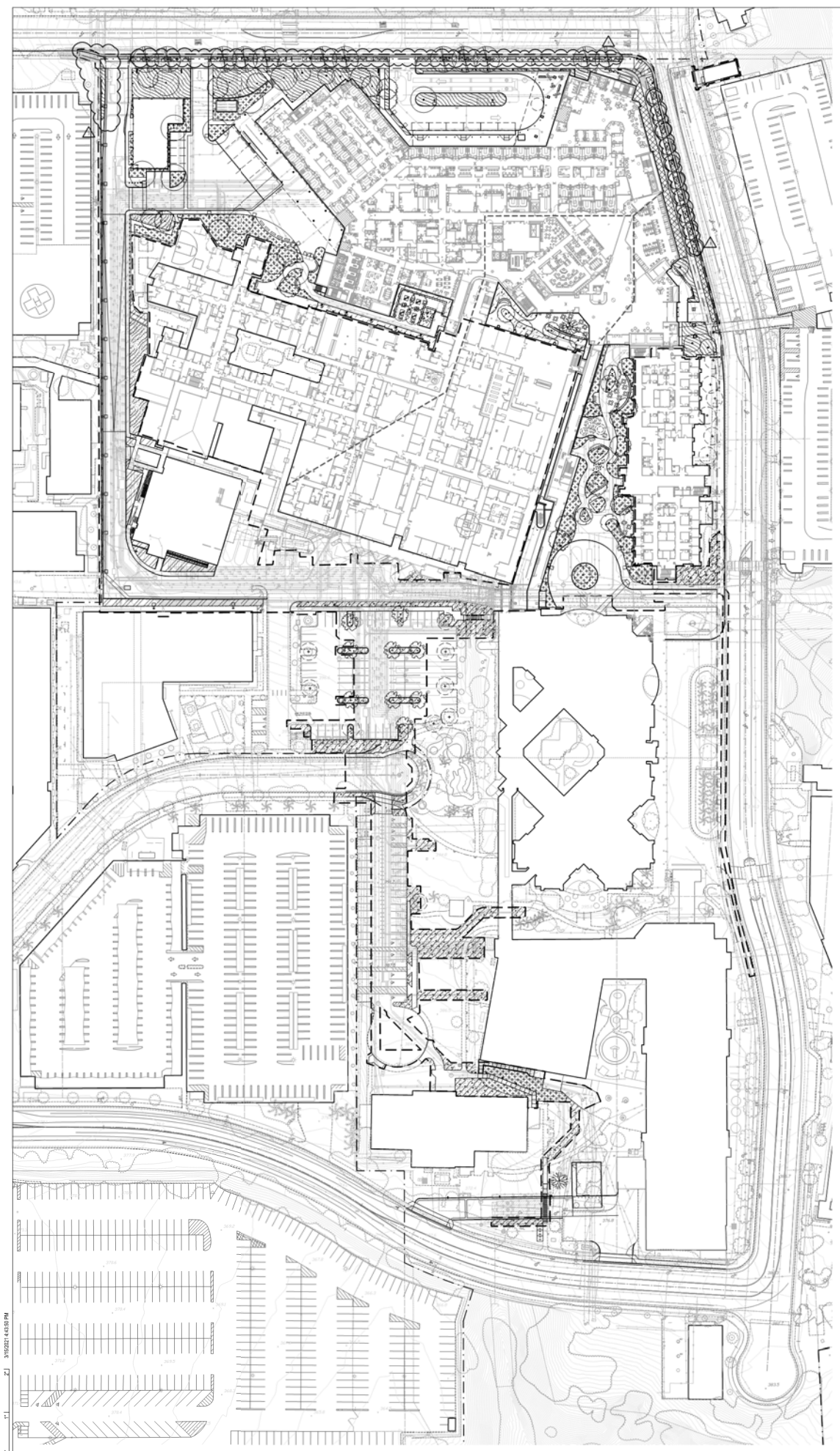


HARDSCAPE LEGEND

- | SYMBOL | HARDSCAPE PAVING |
|--|--|
| VEH | VEHICLE PAVING |
| 1 | C.I.P. CONCRETE PAVING, TYPE 1 |
| 2 | C.I.P. CONCRETE PAVING, TYPE 2 |
| 3 | C.I.P. CONCRETE PAVING, TYPE 3 |
| 4 | C.I.P. CONCRETE PAVING, TYPE 4 |
| 5 | C.I.P. CONCRETE PAVING, TYPE 5 |
| | ARTIFICIAL TURF |
| | TRUNCATED DOME PAVERS |
| | DECOMPOSED GRANITE PAVING |
| | ASPHALT |
| | GRASSCRETE WITH GRAVEL |
| ROCK MULCH / BOULDERS | |
| | ROCK MULCH TYPE 1 |
| EDGING/ CURBS/ WALLS | |
| 1 | C.I.P. CONCRETE CURB PER CIVIL |
| 2 | C.I.P. CURB RAMP PER CIVIL |
| 3 | C.I.P. CONCRETE SEATWALL |
| 4 | C.I.P. CONCRETE OR CMU RETAINING WALL |
| 5 | CMU SCREEN WALL WITH STUCCO FINISH |
| 6 | C.I.P. CONCRETE RETAINING WALL WITH STUCCO FINISH AND DECORATIVE METAL GUARDRAIL |
| 7 | CMU WALL PLANTER WITH STUCCO FINISH |
| 8 | C.I.P. CONCRETE WALL WITH CUSTOM WOOD BENCH |
| STAIRS / RAMPS / RAILINGS | |
| RA | C.I.P. CONCRETE ADA RAMP WITH HANDRAILS |
| RB | C.I.P. CONCRETE STAIR WITH HANDRAILS |
| 10 | NOT USED |
| SITE FURNISHINGS | |
| 11 | TRAFFIC BOLLARD |
| 12 | BENCH |
| 13 | CAFE TABLE AND CHAIRS |
| 14 | LITTER AND RECYCLING RECEPTACLES |
| 15 | BIKE REPAIR STATION |
| 16 | STAFF COURTYARD FENCE AND GATE |
| 17 | CAPS YARD FENCE AND GATE |
| 18 | UTILITY YARD SCREEN WITH GATE |
| 19 | CONNECTOR FENCE |
| 20 | BIKE RACK |
| SITE IMPROVEMENT BY OTHER CONSULTANTS | |
| 1 | UTILITY PER CIVIL |
| 2 | BULK OXYGEN YARD PER CIVIL |
| 3 | BUILDING CANOPY AND COLUMNS PER ARCHITECT |
| 4 | EDGE YARD PER CIVIL |
| 5 | NOT USED |
| 6 | AREAWAY PER ARCHITECT |
| EXISTING TO REMAIN | |
| ER | EXISTING CURB TO REMAIN |
| EW | EXISTING WALKWAY TO REMAIN |
| EB | EXISTING BUILDING |
| EBR | EXISTING BRIDGE |
| PA | PLANTING AREA |
| --- | LIMIT OF WORK |
| --- | PROPERTY LINE |
| --- | ROW |

Sheet Date: 04/14/23





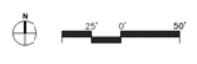
PLANTING LEGEND

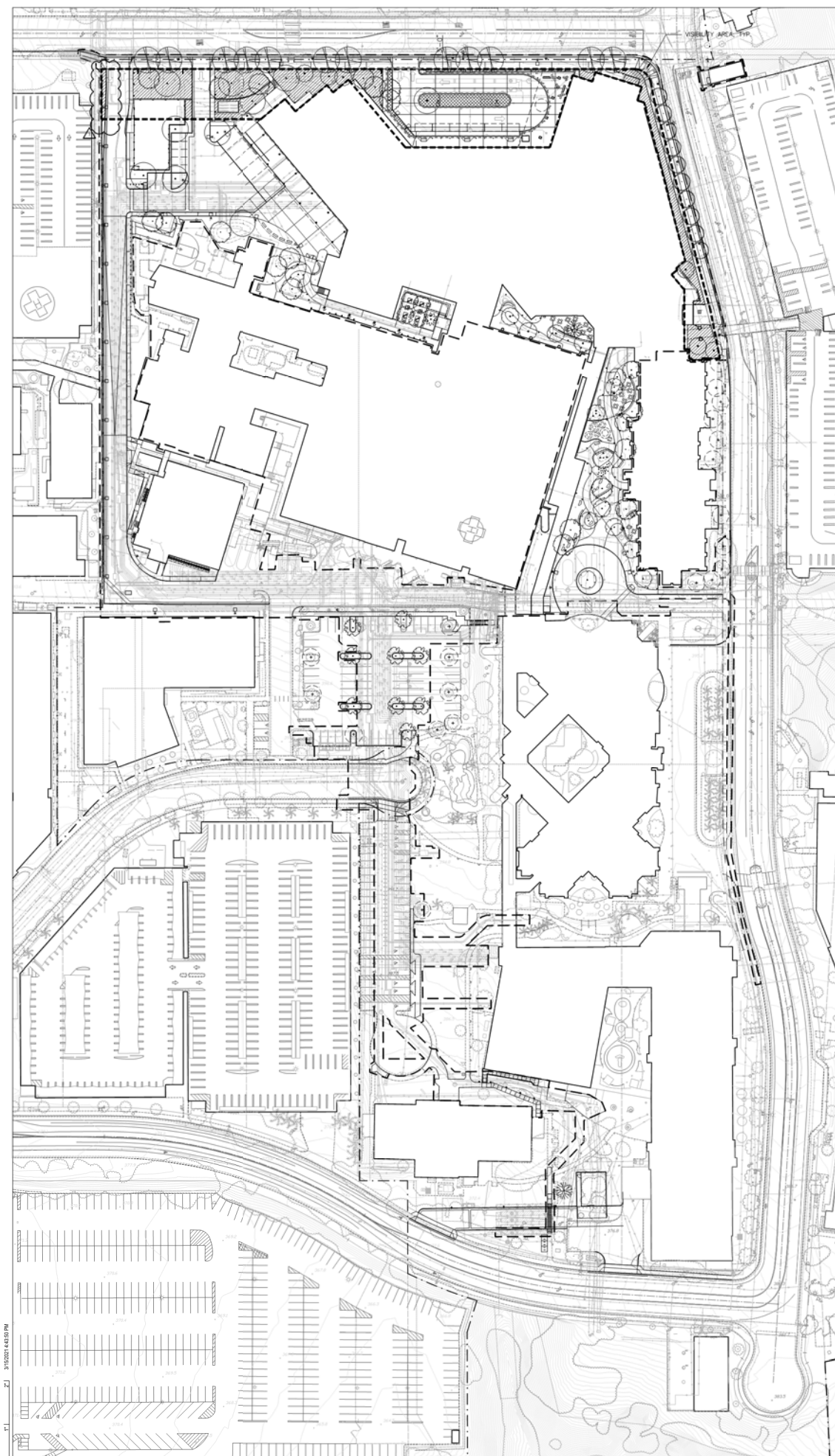
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES SUCH AS:		
COURTYARD TREE SUCH AS:		
	ARBUTUS MARINA	STAMBERY TREE
	CUPANOPSIS ANARCARDIODES	CARROTWOOD
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD
	GEUERA PARVIFLORA	AUSTRALIAN WILLOW
	PODOCARPUS HENKLEI	LONG LEAFED YELLOWWOOD
	QUERCUS SUBER	CORK OAK
ACCENT TREE SUCH AS:		
	ALOE x 'HERCULES'	ALOE TREE
	QUERCUS SUBER	CORK OAK
	SPATHODEA CAMPANULATA	TULIP TREE
	PODOCARPUS GRACLOR	FERN PINE
STREET TREE AT CHILDREN'S WAY SUCH AS:		
	TRISTIANA CONFERTA	BRISBANE BOX
STREET TREE AT FROST STREET SUCH AS:		
	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM
SCREENING TREE SUCH AS:		
	JUNIPERUS SCOPULORUM	SKYROCKET JUNIPER
EXISTING TREE		
	EXISTING TREE TO REMAIN	

SYMBOL	TYPE
SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS SUCH AS:	
	ENTRY ACCENT/SUCCULANT PLANTING
	GARDEN/COURTYARD SUN PLANTING
	GARDEN/COURTYARD SHADE PLANTING
	STREETSCAPE PLANTING
	SCREENING PLANTING
	HYDROSEED
	EXISTING LANDSCAPE TO BE REPLACED IN KIND

SYMBOL	TYPE
OTHER	
	40SF OF PLANTING AREA

Sheet Date: 04/14/23 3:10:25 PM





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

LANDSCAPE IRRIGATION WATER BUDGET

MAWA WATER BUDGET CALCULATION

ET₀ = 47 inch/year
LANDSCAPE AREA(LA) = 53,896 SF
SPECIAL LANDSCAPE AREA (SLA) = 0 SF
MAWA WATER BUDGET = (ET₀) (0.62) [(0.45 x LA) + (0.55 x SLA)] = **706,732** (Gallons Per Year)

THE ESTIMATED TOTAL WATER USE (ETWU)

HYDROZONE 1:
ET₀ = 47 inch/year
PLANT FACTOR (PF) = 0.3
IRRIGATION EFFICIENCY (E) = 0.81
HYDROZONE 1 (HA) = 53,896 SF
SPECIAL LANDSCAPE AREA (SLA) = 0 SF
ETWU = [(ET₀)(0.62)](PF)(HA)/E + SLA
ETWU = [(47)(0.62)](0.3)(53,896)/0.81 + SLA = **581,677** (Gallons Per Year)

THE ETWU (579,903 GALLONS/YEAR) IS LESS THAN THE MAWA (704,582 GALLONS/YEAR).

STREET YARD AREA LEGEND

- STREET YARD
- PLANTING AREA WITHIN STREET YARD

STREET YARD CALCULATIONS

Planting Area Required: 40,922	X 25 % =	10,230	15,338	5,108
Total Street Yard Area (s.f.)	Planting Area Required (s.f.)	Planting Area Provided (s.f.)*	Excess Area Provided (s.f.)*	
Planting Points Required: 40,922	X 5 % =	2,046	6,815	4,769
Total Street Yard Area (s.f.)	Plant Points Required	Plant Points Provided	Excess Plant Points Provided	
		1,800		
		Plant Points Achieved with Trees (SCP)		

VEHICLE USE AREA LEGEND

- VEHICLE USE AREA (VUA)
- PLANTING AREA WITHIN VUA

VUA IN STREET YARD CALCULATIONS

Planting Area Required: 12,386	X 5 % =	619	1,949	1,330
Total VUA (s.f.)	Planting Area Required (s.f.)	Planting Area Provided (s.f.)*	Excess Area Provided (s.f.)*	
Planting Points Required: 12,386	X 5 % =	619	937	318
Total VUA (s.f.)	Plant Points Required	Plant Points Provided	Excess Plant Points Provided	
		300		
		Plant Points Achieved with Trees (SCP)		

STREET TREES REQUIREMENTS

STREET FRONTAGE	TREES REQUIRED	TREES PROVIDED
540 LINEAR FEET	18 TREES	12 TREES
CHILDREN'S WAY STREET FRONTAGE	TREES REQUIRED	TREES PROVIDED
276 LINEAR FEET	9 TREES	10 TREES

- NOTE:
1. STREET TREE QUANTITY: TOTAL STREET TREE QUANTITY AND PLACEMENT IS INTENDED TO MEET THE OBJECTIVES OF SDMC 142.0409 AND 142.0410 BY AVERAGING THE EQUIVALENT OF A MINIMUM SPACING OF ONE STREET TREE PER 30 LINEAR FEET OF PROPERTY FRONTAGE. TOTAL STREET TREE QUANTITY CURRENTLY EXCEEDS THE REQUIRED RATIO OF ONE TREE PER 30 LINEAR FEET, AS INDICATED BELOW.
2. 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.
3. STREET TREE SPECIES SELECTION: THE INTENT OF TREE SELECTION IS TO PROVIDE STREET TREES CONSISTENT WITH THE CITY-WIDE STREET TREE SELECTION GUIDE.
4. REFER TO SHEET DP-10 FOR PLANTING PLAN, SHEET DP-11 FOR PLANTING LEGEND.
5. 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

Sheet Date: 04/14/23 3:10:25 PM





LEGEND:

- LIMIT LINE OF WORK
- - - - PROPERTY LINE

TOPOGRAPHY SOURCE

SB&O, INCORPORATED
3980 RUFFIN ROAD, SUITE 120, SAN DIEGO, CA 92108
TOPOGRAPHIC SURVEY
06/30/2021

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG AT THE NORTHEAST CORNER AT THE INTERSECTION OF HEALTH CENTER DRIVE AND VISTA HILLS DRIVE
ELEVATION 366.375' NAVD 29

SLOPES TABLE

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	9.99%	Light Gray
2	10.00%	49.99%	Medium Gray
3	50.00%	99.99%	Dark Gray
4	100.00%	200.00%	Black



ICU / EMERGENCY SERVICES PAVILION

8833 Children's Way
 San Diego, CA 92123

Client/Project Number:
 Field Team:

Project:
 12/14/2023 15:17:00
 12/14/2023 15:17:00

Agency Approval:

Parent No. PTS_0697308

Sheet Status: NOT FOR CONSTRUCTION

Scope Package: CUP/PDP

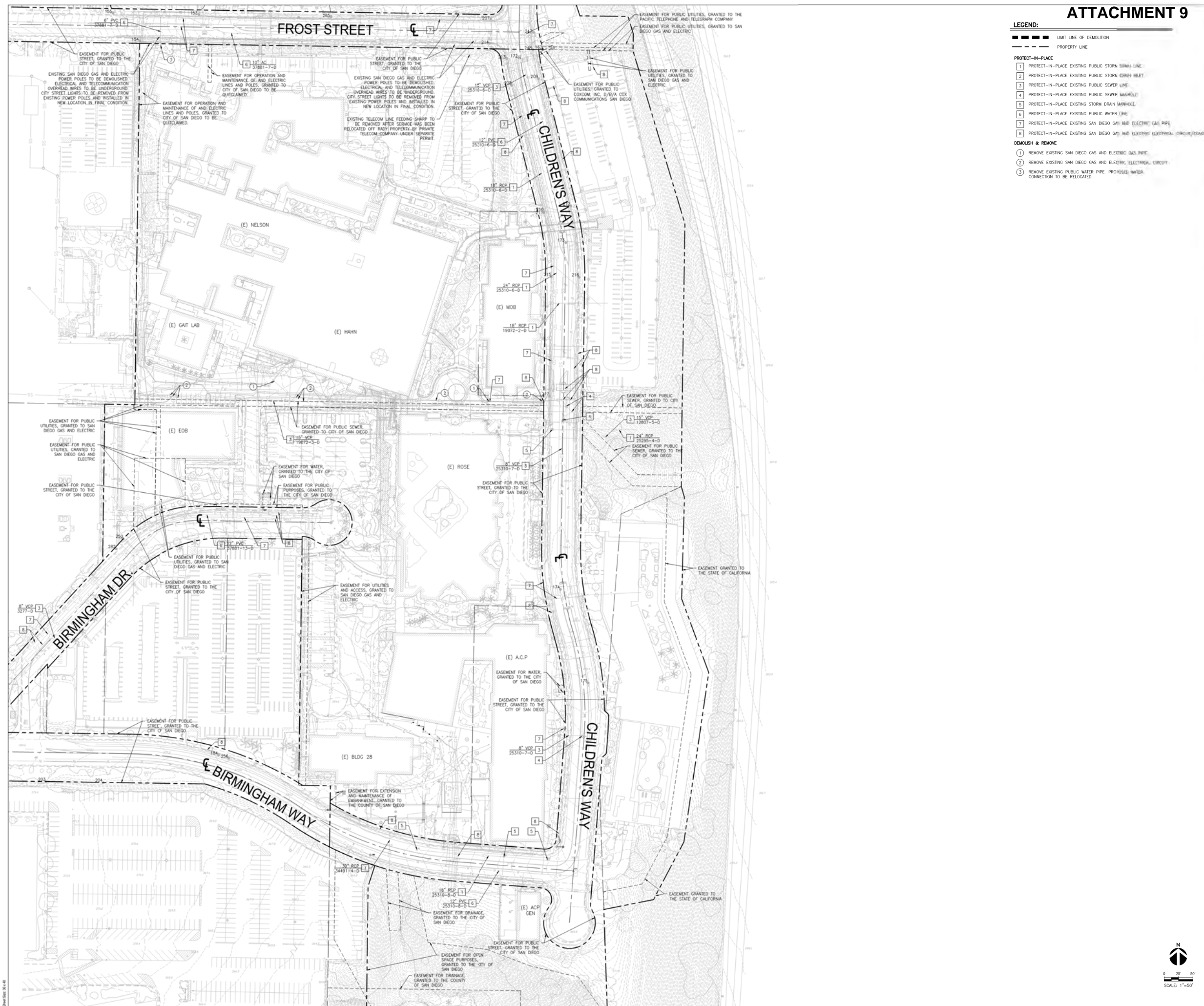
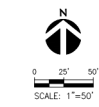


Sheet Title: EXISTING UTILITY PLAN

Sheet Number: C2

Current Issue: DR 98 - BACKCHECK #3

Current Issue Date: 04/14/2023



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LEGEND:
 - - - - - LIMIT LINE OF DEMOLITION
 - - - - - PROPERTY LINE



ZEMER GARCIA TRACCA ARCHITECTS LLP
 PORTLAND, SEATTLE, LOS ANGELES, WASHINGTON DC, NEW YORK, VANCOUVER BC
 225 Pacific Avenue, Suite 2400, Seattle, WA 98104
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ZGF Project Number: 000000
 Client:



Client Project Number:
 Task Area Work Area:



ICU / EMERGENCY SERVICES PAVILION

1825 Children's Way, San Diego, CA 92123

Client Project Number:

Field No.:

INITIAL SUBMITAL: 03/17/2023

Revision:

1. CUP/PDP B01: 07/19/2023

2. CUP/PDP B02: 07/19/2023

3. CUP/PDP B03: 04/02/2023

Agency Approval:

Permit No. PTS_0697308

Sheet Status:

NOT FOR CONSTRUCTION

Professional Engineer Seal: B. GARCIA, No. CS09894, Exp. 12/31/23, CIVIL, STATE OF CALIFORNIA

Scope Package: CUP/PDP

Sheet Title: PRELIMINARY GRADING PLAN

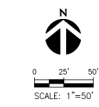
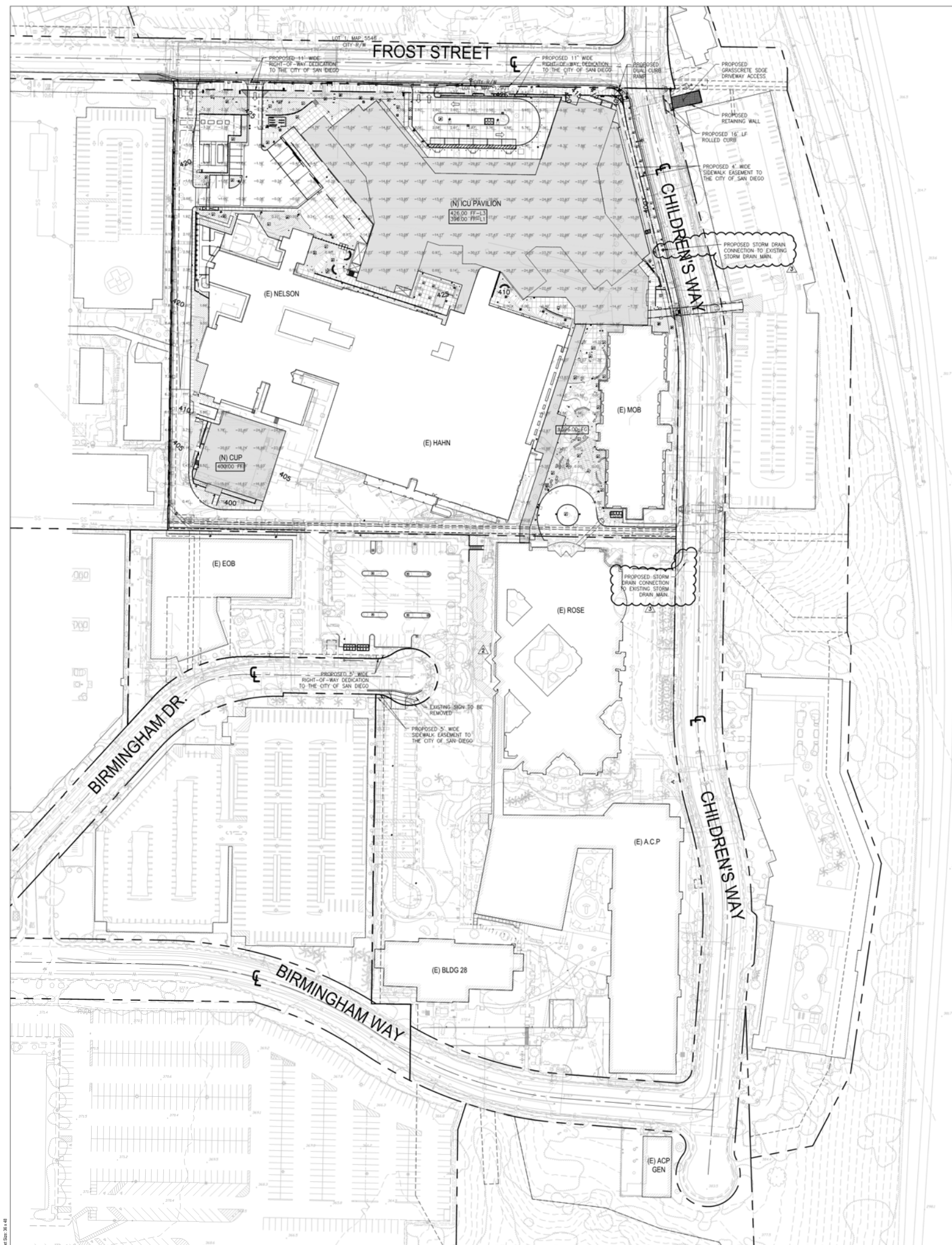
Sheet Number: C3

Client Name: DR 82 - BACKCHECK #3

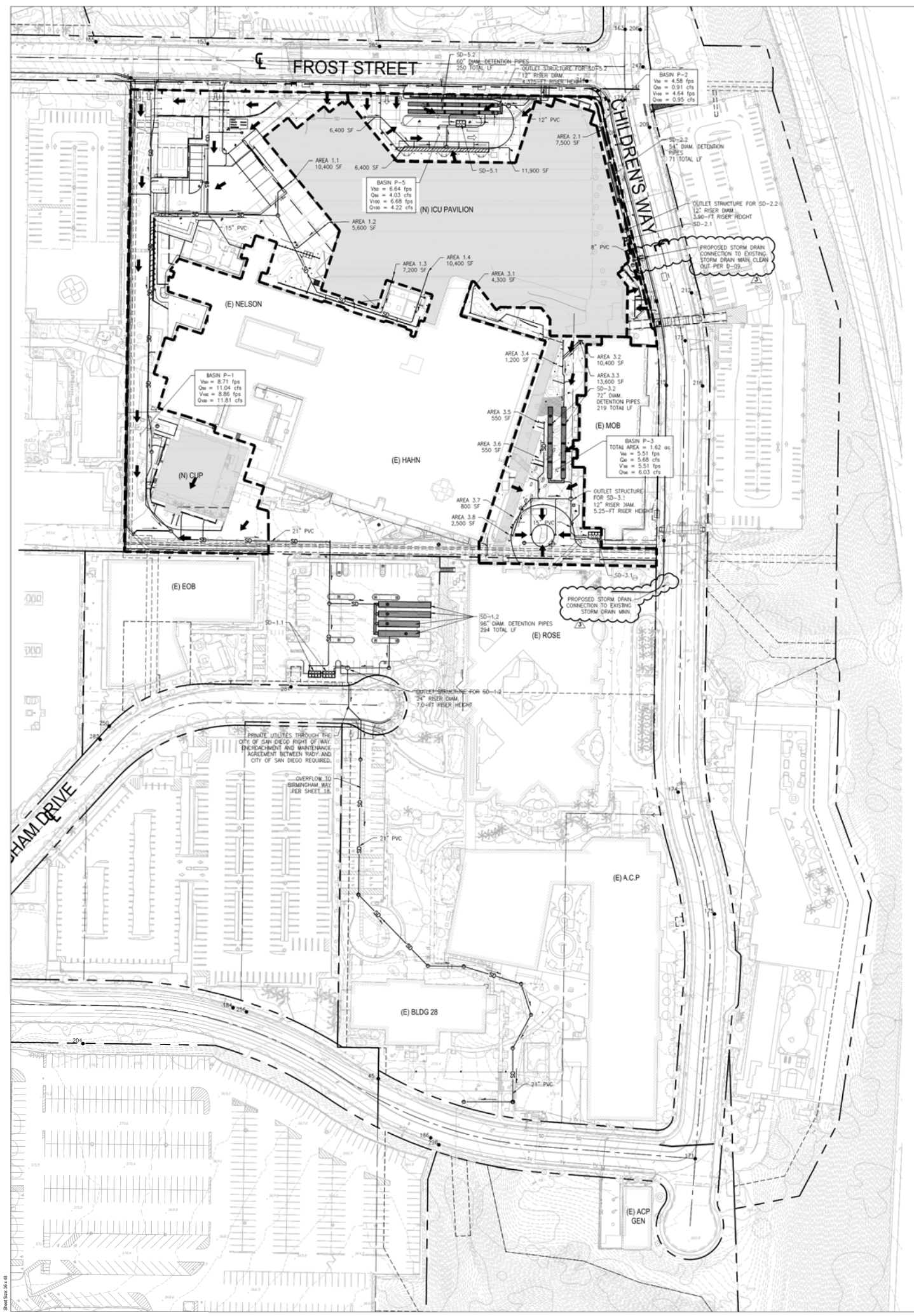
Client Issue Date: 04/14/2023

ESTIMATED EARTHWORK QUANTITIES	
CUT:	105,000 CUBIC YARDS
FILL:	9,000 CUBIC YARDS
NET (CUT):	96,000 CUBIC YARDS

NOTES:
 1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
 2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
 3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
 4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
 5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.



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ATTACHMENT 9

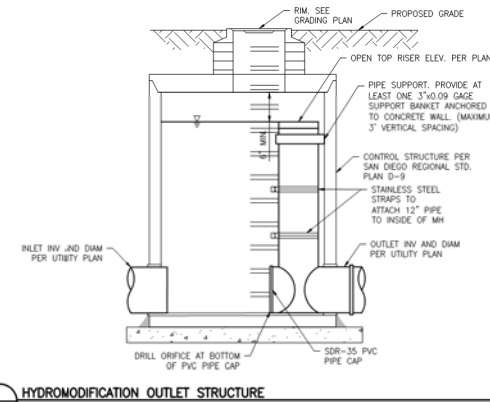
DMA	AREA (AC)	IMPERVIOUS AREA (AC)	% IMPERVIOUS	AREA WEIGHTED RUNOFF COEFFICIENT	DCV (CF)	TREATED BY (BMP ID)	CONTROL TYPE	DRAINS TO (POD ID)
BASIN P-1	3.34	2.75	85	0.87	5,935	SD-1.1 SD-1.2	MODULAR WETLANDS	POD 1
BASIN P-2	0.33	0.24	72	0.71	494	SD-2.1 SD-2.2	MODULAR WETLANDS	POD 2
BASIN P-3	1.62	1.42	87	0.88	3,002	SD-3.1 SD-3.2	MODULAR WETLANDS	POD 3
BASIN P-4	1.01	0.96	95	0.95	2,021	SD-5.1 SD-5.2	MODULAR WETLANDS	POD 5
TOTAL	6.2	5.40	87	0.88	11,452			

HYDROMODIFICATION BMP SUMMARY

BMP	MAX. REQUIRED ORIFICE DIAMETER (IN)	PROVIDED ORIFICE DIAMETER (IN)	REQUIRED DETENTION VOLUME (CF)	PROVIDED DETENTION VOLUME (CF)
SD-1.2	2.25	2.25	12,000	12,054
SD-2.1	0.80	0.80	1,080	1,094
SD-3.1	1.63	1.63	5,300	5,443
SD-5.1	1.25	1.25	4,600	4,600

MODULAR WETLANDS BMP SUMMARY

BMP	MODEL NO.	REQUIRED TREATMENT FLOW RATE (CFS)	PROVIDED TREATMENT FLOW RATE (CFS)
SD-1.1	(2) MWS-L-8-16-V	0.846	0.924
SD-2.1	MWS-L-4-6-V	0.070	0.073
SD-3.1	MWS-L-8-16-V	0.426	0.462
SD-5.1	MWS-L-8-12-V	0.288	0.286



- LEGEND:**
- - - - - PROPRIETARY LINE
 - STORM DRAIN
 - DRAINAGE AREA BOUNDARY
- NOTE:**
- UNDERLYING HYDROLOGIC SOIL GROUP: D
 - APPROXIMATE DEPTH TO GROUNDWATER: 150 FT.
 - EXISTING NATURAL HYDROLOGIC FEATURES: NONE
 - CRITICAL COARSE SEDIMENT YIELD AREAS: NONE
 - SEE SHEET C1.650-C1.653 FOR PRELIMINARY GRADING AND DRAINAGE PLAN.

STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL

DESIGN FLOW (CFS)	0.460
SPREADING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/FT²)	2.0
WETLAND SLOPE (LONGER SIDE) (%)	0.8

PROJECT SUMMARY

CONSTRUCTION

- 1. CONSTRUCTION SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND STANDARDS.
- 2. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE PROJECT ENGINEER.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND QUANTITIES ARE SUBJECT TO CHANGE FOR PROJECT SPECIFIC CORRECTIONS, FIELD CONDITIONS, REQUESTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

ASSEMBLY SCALE: 1" = 10'

Bio Clean
STORMWATER BIOFILTRATION SYSTEM
A Waters Company

ZGF
ZIMMER GANZUL FASCA ARCHITECTS LLP

VICENTE BRUNO
VANESSA C. BRUNO
VANESSA C. BRUNO
VANESSA C. BRUNO

KPFF CONSULTING ENGINEERS

kpff
KIMLEY-HORN AND ASSOCIATES, INC.

Rady Childrens
Hospital
San Diego

ICU / EMERGENCY SERVICES PAVILION

9635 Children's Way
San Diego, CA 92123

Client Project Number: 0697308
Issue Submittal: 05/25/23
CUP/PP/BC1: 07/19/23
CUP/PP/BC2: 07/19/23
CUP/PP/BC3: 08/02/23

Agency Approval

Permit No. PTS_0697308

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER
BRETT S. GARDNER
No. C5286
Exp. 12/31/23
CIVIL
STATE OF CALIFORNIA

Scope Package: CUP/PPD

Sheet Title: STORMWATER QUALITY MANAGEMENT PLAN

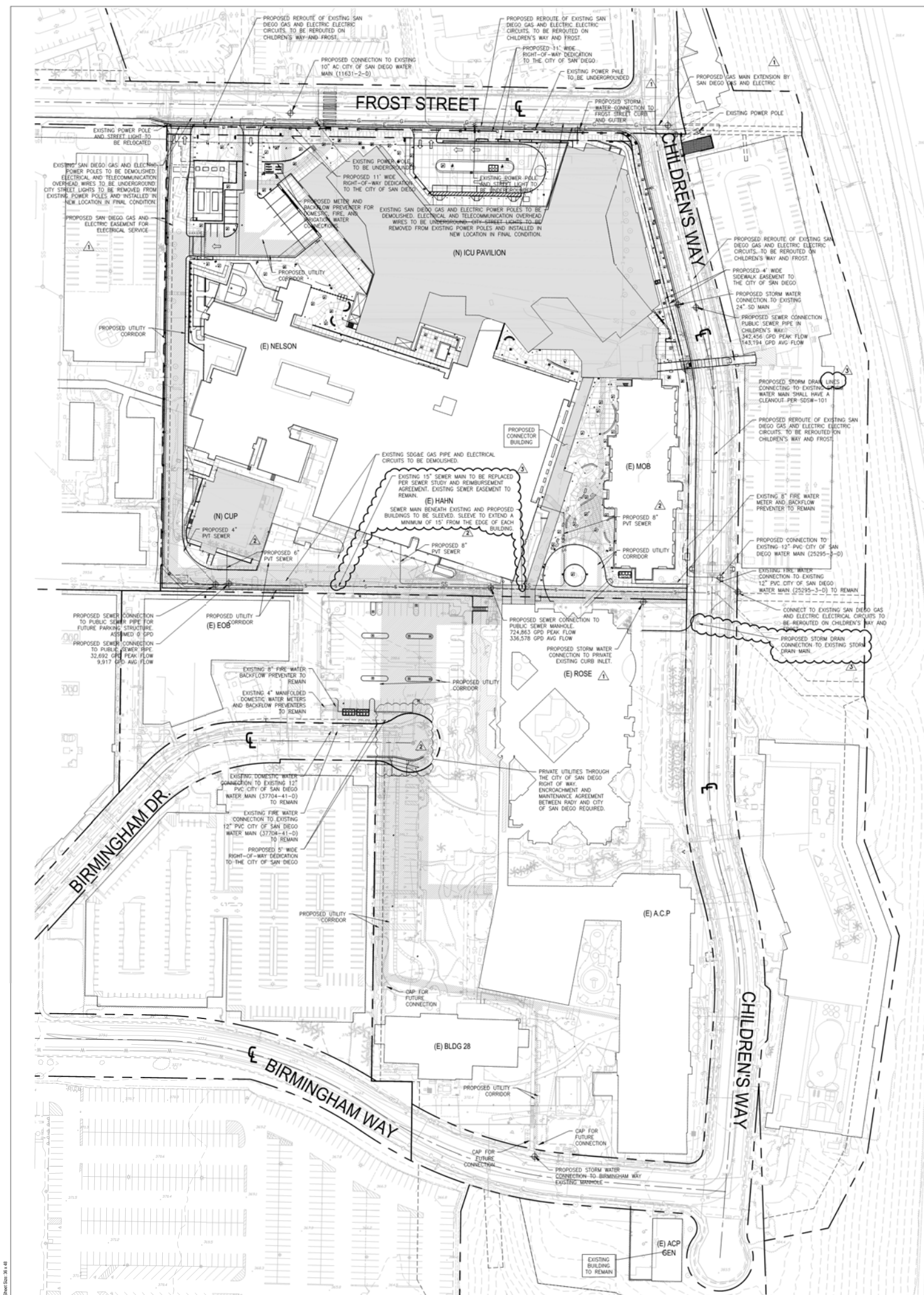
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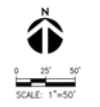
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CONTECH
DuroMaxx
DYO24657 Rady Children's Hospital 2
96 - South System - alternative 2
San Diego, CA
DETENTION SYSTEM

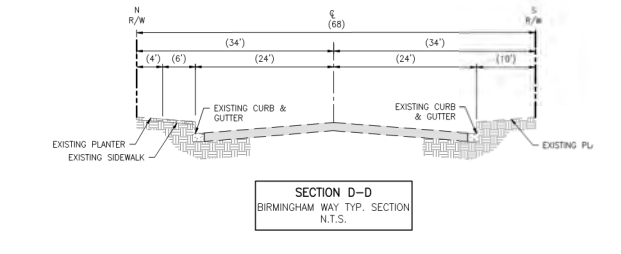
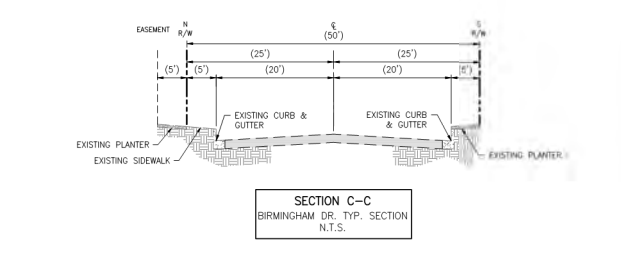
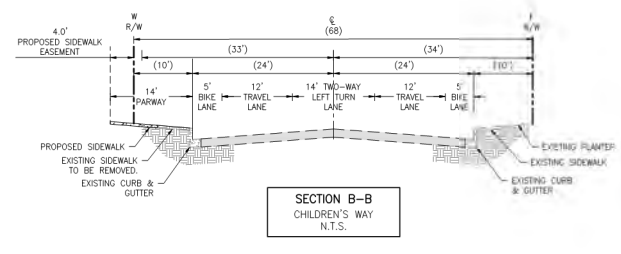
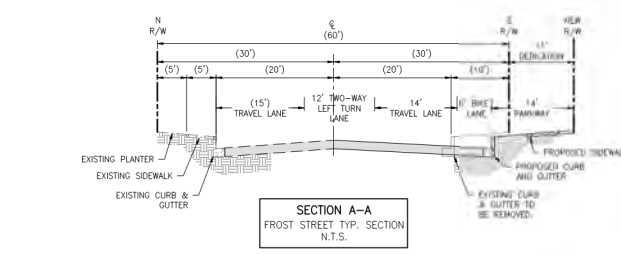
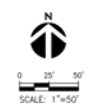
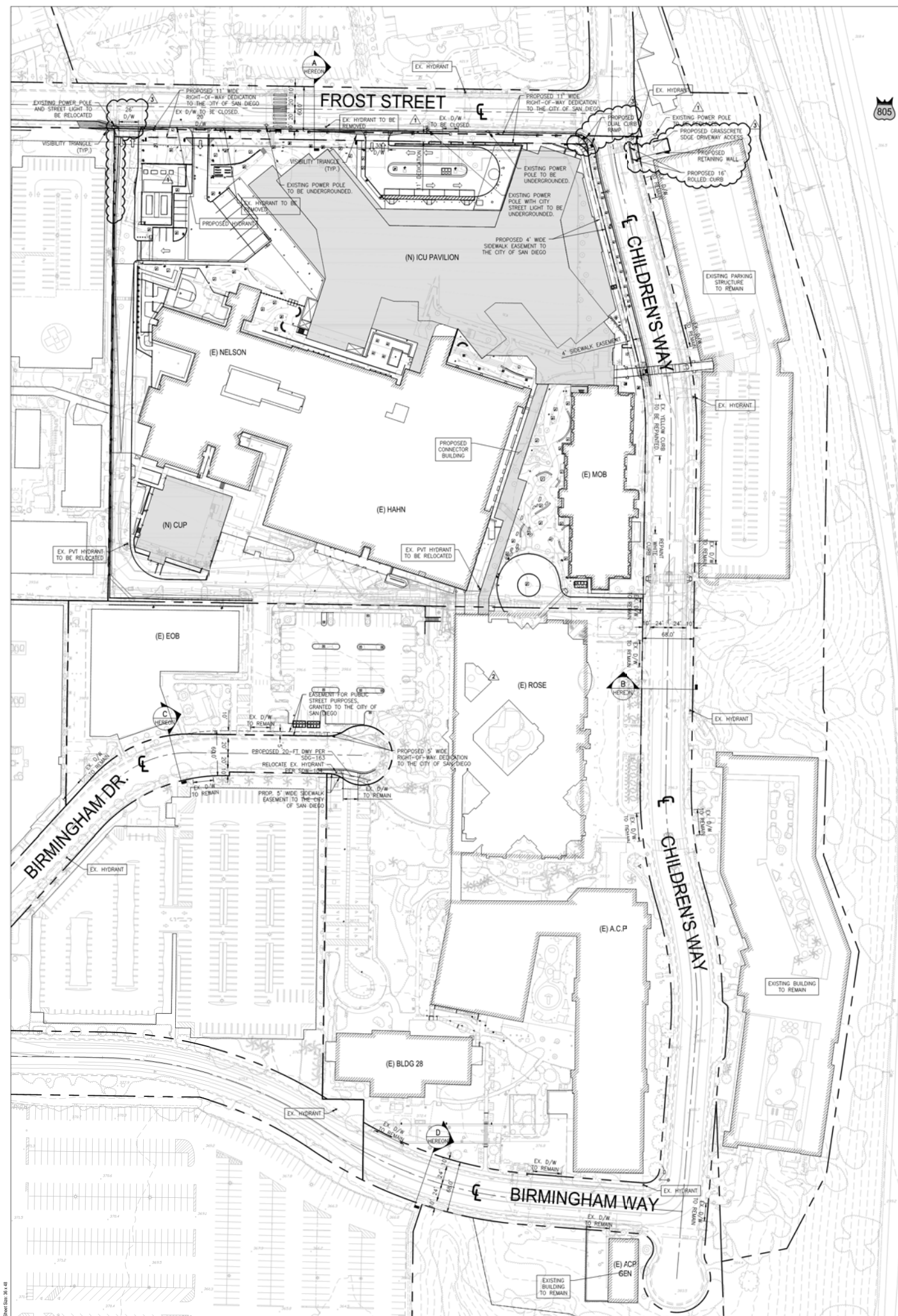


NOTE:
ANY EXISTING SEWER LATERAL, TO BE REUSED MUST BE VIDEOED AND INSPECTED BY A CALIFORNIA LICENSED PLUMBER TO VERIFY (VIA A SIGNED STATEMENT OR COMPANY LETTERHEAD) ALL OF THE FOLLOWING: THE LATERAL HAS AN APPROPRIATE CLEANOUT, IS IN GOOD CONDITION, IS FREE OF ALL DEBRIS, IS PROPERLY CONNECTED TO A PUBLIC SEWER MAIN, AND IS SUITABLE FOR REUSE. IF THE LATERAL DOES NOT MEET THESE REQUIREMENTS, IT MUST BE CLEANED, REPAIRED IF NECESSARY, AND RE-INSPECTED OR ABANDONED, CAPPED AT THE PROPERTY LINE, AND REPLACED WITH A NEW PERMITTED LATERAL.

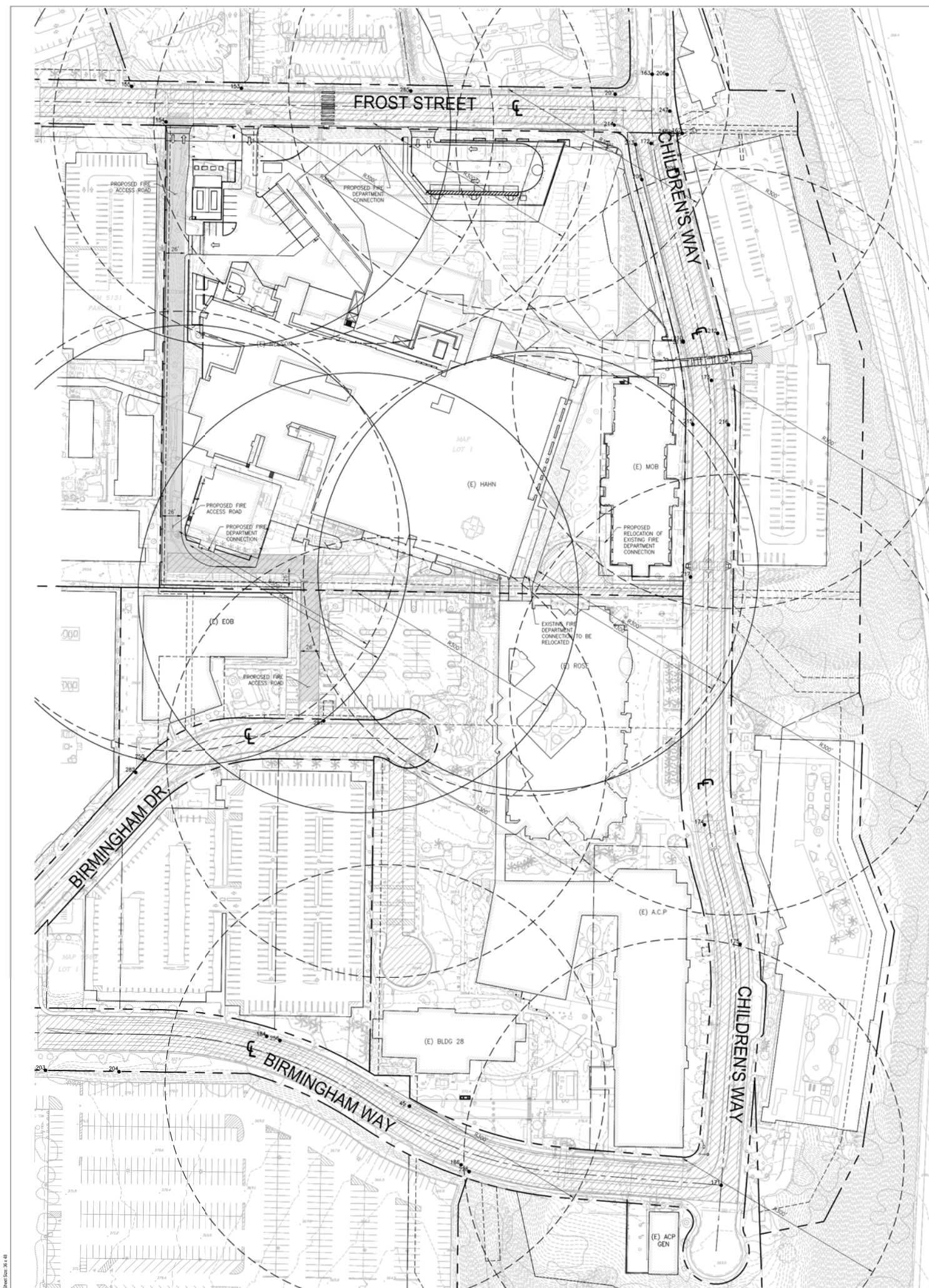


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Sheet Size: 28 x 48



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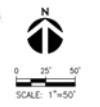


LEGEND:

	EXISTING FIRE ACCESS LANE
	PROPOSED FIRE ACCESS LANE
	EXISTING FIRE HYDRANT
	EXISTING 300' FIRE HYDRANT COVER AREA
	PROPOSED FIRE HYDRANT
	PROPOSED 300' FIRE HYDRANT COVER AREA
	EXISTING FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)

FIRE DEPARTMENT PLAN NOTES:

1. RADY CHILDREN'S HOSPITAL IS A FULLY SPRINKLERED HCAI BUILDING.
2. ALL NEW FIRE ACCESS ROADS ARE DESIGNED IN CONFORMANCE WITH THE CITY OF SAN DIEGO FIRE DEPARTMENT APPROVED "NO PARKING" SIGNS.
3. BUILDING ADDRESS NUMBER TO BE VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING PROPERTY OR A DIRECTORY.
4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF STRUCTURE.



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Sheet Size: 36 x 48