

SHEET LIST

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CUP-27	SITE ELEVATIONS

CO ARCHITECTS

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


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

SCRIPPS MERCY HOSPITAL CAMPUS CONDITIONAL USE PERMIT #304755 AMENDMENT

COVER SHEET & INDEX

SCALE:
DATE OF ISSUE: 2-11-2020

CUP-01

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SHEET 1 OF 27

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

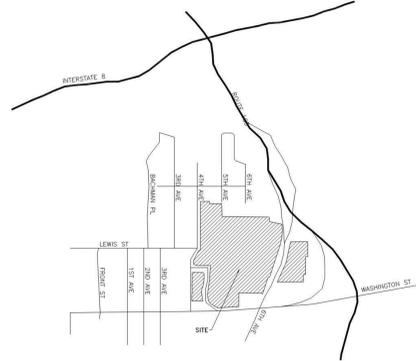
SURVEYOR
SDE
462 STEVENS AVENUE, SUITE 305
SOLANA BEACH, CALIFORNIA 92075

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

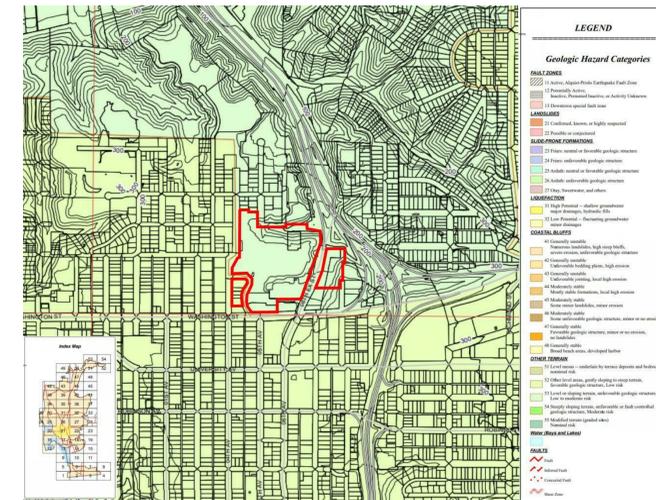
OCCUPANCY CLASSIFICATION

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

GEOLOGIC HAZARD CATEGORY

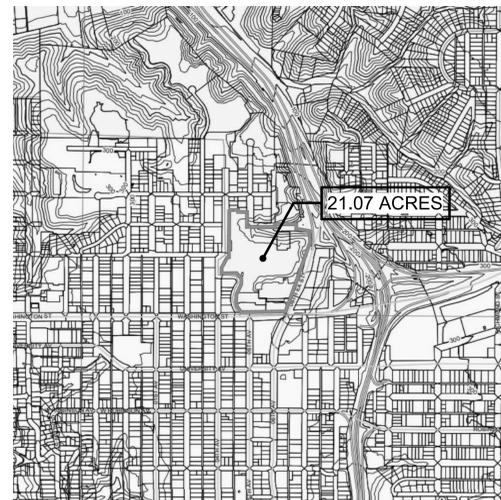


PARKING TABLE

LOT NUMBER	PARKING LOT NAME	PROPOSED PARKING PROVIDED			
		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

GROSS SITE AREA



COMMUNITY PLAN

UPTOWN COMMUNITY PLAN

OVERLAY ZONES

TRANSIT
RESIDENTIAL TANDEM

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

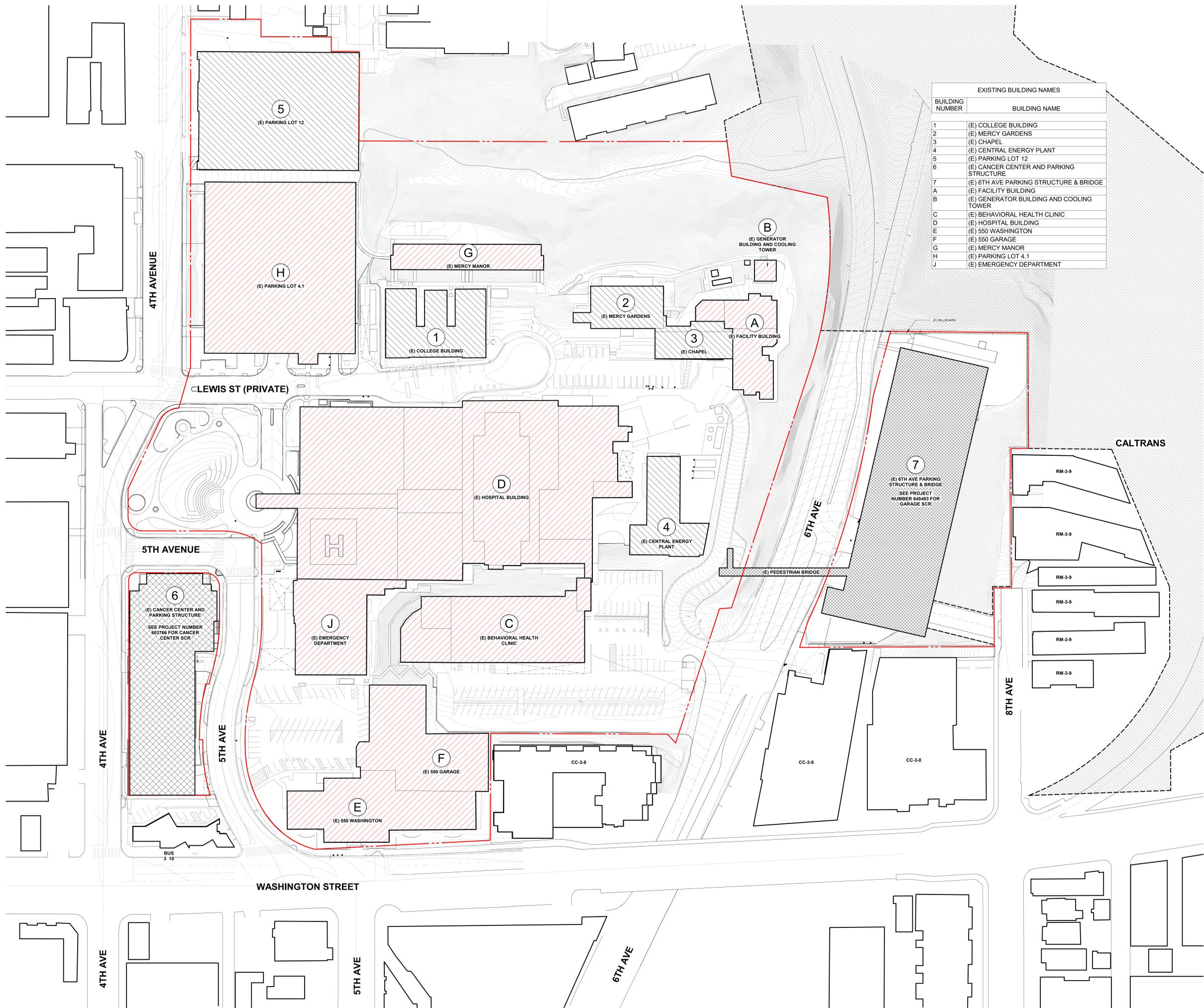
PROJECT INFORMATION

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

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

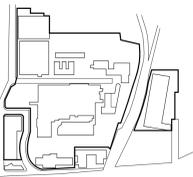
- EXISTING BUILDING TO REMAIN
- APPROVED SCR #645493
- PRESENTLY UNDER CONSTRUCTION
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
- CALTRANS
- PROPERTY LINE



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

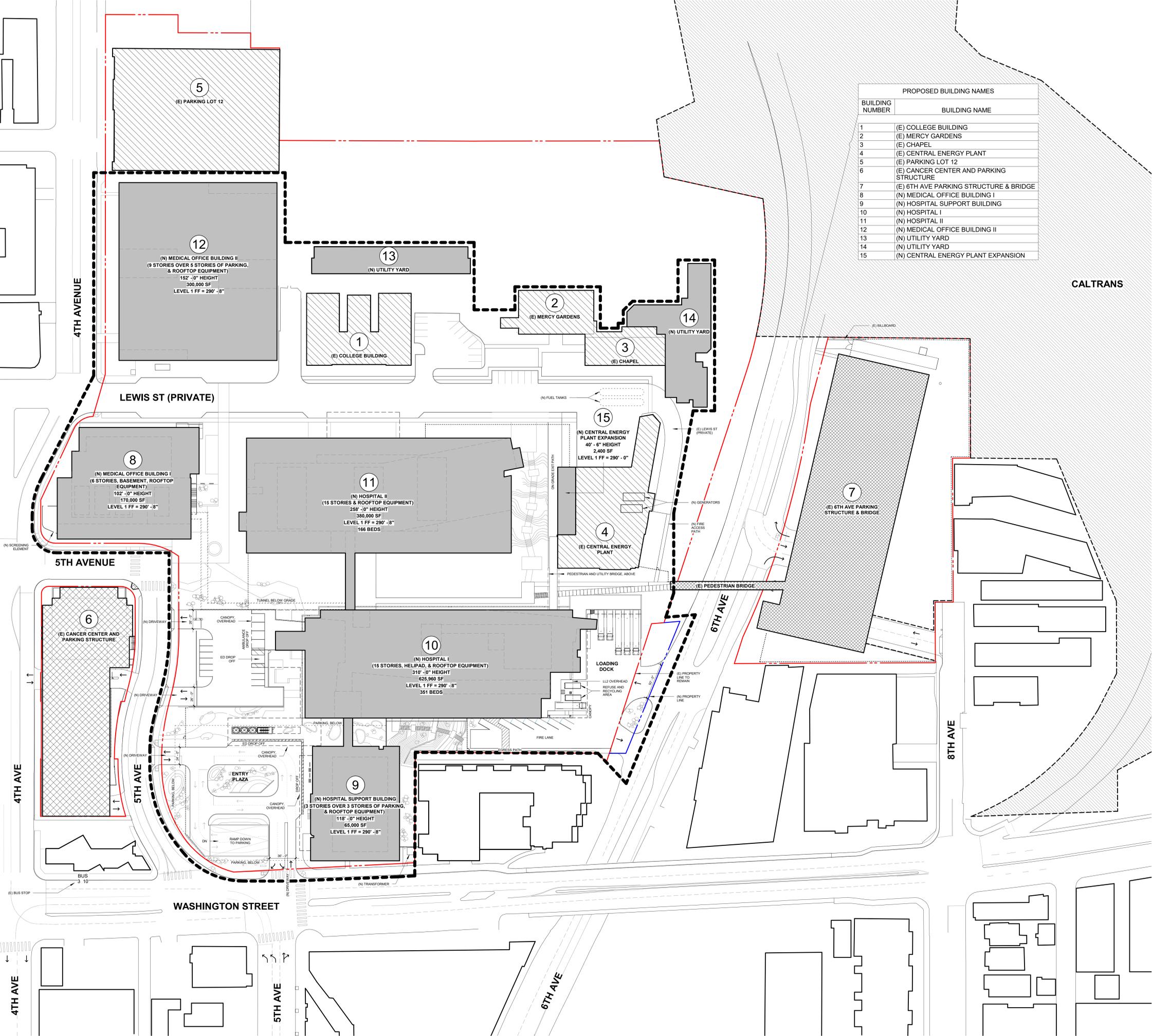
CALTRANS

PROPOSED SITE PLAN LEGEND

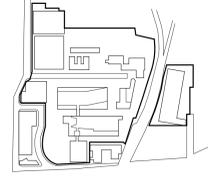
- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- APPROVED SCR #645493
- PRESENTLY UNDER CONSTRUCTION
- EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
- CAL TRANS
- SCOPE OF WORK
- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED PROPERTY LINE

SETBACKS (CC-3-8)

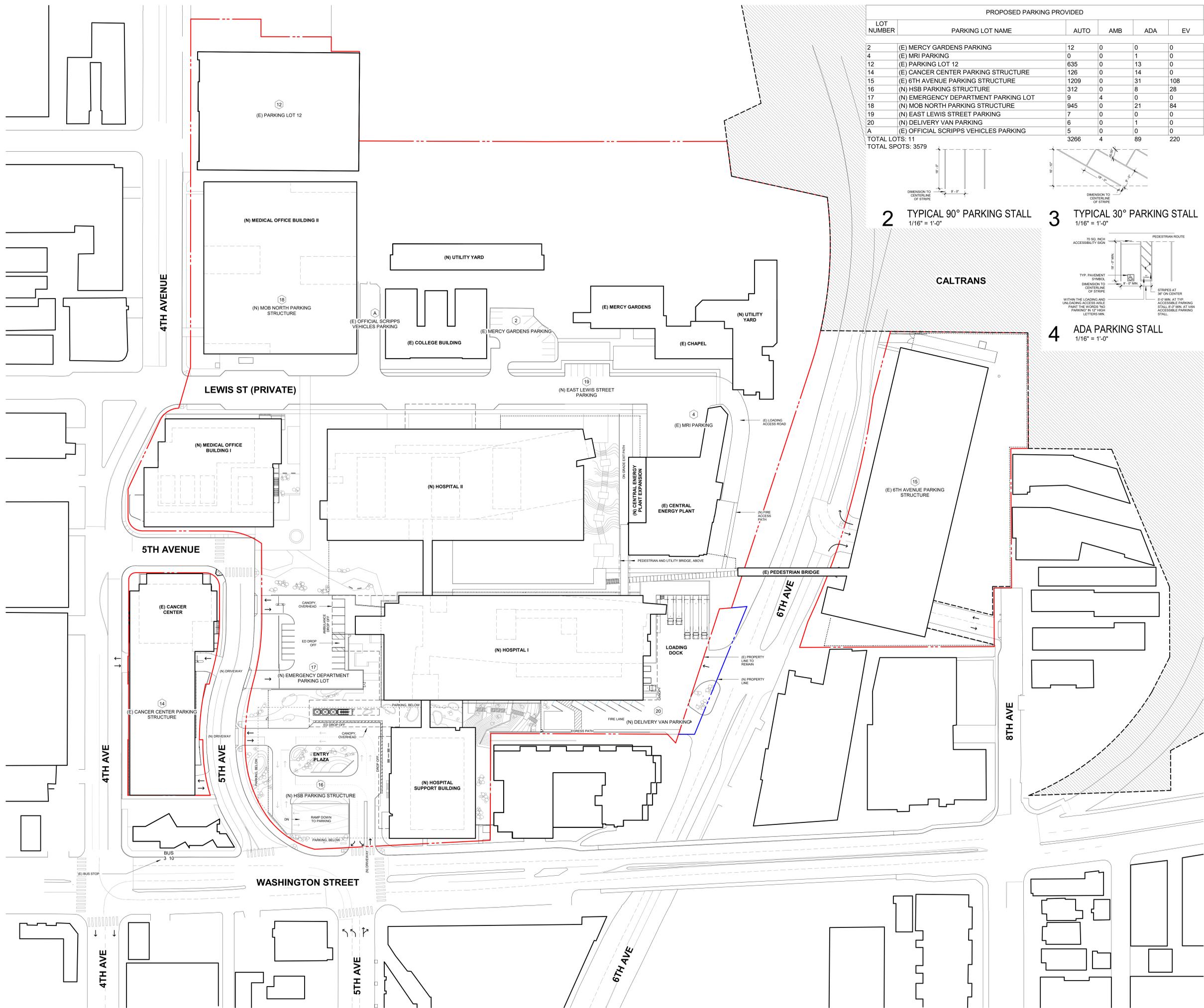
FRONT MIN	NONE
FRONT MAX	10'
STREET SIDE MIN	NONE
STREET SIDE MAX	10'
SIDE YARD MIN	10'
REAR YARD MIN	10'



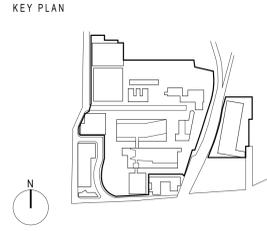
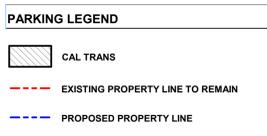
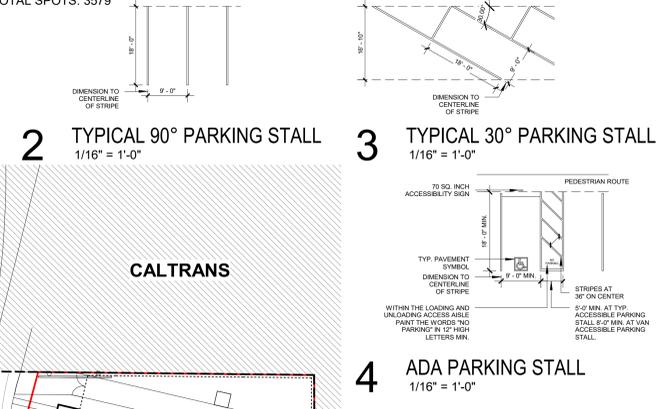
Scripps
 CONDITIONAL USE PERMIT MERCY CAMPUS
 4077 Fifth Ave, San Diego, CA 92103
 SCRIPPS# 35-16060B DESIGN TEAM # 18003.000



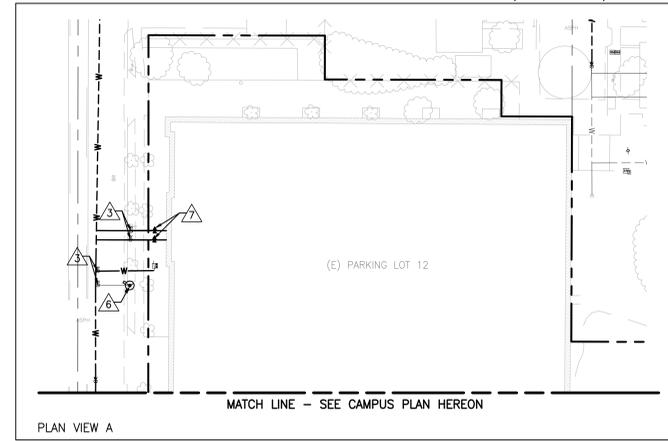
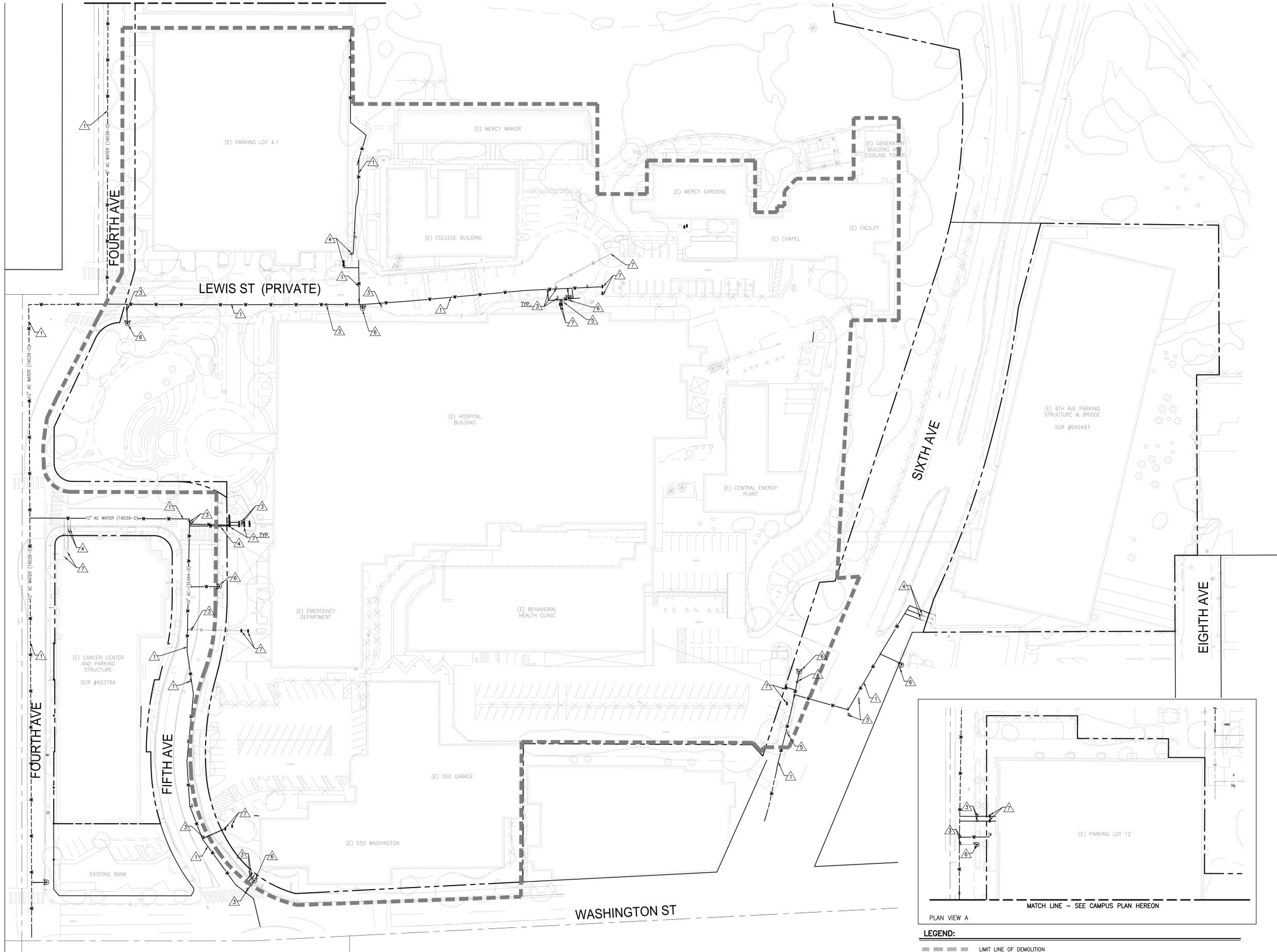
PROPOSED SITE PLAN
 SCALE: 1" = 50'-0"
 DATE OF ISSUE: 2-11-2020



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 SPOTS: 3579					



MATCH LINE - SEE PLAN VIEW A

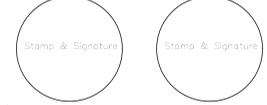


- LEGEND:**
- LIMIT LINE OF DEMOLITION
 - - - - - PROPERTY LINE
 - PUBLIC**
 - ▲ EXISTING WATER LINE.
 - ▲ EXISTING FIRE WATER LINE.
 - ▲ EXISTING WATER VALVE.
 - ▲ EXISTING WATER METER.
 - ▲ EXISTING WATER MANHOLE.
 - ▲ EXISTING FIRE HYDRANT.
 - ▲ EXISTING BACKFLOW PREVENTER.

CO ARCHITECTS

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

PROFESSIONAL STAMP



AGENCY STAMP

kpff 7100 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0203
F: 213.266.5294
www.kpff.com

REVISIONS

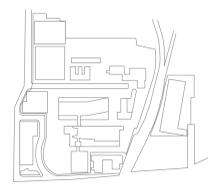
NO.	DESCRIPTION

Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

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

KEY PLAN



EXISTING PRESSURIZED WATER UTILITIES PLAN

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

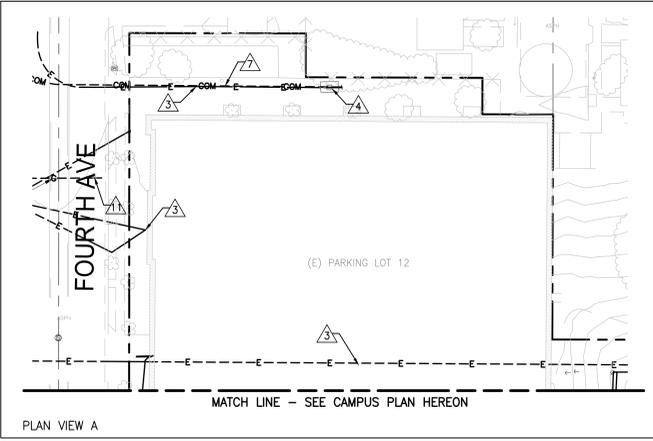
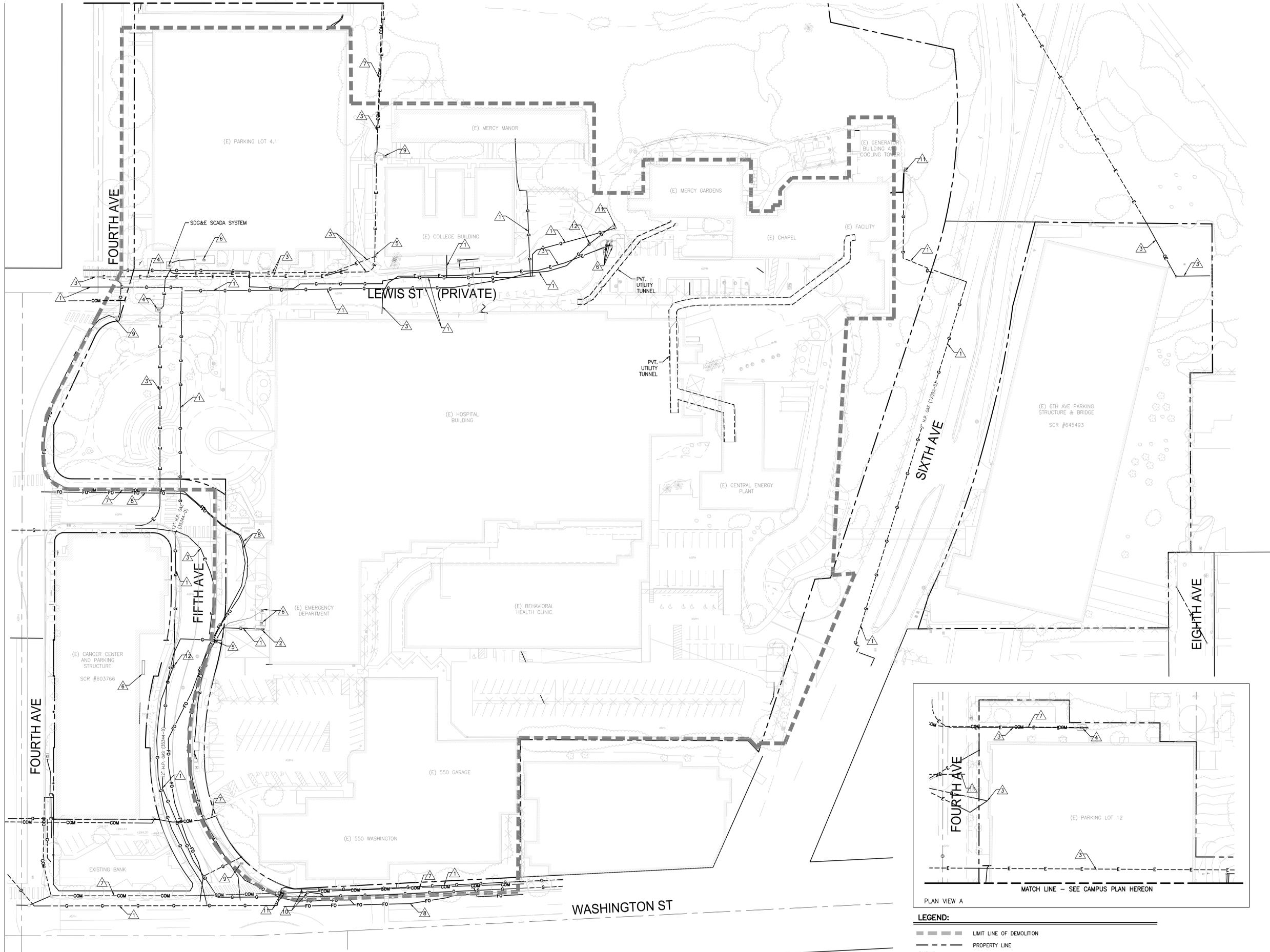


Project Status
PROJECT NO.: 18003.000

CUP-08

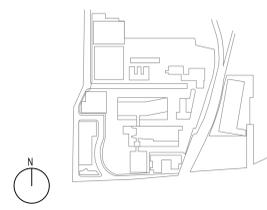
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SHEET 8 OF 27

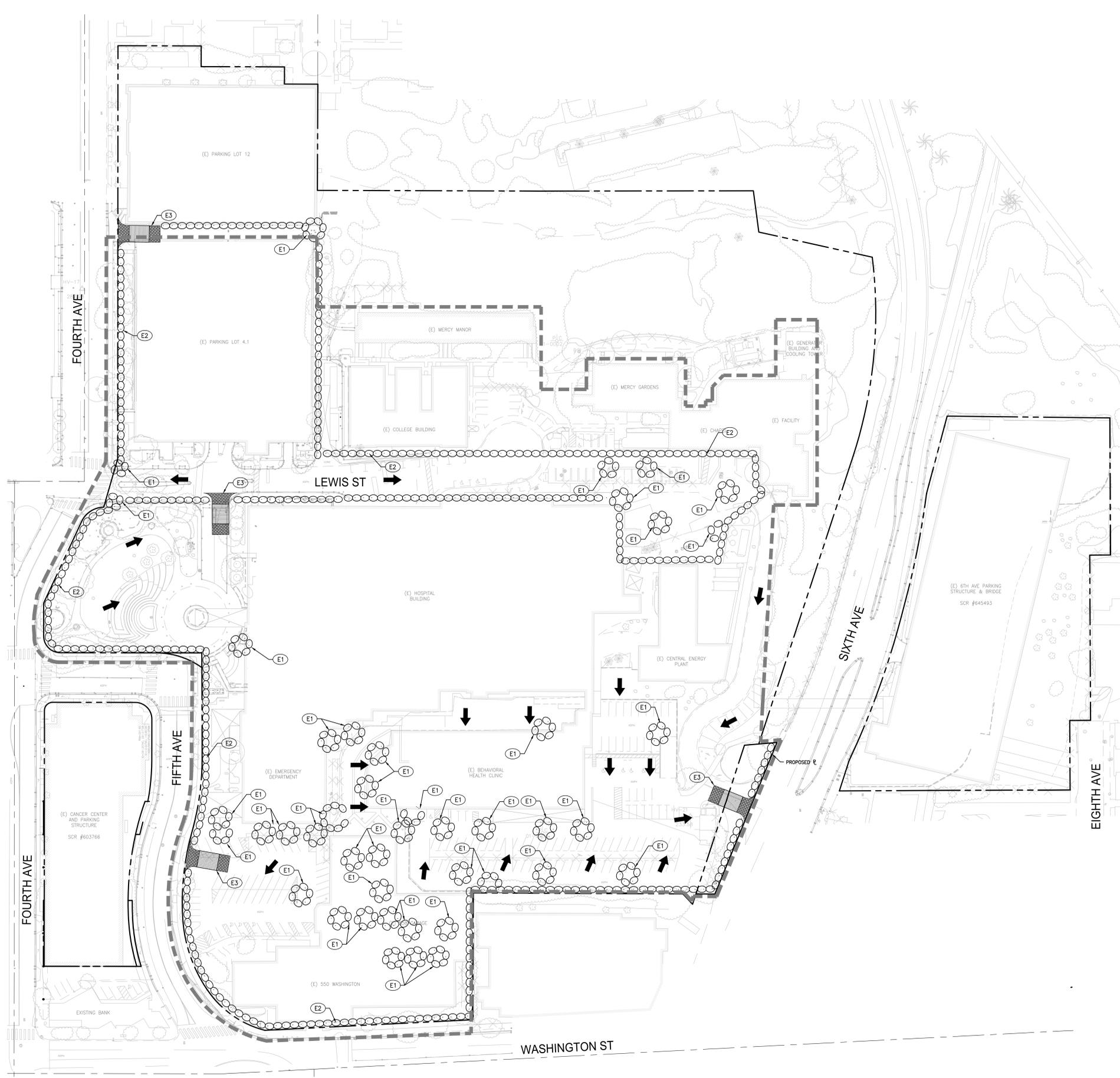
MATCH LINE - SEE PLAN VIEW A



- LEGEND:**
- LIMIT LINE OF DEMOLITION
 - - - PROPERTY LINE
- PUBLIC**
- △ EXISTING GAS LINE.
 - △ EXISTING GAS METER.
 - △ EXISTING ELECTRICAL LINE.
 - △ EXISTING ELECTRICAL MANHOLE/VAULT.
 - △ EXISTING ELECTRICAL PULLBOX.
 - △ EXISTING TRANSFORMER.
 - △ EXISTING COMMUNICATIONS LINE.
 - △ EXISTING FIBER OPTICS LINE.
 - △ EXISTING COMMUNICATIONS BOX.
 - △ EXISTING TELECOM MANHOLE.
 - △ EXISTING GAS VALVE.
 - △ EXISTING GAS MANHOLE.

REVISIONS





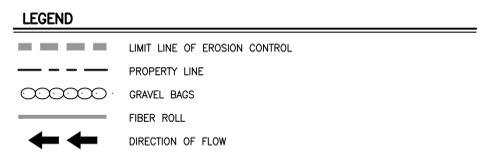
- BMP NOTES:**
 THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):
- | | |
|--|---|
| EROSION CONTROL | WIND EROSION CONTROL |
| EC1-SCHEDULING | WE1-WIND EROSION CONTROL |
| EC2-PRESERVATION OF EXISTING VEGETATION | NON-STORMWATER MANAGEMENT |
| EC3-HYDRAULIC MULCH | NS1-WATER CONSERVATION PRACTICES |
| EC4-HYDROSEEDING | NS2-DEWATERING OPERATIONS |
| EC5-SOIL BINDERS | NS3-PAVING AND GRINDING OPERATIONS |
| EC6-STRAW MULCH | NS4-TEMPORARY STREAM CROSSING |
| EC7-GEOTEXTILES AND MATS | NS5-CLEAR WATER DIVERSION |
| EC8-WOOD MULCHING | NS6-ILLEGAL CONNECTION/DISCHARGE |
| EC9-EARTH DIKES AND DRAINAGE SWALES | NS7-POTABLE WATER/IRRIGATION |
| EC10-VELOCITY DISSIPATION DEVICES | NS8-VEHICLE AND EQUIPMENT CLEANING |
| EC11-SLOPE DRAINS | NS9-VEHICLE AND EQUIPMENT FUELING |
| EC12-STREAMBANK STABILIZATION | NS10-VEHICLE AND EQUIPMENT MAINTENANCE |
| EC13-RESERVED | NS11-PILE DRIVING OPERATIONS |
| EC14-COMPOST BLANKET | NS12-CONCRETE CURING |
| EC15-SOIL PREPARATION/ROUGHENING | NS13-CONCRETE FINISHING |
| EC16-NON-VEGETATIVE STABILIZATION | NS14-MATERIAL OVER WATER |
| TEMPORARY SEDIMENT CONTROL | NS15-DEMOLITION ADJACENT TO WATER |
| SE1-SILT FENCE | NS16-TEMPORARY BATCH PLANTS |
| SE2-SEDIMENT BASIN | WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL |
| SE3-SEDIMENT TRAP | WM1-MATERIAL DELIVERY AND STORAGE |
| SE4-CHECK DAM | WM2-MATERIAL USE |
| SE5-FIBER ROLLS | WM3-STOCKPILE MANAGEMENT |
| SE6-GRAVEL BAG BERM | WM4-SPILL PREVENTION AND CONTROL |
| SE7-STREET SWEEPING AND VACUUMING | WM5-SOLID WASTE MANAGEMENT |
| SE8-SANDBAG BARRIER | WM6-HAZARDOUS WASTE MANAGEMENT |
| SE9-STRAW BALE BARRIER | WM7-CONTAMINATED SOIL MANAGEMENT |
| SE10-STORM DRAIN INLET PROTECTION | WM8-CONCRETE WASTE MANAGEMENT |
| SE11-ACTIVE TREATMENT SYSTEMS | WM9-SANITARY/SEPTIC WASTE MANAGEMENT |
| SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS | WM10-LIQUID WASTE MANAGEMENT |
| 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

- EROSION CONTROL NOTES:**
- 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.
 - ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
 - 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.
 - STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
 - 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).
 - SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
 - 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:**
- 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.
 - 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.
 - 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.
 - ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
 - PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
 - PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
 - 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.



CO ARCHITECTS

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 323.525.0500 phone, 323.525.0955 fax

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Stamp & Signature

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REVISIONS

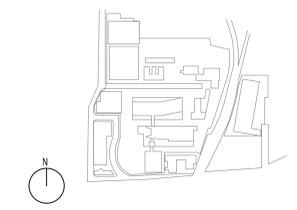
NO.	DESCRIPTION

Scripps

CONDITIONAL USE PERMIT MERCY CAMPUS

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

KEY PLAN



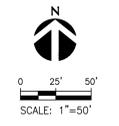
EROSION CONTROL PLAN

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

Project Status
 PROJECT NO.: 18003.000

CUP-11

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 SHEET 11 OF 27



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:
 $54214 \times 0.05 = 2711$
 Total VUA inside Street Yard (s.f.) = 5185 Planting area required (s.f.) = 2474
 Planting Area Provided (s.f.) = 5185 Excess Planting Area Provided (s.f.) = 2474

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

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

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

VEHICULAR USE AREA - Existing Parking Structure, SCR #645493

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

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

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

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

REVISIONS

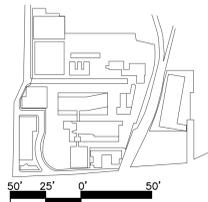


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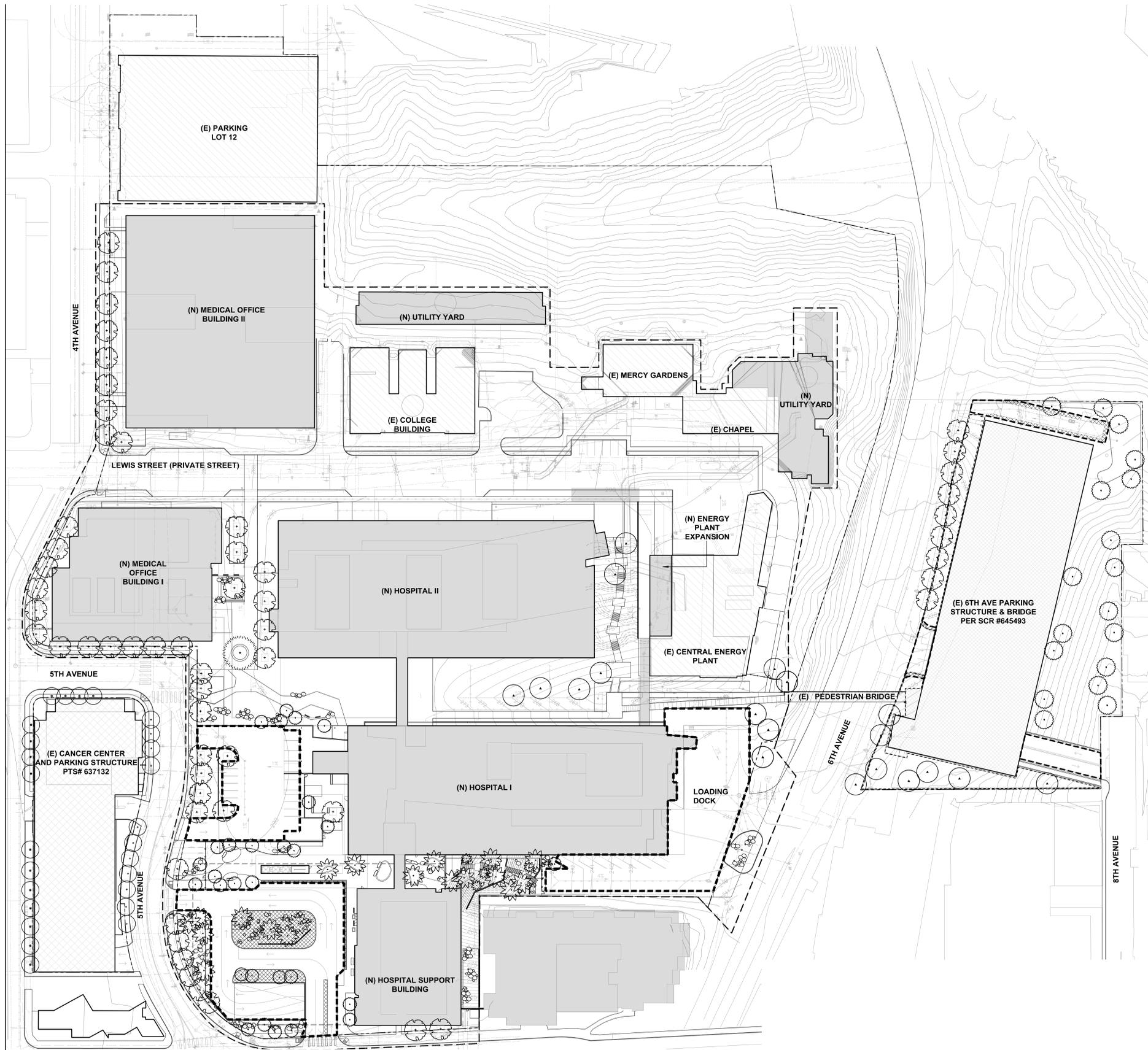
KEY PLAN



LANDSCAPE CALCULATIONS

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

CUP-17



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

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

STREET TREES - Existing Cancer Center

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

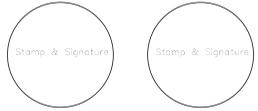
STREET TREES - Existing Parking Structure, SCR #645493

STREET FRONTAGE (LINEAR FEET)	TREES REQUIRED	TREES PROVIDED
6TH AVENUE	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.

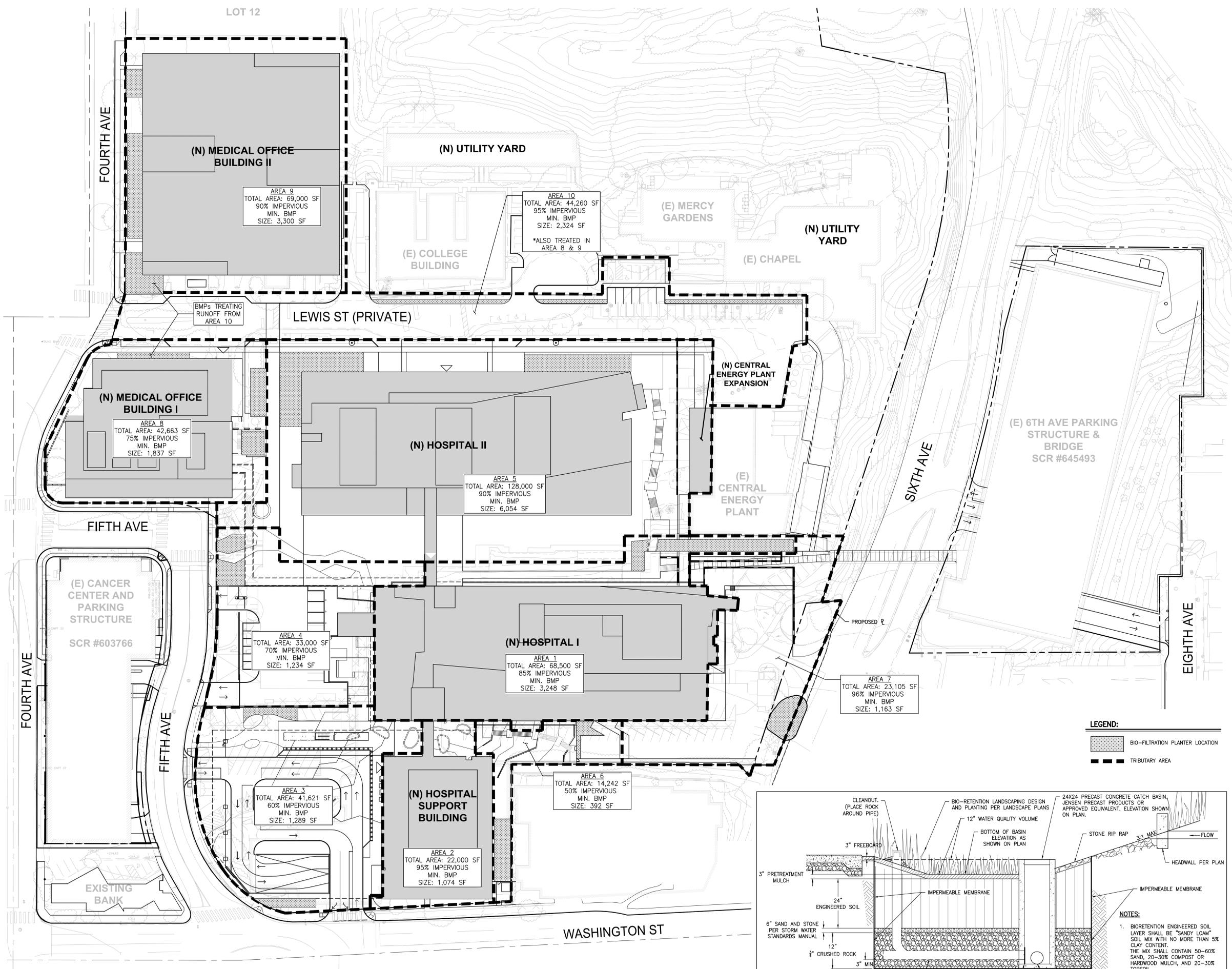
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FOURTH AVE

FIFTH AVE

FOURTH AVE

FIFTH AVE

LEWIS ST (PRIVATE)

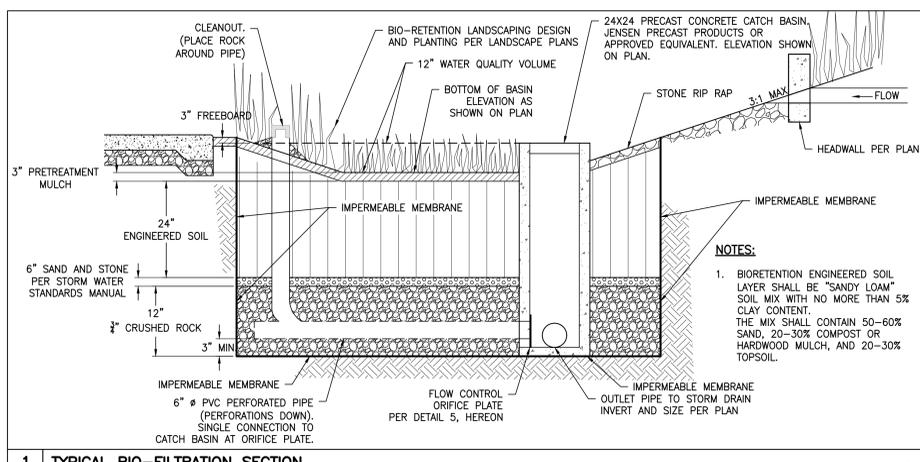
WASHINGTON ST

SIXTH AVE

EIGHTH AVE

LEGEND:

- BIO-FILTRATION PLANTER LOCATION
- TRIBUTARY AREA

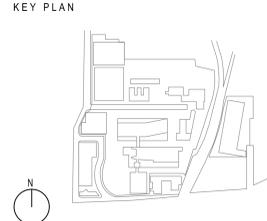


1 TYPICAL BIO-FILTRATION SECTION

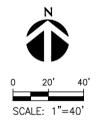
REVISIONS

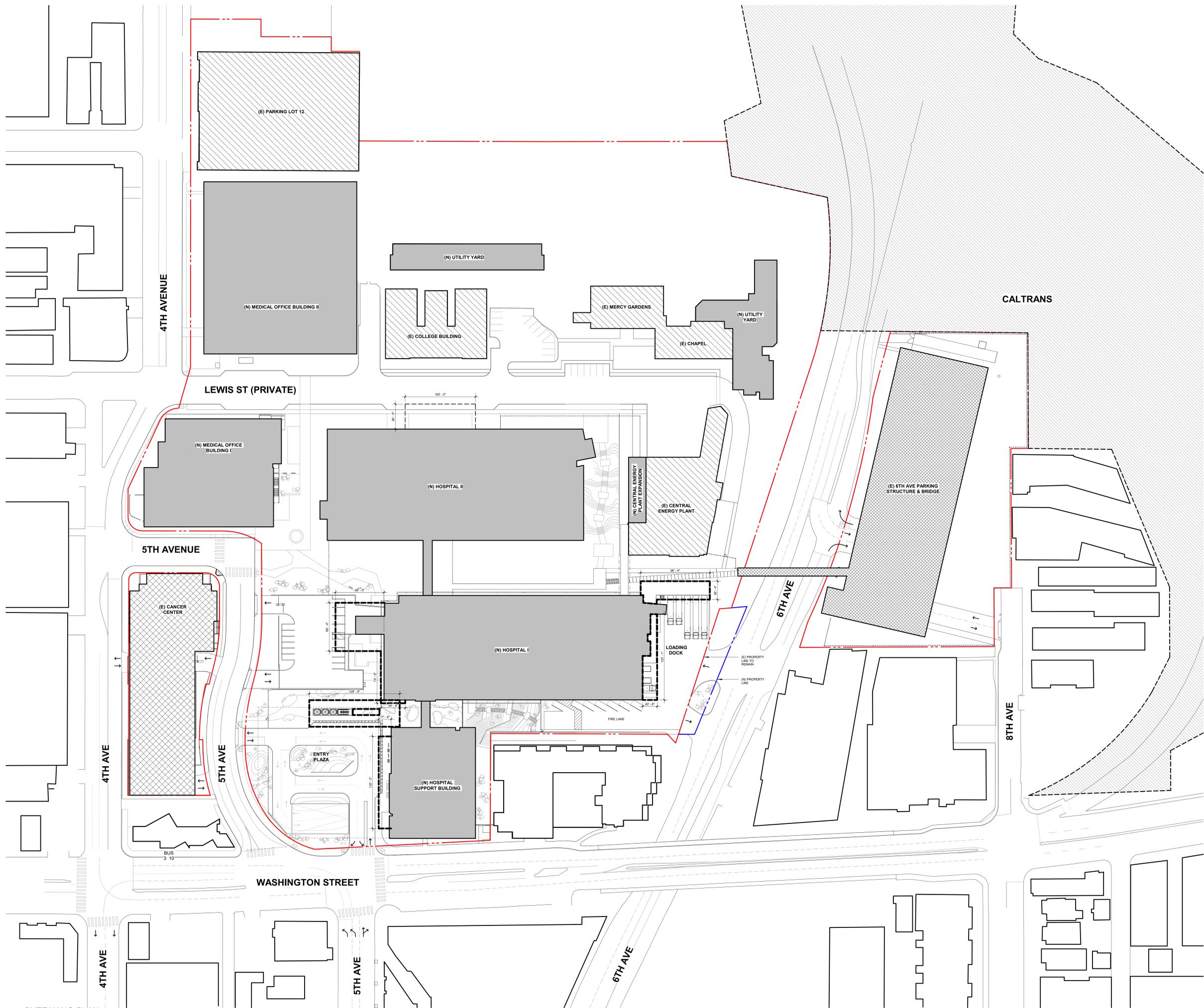
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STORMWATER QUALITY MANAGEMENT PLAN
SCALE: 1"=40'
DATE OF ISSUE: 2-11-2020





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'

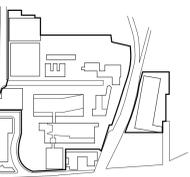


CONDITIONAL USE PERMIT MERCY CAMPUS

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SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

KEY PLAN



OVERHANG PLAN

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

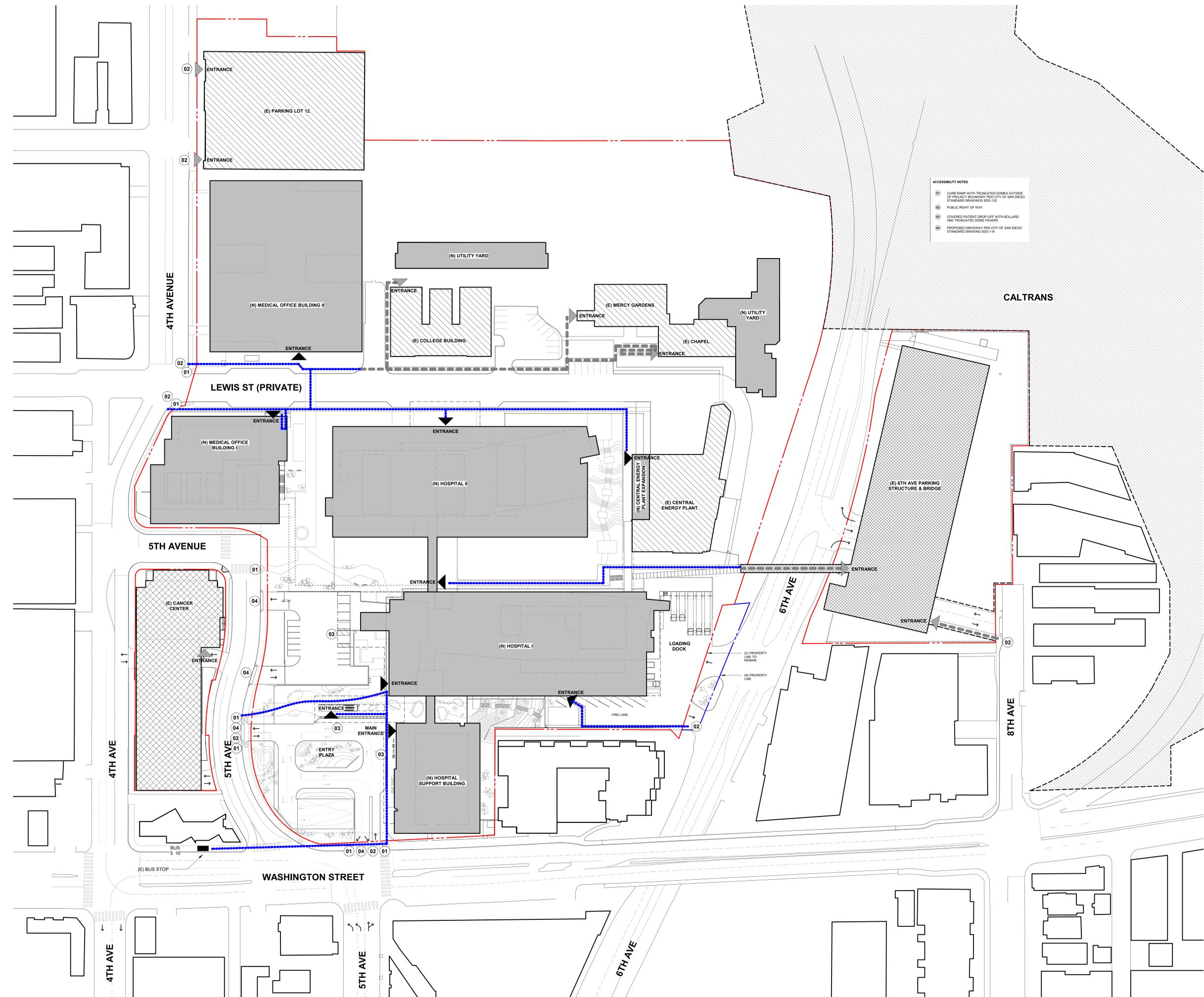
CUP-20

ACCESSIBILITY NOTES

- 01 CURB RAMP WITH TRUNCATED DOMES OUTSIDE OF PROJECT BOUNDARY PER CITY OF SAN DIEGO STANDARD DRAWING 800-12
- 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 800-14

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=400'-0")
- EXISTING ACCESSIBLE PATH OF TRAVEL
- BUS STOP
- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED PROPERTY LINE

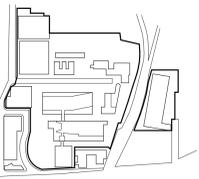


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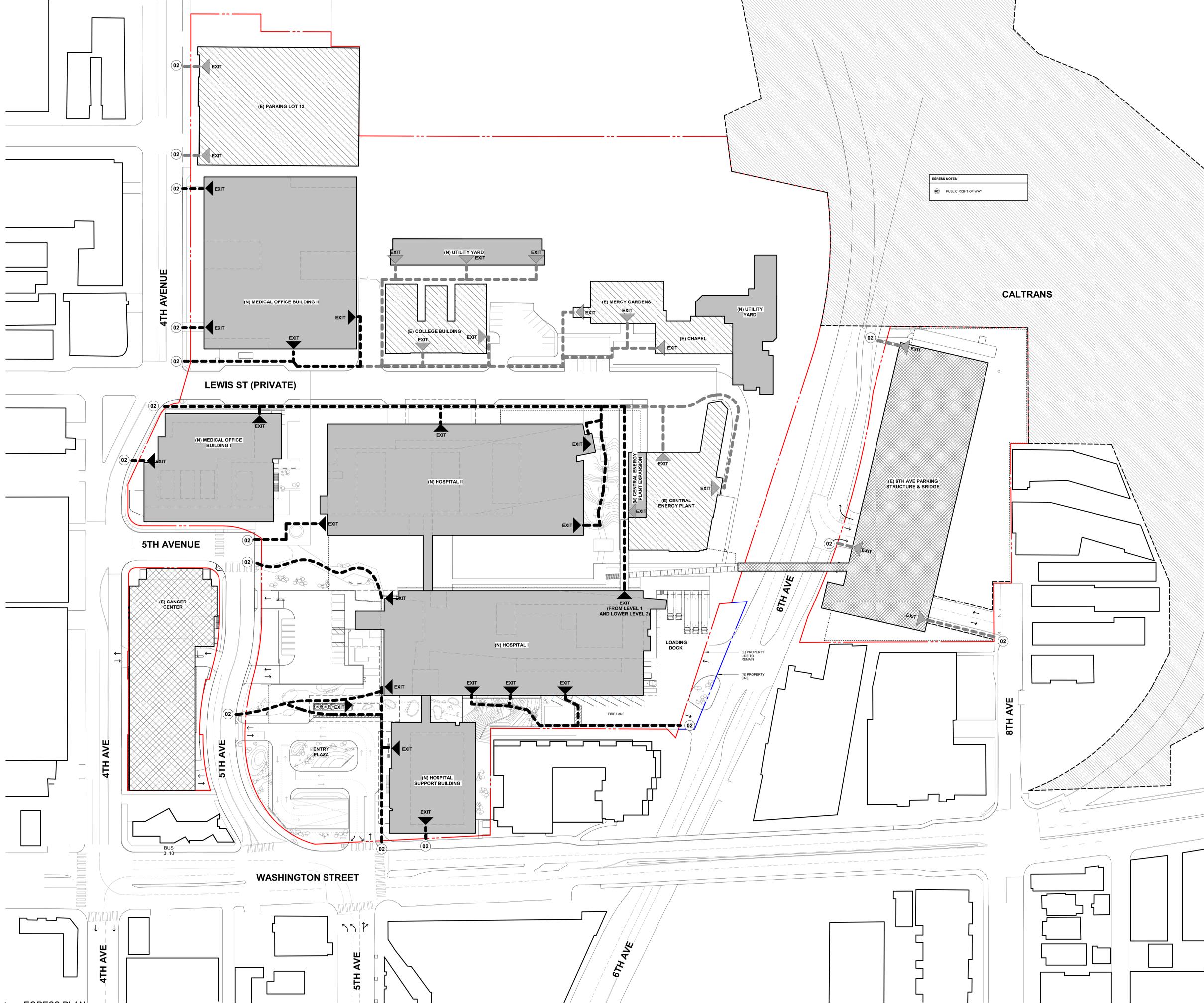
KEY PLAN



ACCESSIBILITY PLAN

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

CUP-21



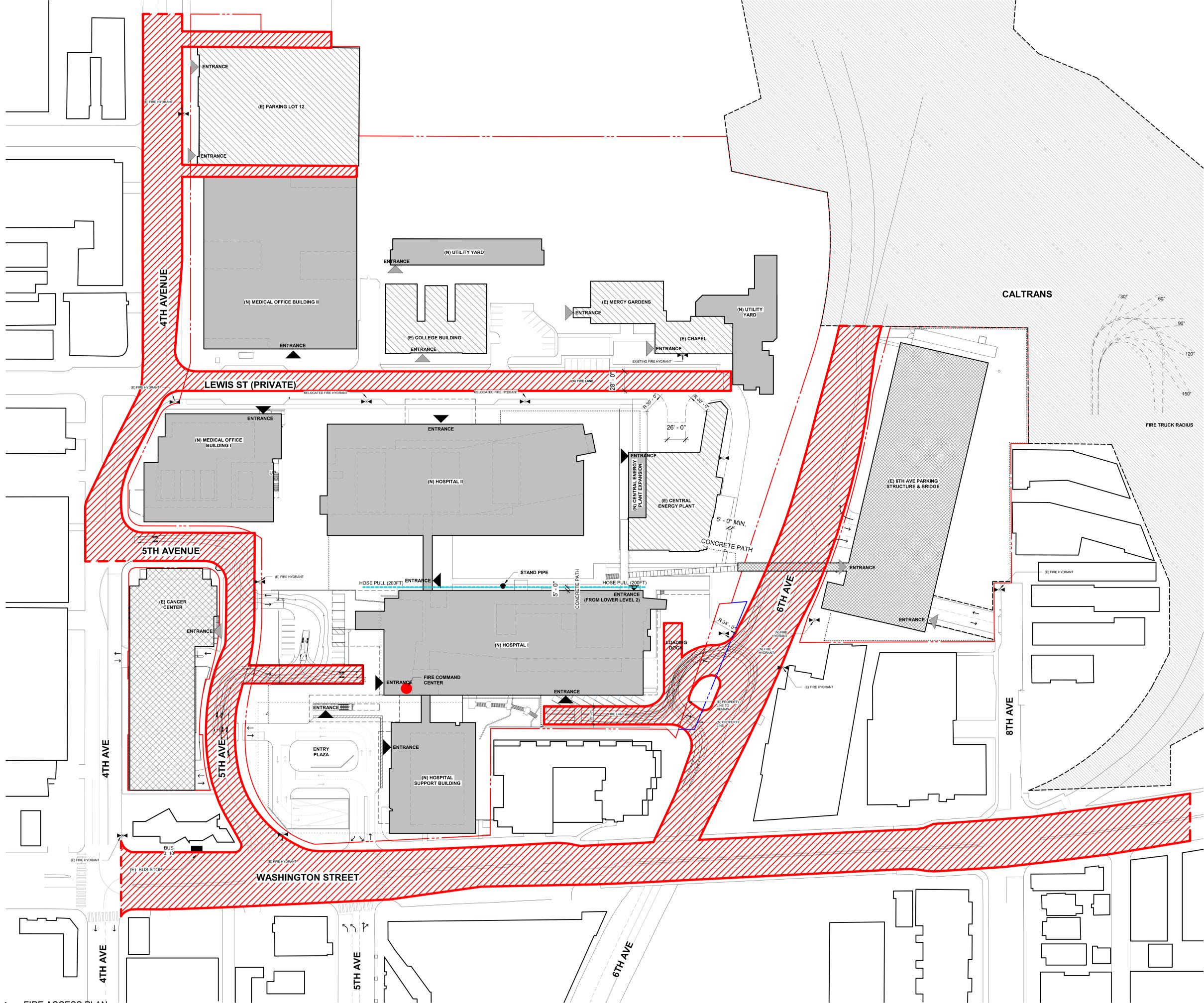
EGRESS NOTES
 (E) PUBLIC RIGHT OF WAY

- 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

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 SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

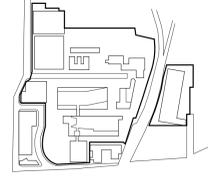


EGRESS PLAN
 SCALE: As Indicated
 DATE OF ISSUE: 2-11-2020

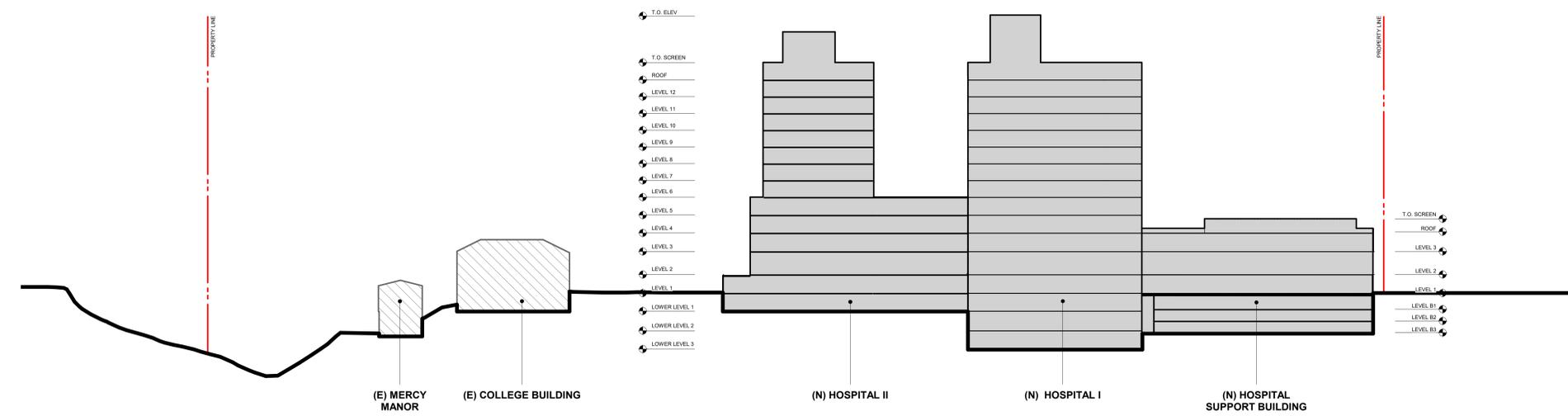


- FIRE ACCESS PLAN LEGEND**
- EXISTING BUILDING TO REMAIN
 - PROPOSED BUILDING
 - APPROVED SCR #645493
 - PRESENTLY UNDER CONSTRUCTION
 - EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
 - PROPOSED FIRE ACCESS
 - CAL TRANS
 - PROPOSED ENTRANCE LOCATION
 - EXISTING ENTRANCE LOCATION
 - FIRE HYDRANT
 - HOSE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

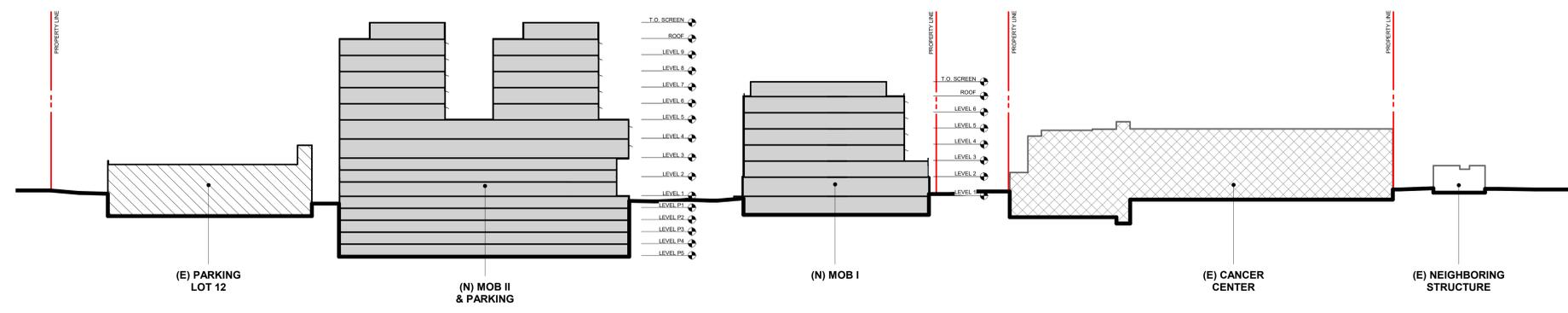
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 SCRIPPS# 35-16060B DESIGN TEAM # 18003.000



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



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



1 SITE SECTION 1 - LOOKING EAST
 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'

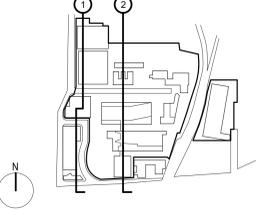


CONDITIONAL USE PERMIT MERCY CAMPUS

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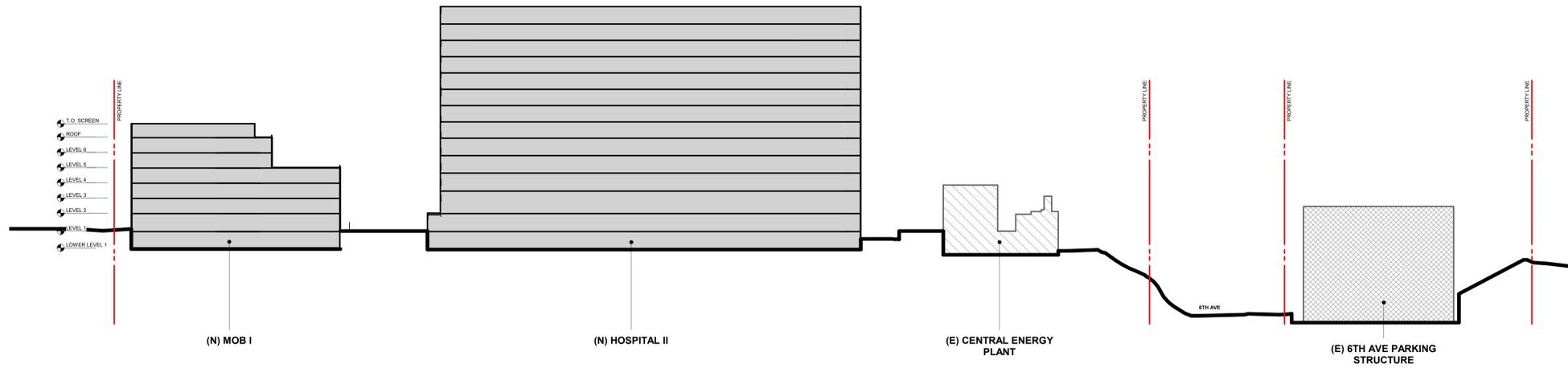
SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

KEY PLAN

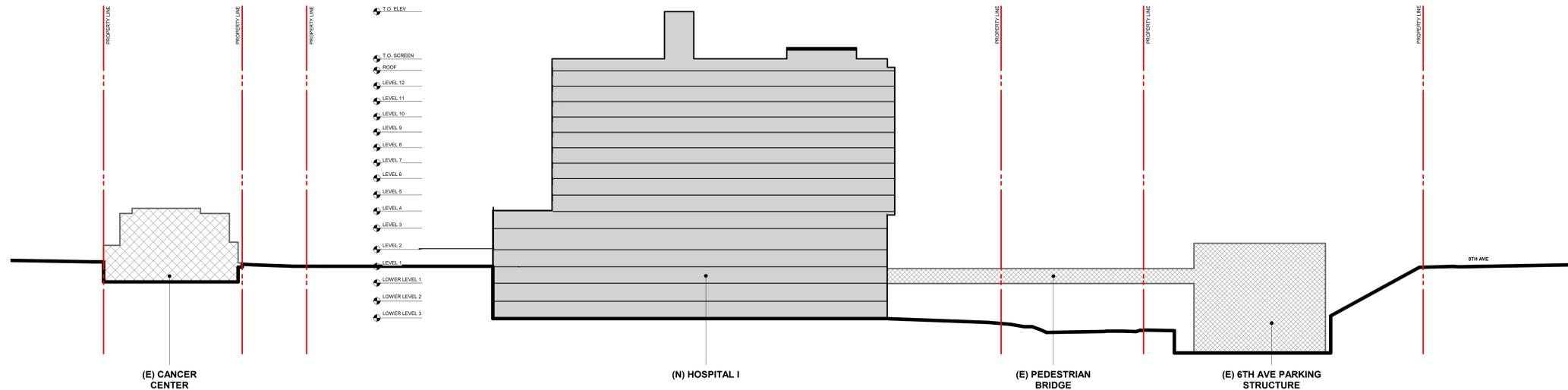


SITE SECTIONS

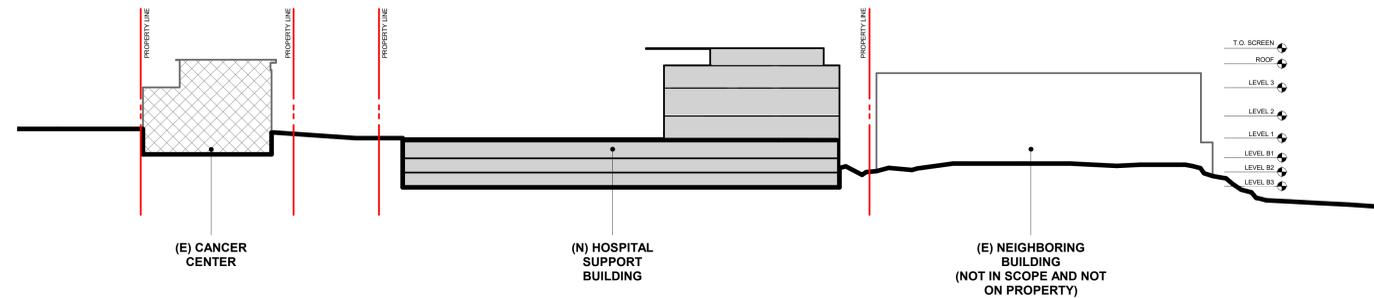
SCALE: 1" = 50'-0"
 DATE OF ISSUE: 2-11-2020



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



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



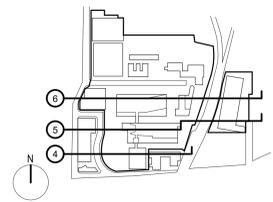
4 SITE SECTION 4 - LOOKING NORTH
 1" = 50'-0"

SITE SECTION LEGEND

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

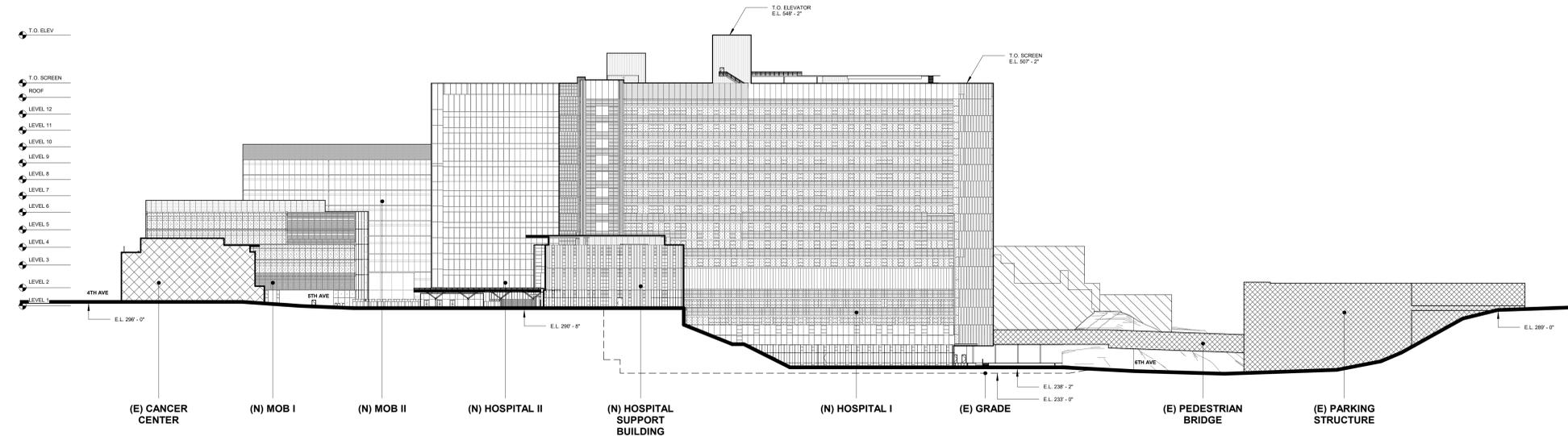
SETBACKS (CC-3-8)

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

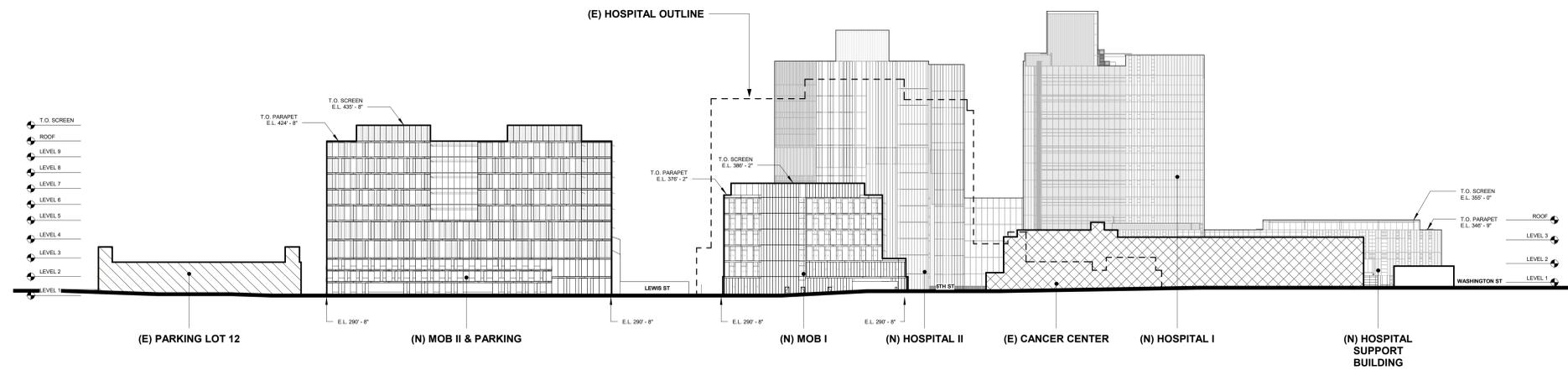


SITE SECTIONS

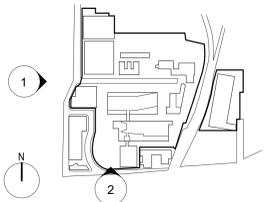
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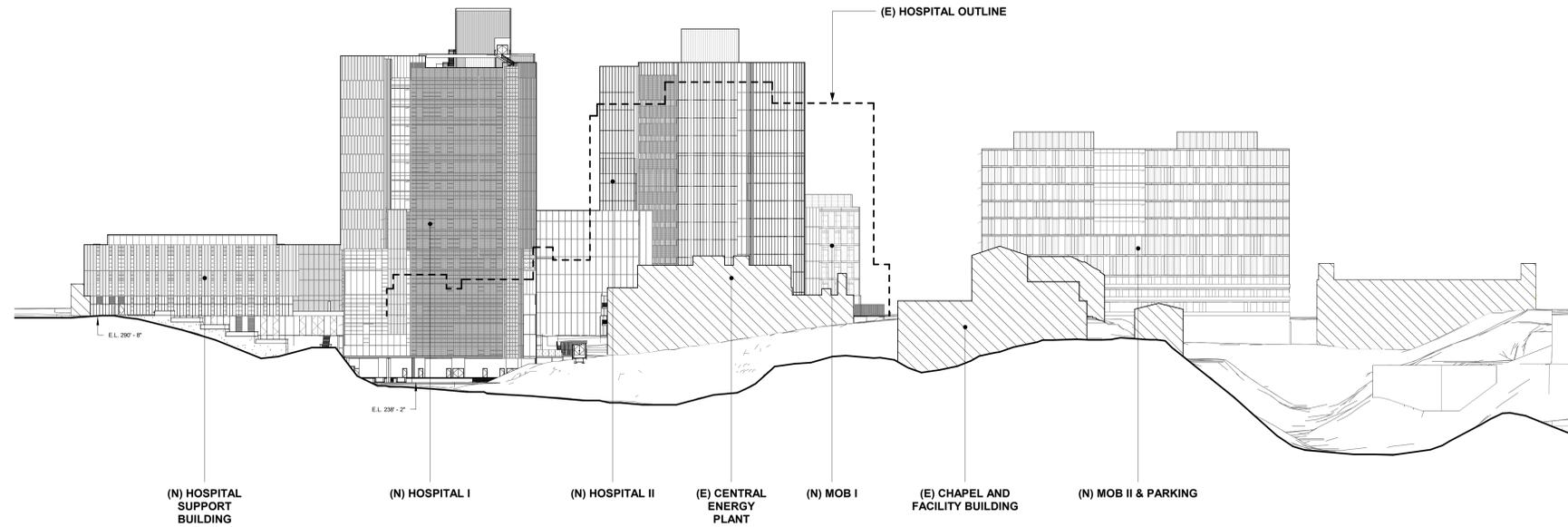


2 CUP ELEVATION - SOUTH
 1" = 50'-0"

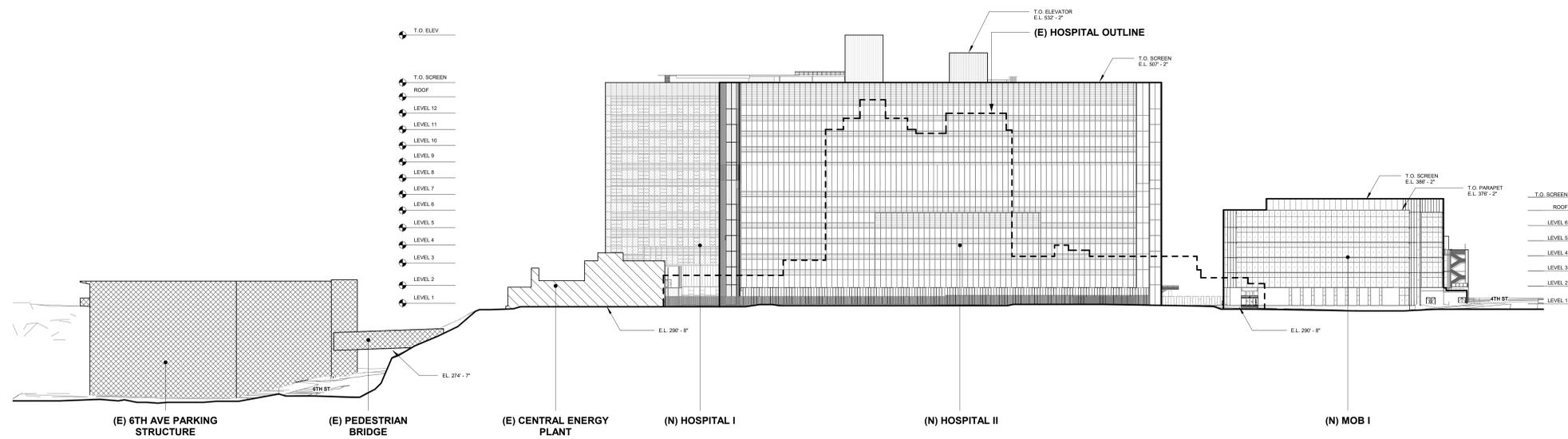


1 CUP ELEVATION - WEST
 1" = 50'-0"

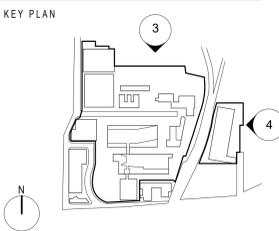




4 CUP ELEVATION - EAST
 1" = 50'-0"



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



SITE ELEVATIONS

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