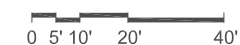
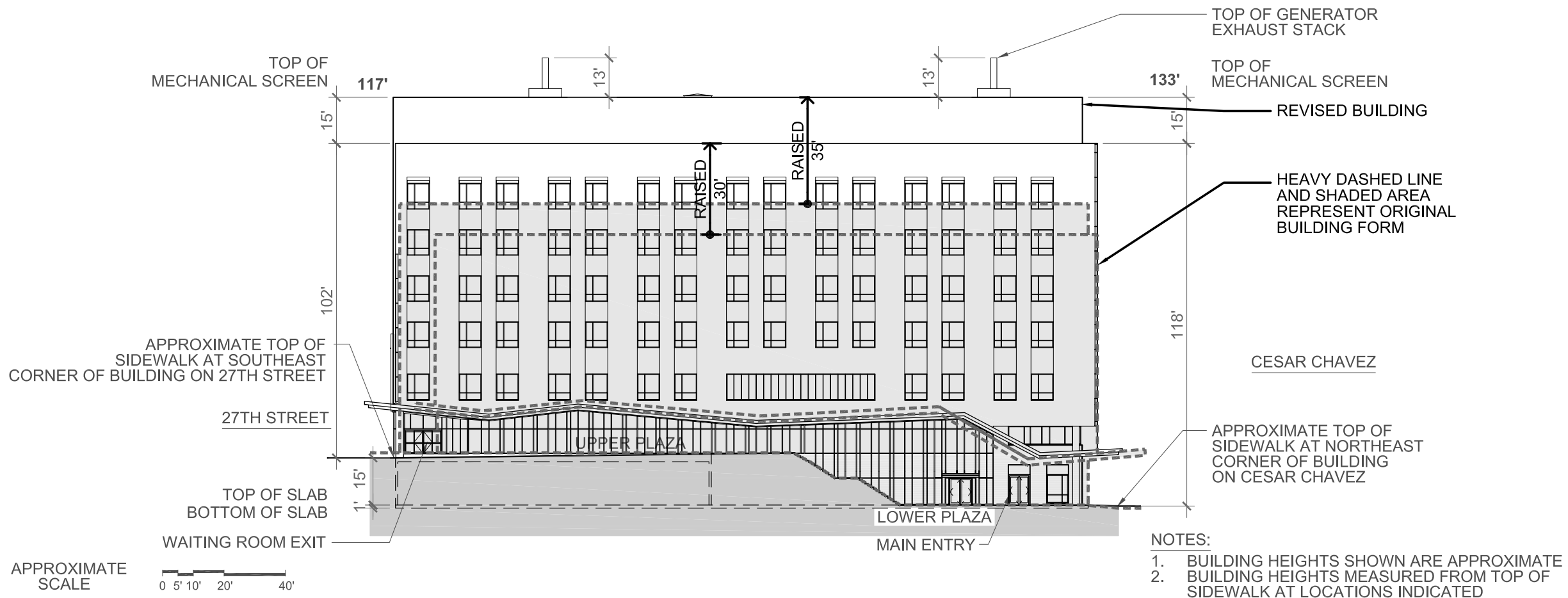


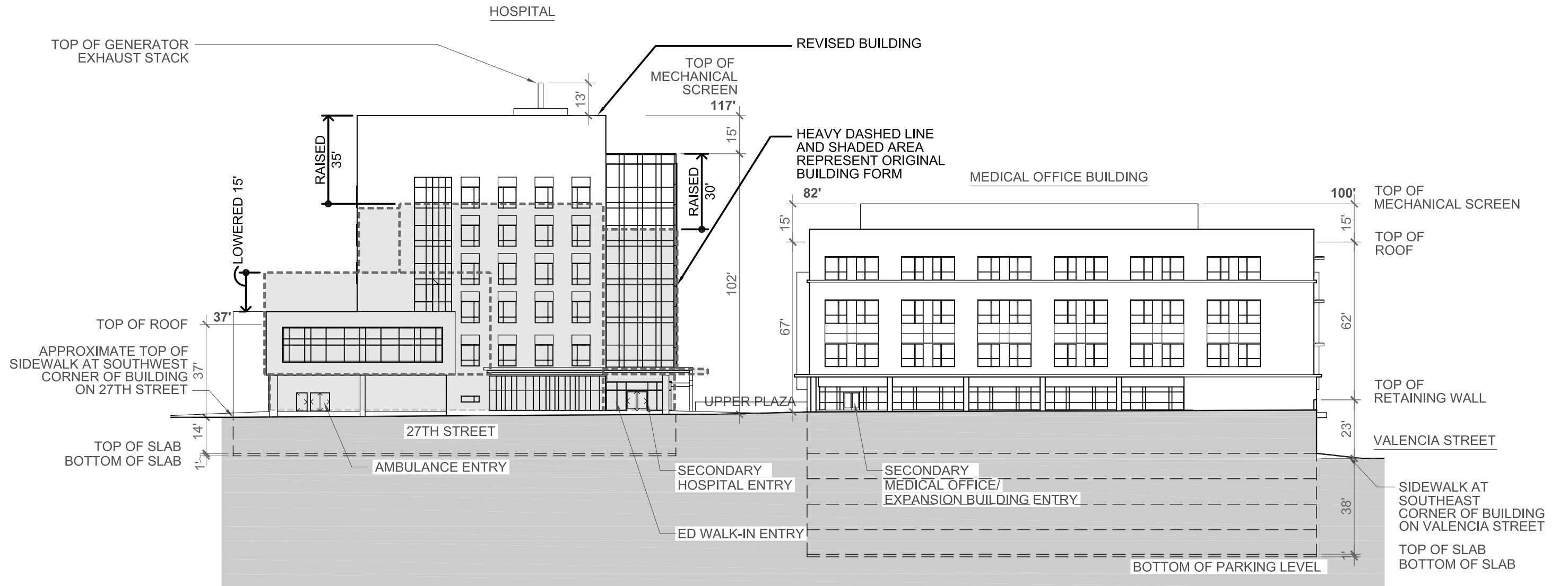
NOTES:

1. BUILDING HEIGHTS SHOWN ARE APPROXIMATE
2. BUILDING HEIGHTS MEASURED FROM TOP OF SIDEWALK AT LOCATIONS INDICATED

APPROXIMATE  
SCALE



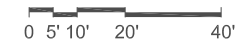


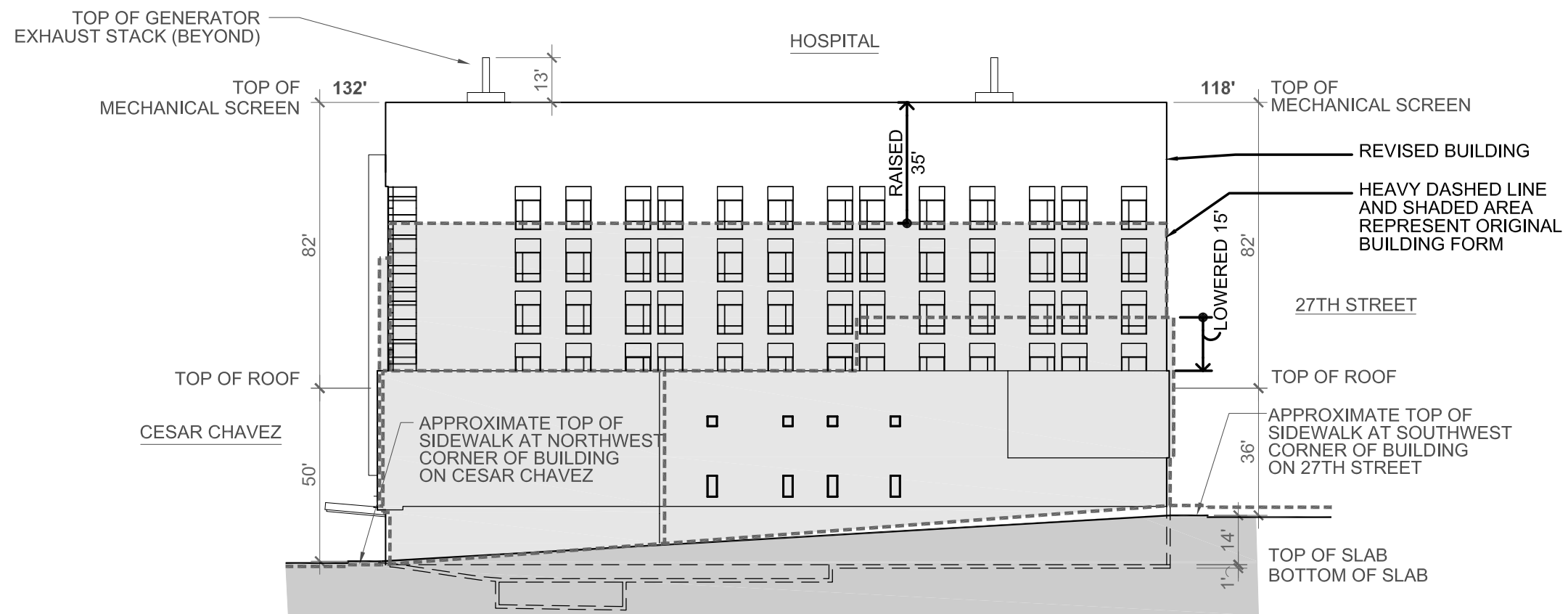


NOTES:

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APPROXIMATE  
SCALE







# California Pacific Medical Center

## St Luke's Hospital

### Conditional Use Permit Application Update 2

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#### PROJECT DESCRIPTION

Construction of the St. Luke's Replacement Hospital, a 214,061 sq. ft. seven-story hospital, providing approximately 120 acute care beds. The St. Luke's Replacement Hospital may include, but is not limited to, inpatient medical care, diagnostic and treatment space, surgical care, critical care, labor and delivery, post-partum care, an emergency apartment, cafeteria, loading area, and central utility plant space.

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

#### TREE PROTECTION PLAN

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

Pre-Construction Requirements:

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

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

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

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

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

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

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

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

Preservation Requirements during Construction

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

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

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

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

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

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



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SEALS AND SIGNATURES

ISSUE	REV	DATE
CU APPLICATION		05/27/2011
CU APPLICATION UPDATE		02/22/2012
CU APPLICATION UPDATE 2		05/06/2013

DRAWING TITLE

COVER SHEET &  
SHEET INDEX

SCALE

PROJECT NUMBER 38412.000

DRAWING NUMBER

G0.01





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KEY PLAN HOSPITAL

SCALE

PROJECT NUMBER 38412.000

DRAWING NUMBER

**G1.0**

### St. Luke's Replacement Hospital

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

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

### Street Improvements

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

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

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

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

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

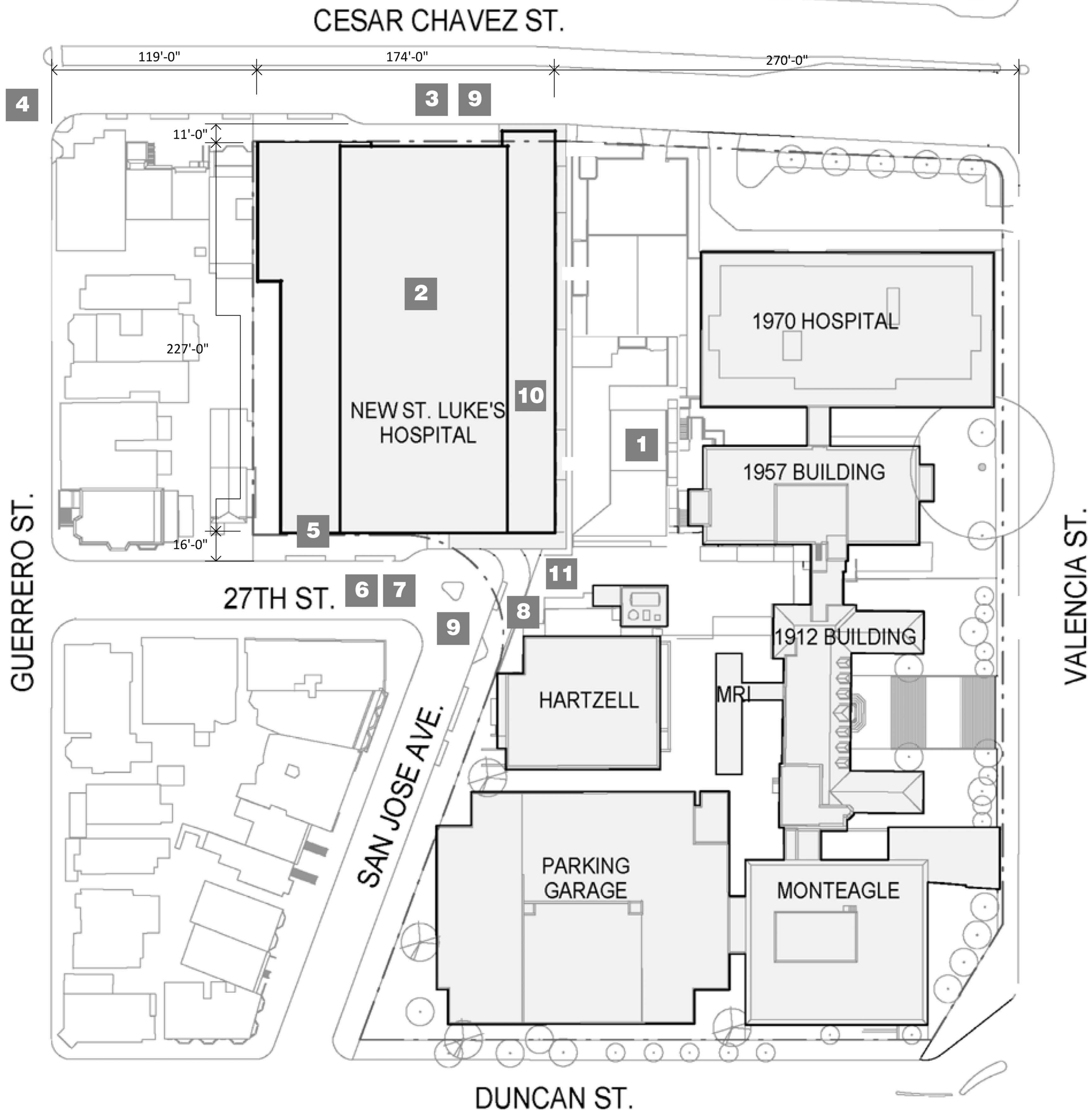
**8** San Jose Avenue sidewalk replacement (east side from 27th Street to the south facade of the Hartzell building) and including a curb ramp connector. Refer to sheets C3.0 & C4.1

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

### Additional Improvements

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

**11** Install underground (hospital emergency generator) fuel storage tanks adjacent to hospital



## CAMPUS SITE PLAN





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**KEY PLAN PLAZA**

SCALE

PROJECT NUMBER 38412.000

DRAWING NUMBER

**G2.0**

CESAR CHAVEZ ST.

292'-0"

62'-0"

216'-0"

4

3

1

4

NEW ST. LUKE'S  
HOSPITAL

1957 BUILDING

2

1912 BUILDING

HARTZELL

MR

PARKING  
GARAGE

MONTEAGLE

27TH ST.

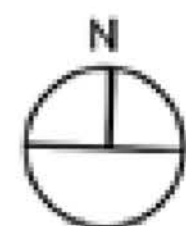
GUERRERO ST.

SAN JOSE AVE.

VALENCIA ST.

DUNCAN ST.

**CAMPUS SITE PLAN**







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KEY PLAN MOB

SCALE

PROJECT NUMBER 38412.000

DRAWING NUMBER

**G3.0**

CESAR CHAVEZ ST.

352'-0"

204'-0"

21'-0"

128'-0"

103'-0"

NEW ST. LUKE'S  
HOSPITAL

NEW MOB

1957 BUILDING

1912 BUILDING

HARTZELL

2 MRI

PARKING  
GARAGE

MONTEAGLE

27TH ST.

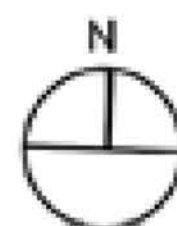
SAN JOSE AVE.

DUNCAN ST.

VALENCIA ST.

GUERRERO ST.

CAMPUS SITE PLAN



0 10' 30' 50' 100'

NEIGHBORHOOD SITE PLAN

CESAR CHAVEZ ST.

27TH ST.

DUNCAN ST.

GUERRERO ST.

SAN JOSE AVE.

VALENCIA ST.





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DRAWING TITLE

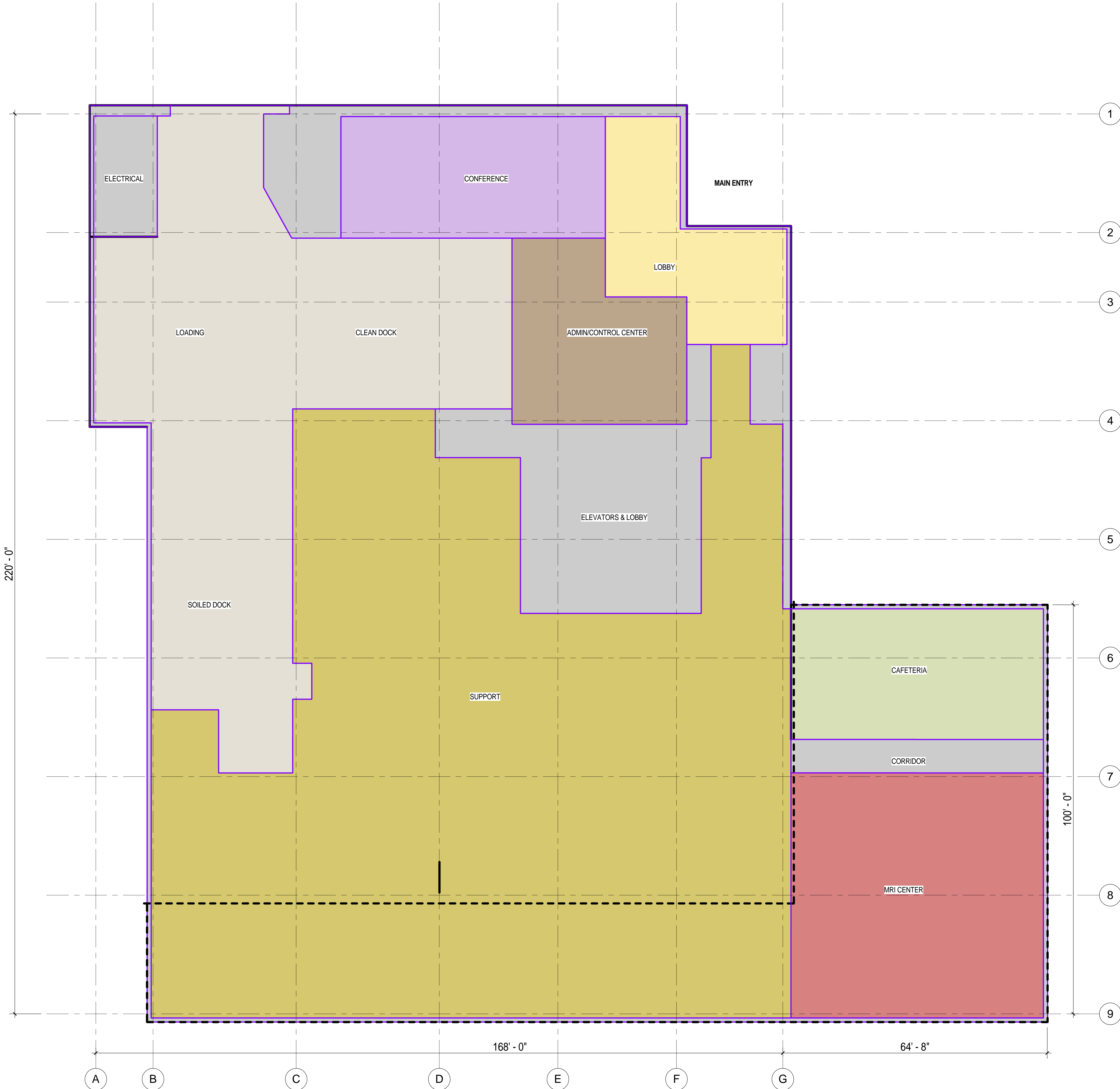
HOSPITAL LEVEL 1  
PLAN

SCALE 3/32" = 1'-0"

PROJECT NUMBER 38412.000

DRAWING NUMBER

A2.1





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HOSPITAL LEVEL 2  
PLAN

SCALE 3/32" = 1'-0"

PROJECT NUMBER 38412.000

DRAWING NUMBER

A2.2



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



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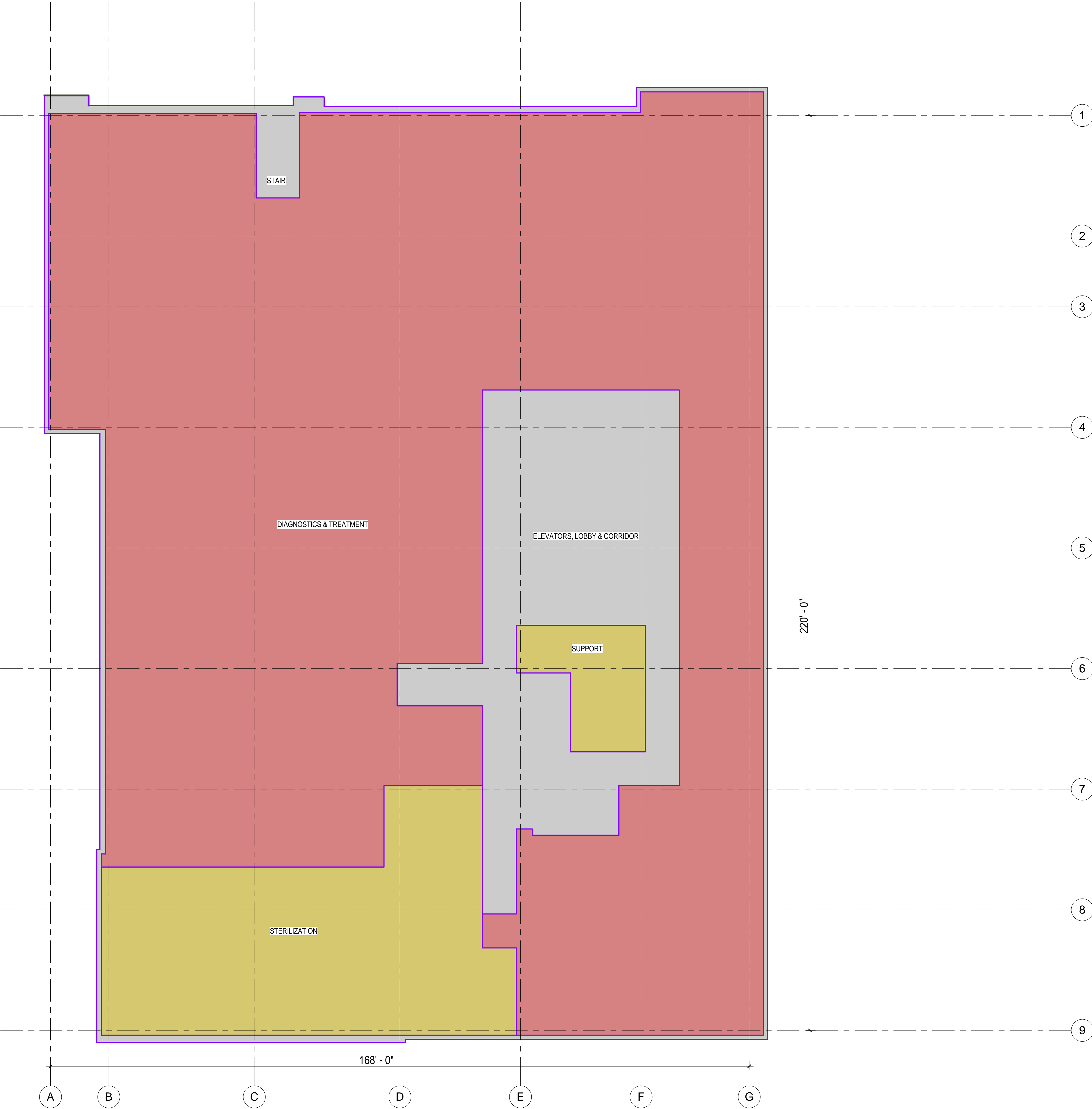
SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27
PUC CUP RESUBMITTAL 2		2013 05 06

DRAWING TITLE

HOSPITAL LEVEL 3  
PLAN

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



1 LEVEL 3 - AREA PLAN  
SCALE: 3/32" = 1'-0"



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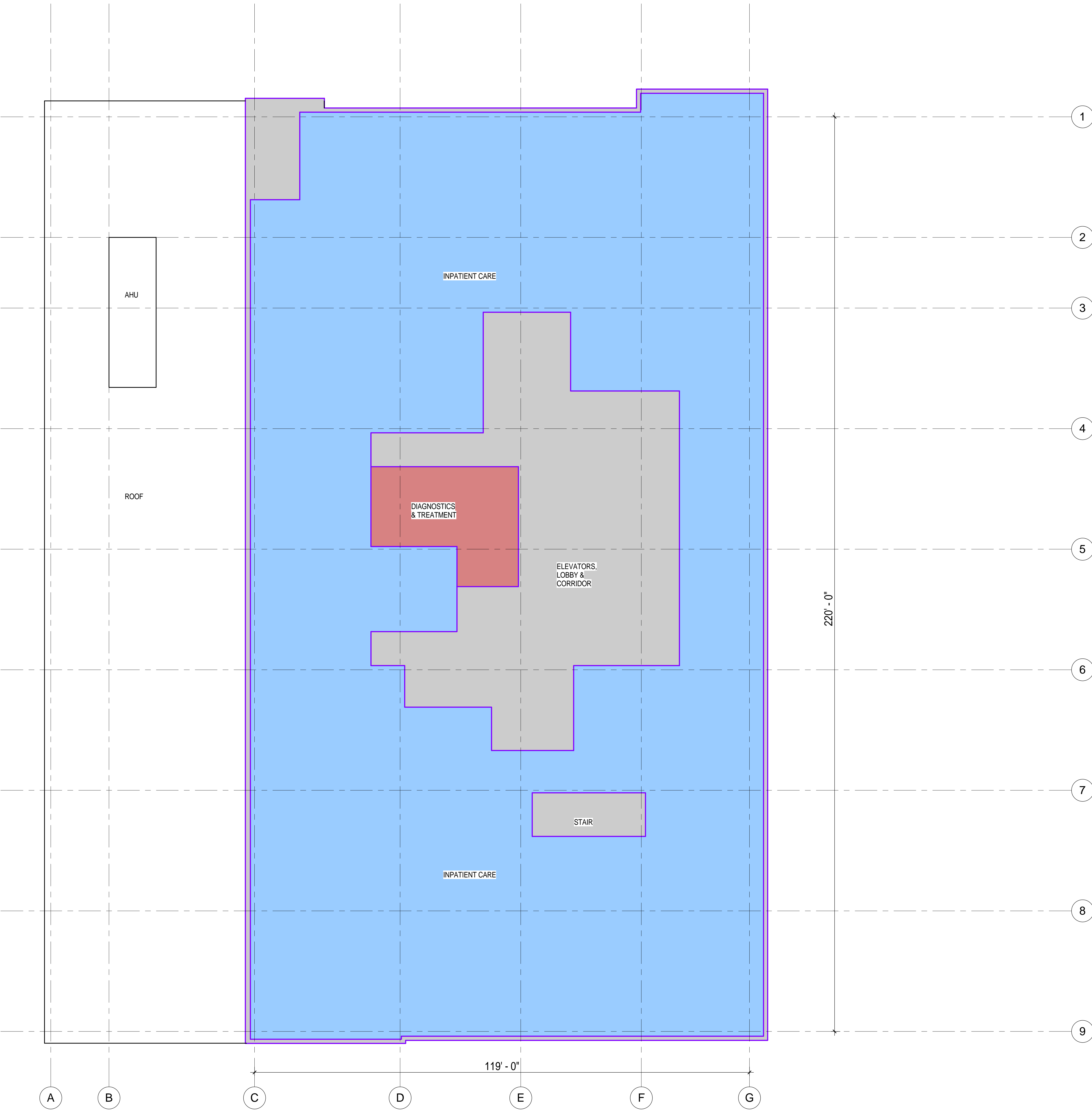
HOSPITAL LEVEL 4  
PLAN

SCALE 3/32" = 1'-0"

PROJECT NUMBER 38412.000

DRAWING NUMBER

A2.4



1 LEVEL 4 - AREA PLAN  
SCALE: 3/32" = 1'-0"





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San Francisco, CA 94120

ST LUKE'S HOSPITAL  
OSHPD # IS-082199

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F 415.908.0862  
www.smithgroupjir.com

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5 Third Street, Suite 430  
San Francisco, CA 94708  
415.796.6720

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Degenkolb Engineers

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San Francisco, CA 94101  
415.932.6952

MECHANICAL ENGINEER

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Union City, CA 94587  
510.477.3300

ELECTRICAL ENGINEER

Silverman & Light

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Emeryville, CA 94608  
510.655.1200

CIVIL ENGINEER

BkF

1646 North California Boulevard, Suite 400  
Walnut Creek, CA 945906  
925-940-2200

LANDSCAPE ARCHITECT

SWA

2200 Bridgeway Boulevard  
Sausalito, CA 94966  
415.332.5100

SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27
PUC CUP RESUBMITTAL 2		2013 05 06

DRAWING TITLE

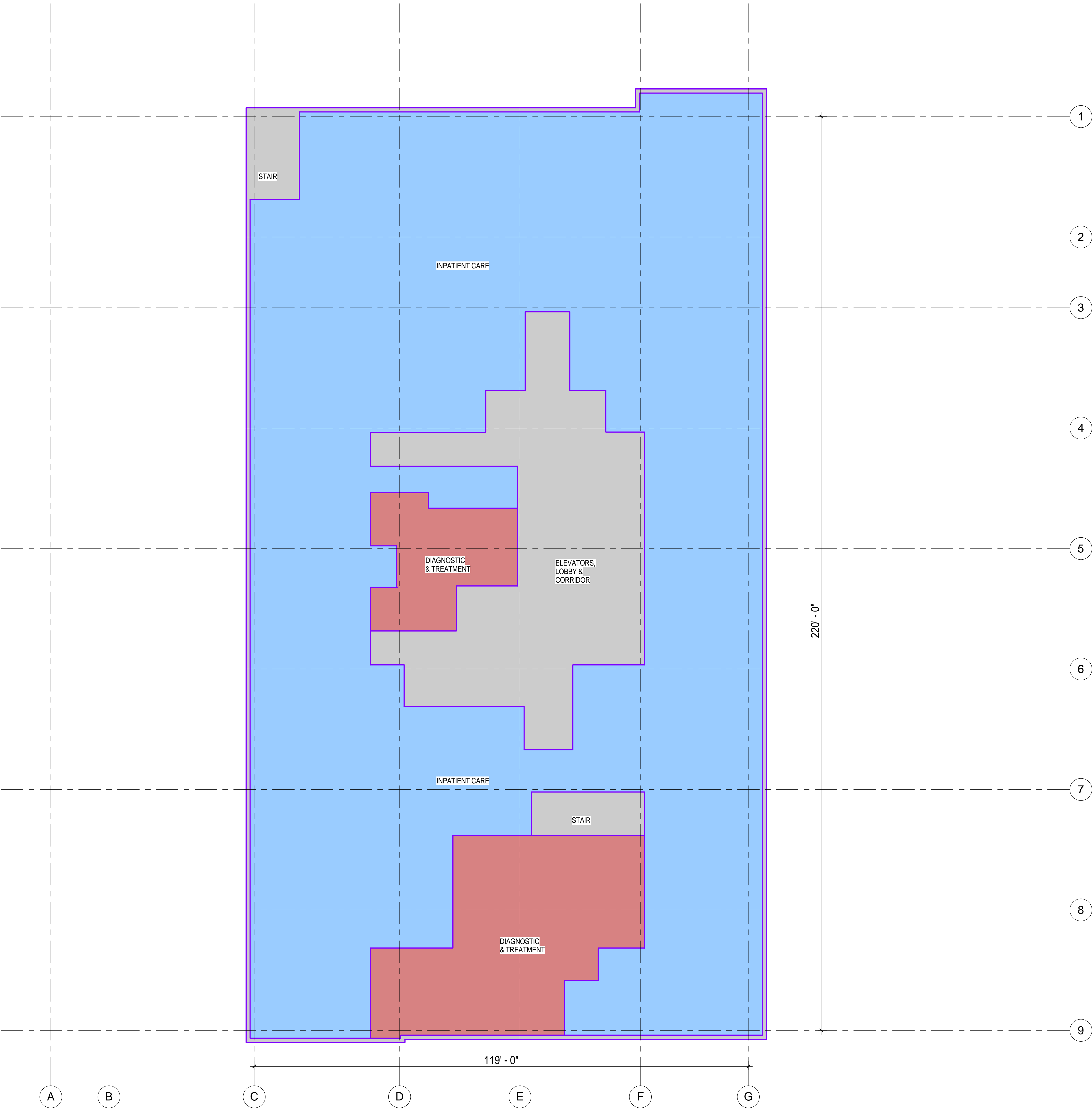
HOSPITAL LEVEL 5  
PLAN

SCALE 3/32" = 1'-0"

PROJECT NUMBER 38412.000

DRAWING NUMBER

A2.5



1 LEVEL 5 - AREA PLAN  
SCALE: 3/32" = 1'-0"



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415.332.5100

SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27
PUC CUP RESUBMITTAL 2		2013 05 06

DRAWING TITLE

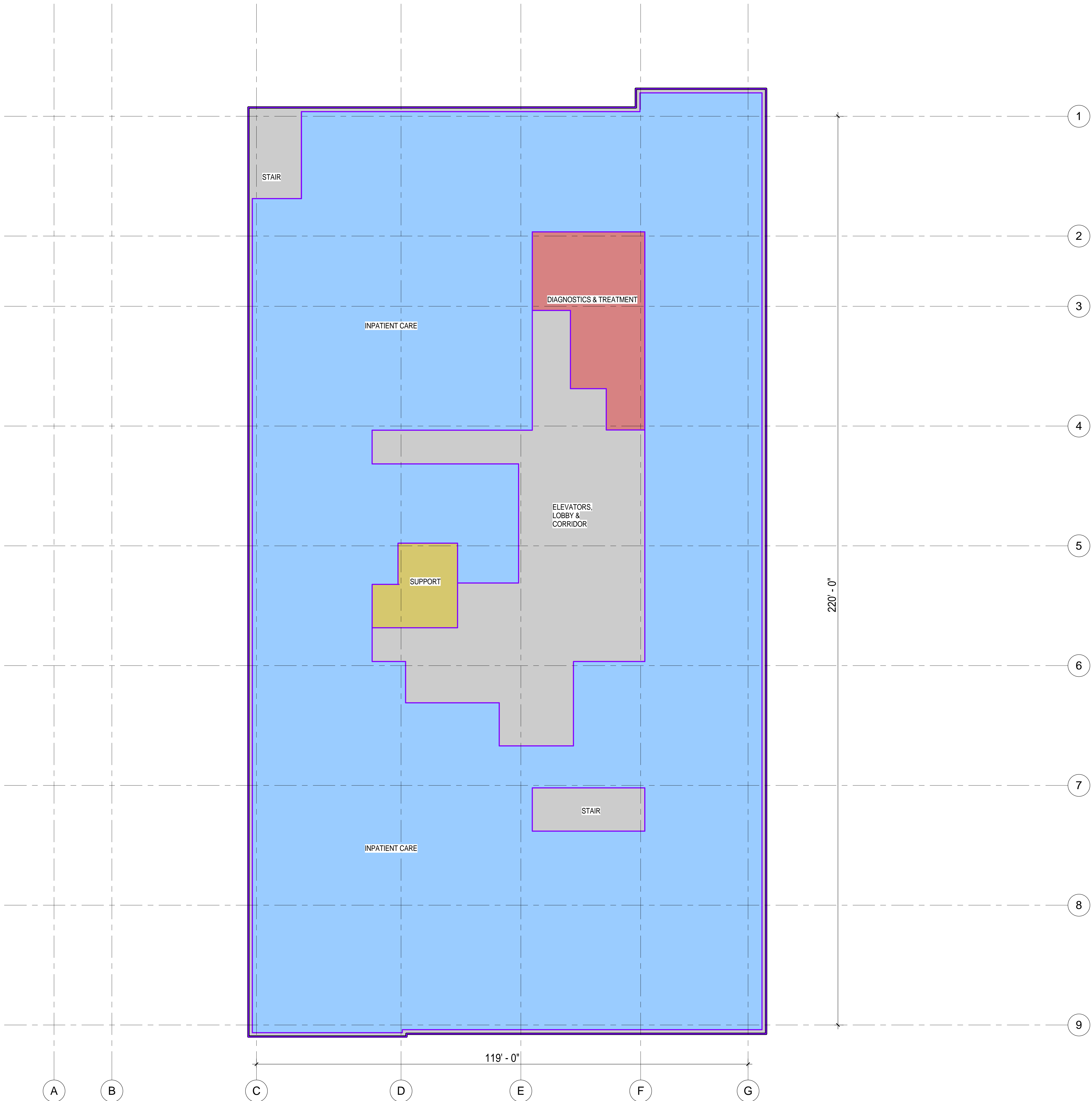
HOSPITAL LEVEL 6  
PLAN

SCALE 3/32" = 1'-0"

PROJECT NUMBER 38412.000

DRAWING NUMBER

A2.6



1 LEVEL 6 - AREA PLAN  
SCALE: 3/32" = 1'-0"



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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27
PUC CUP RESUBMITTAL 2		2013 05 06

DRAWING TITLE

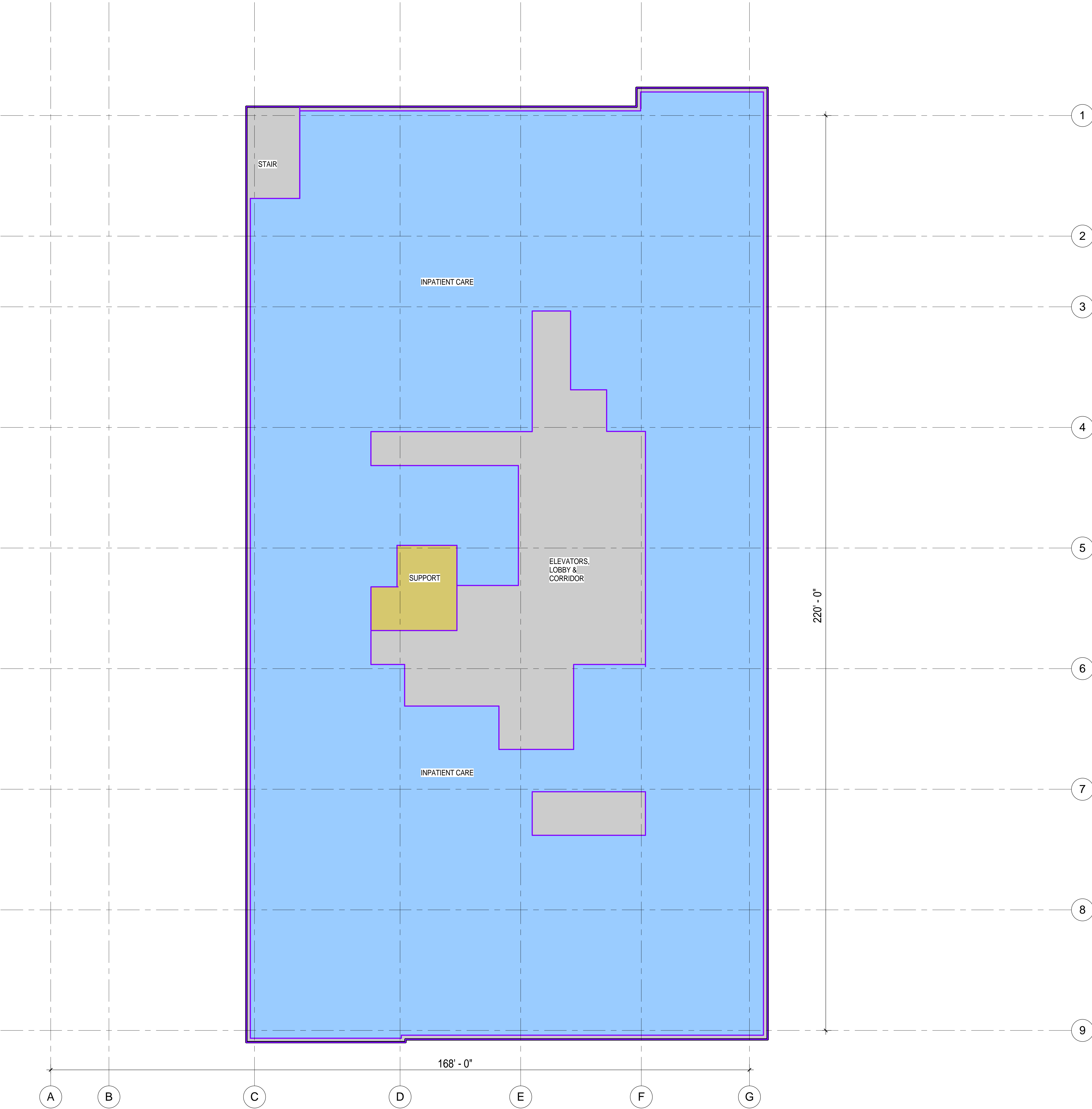
HOSPITAL LEVEL 7  
PLAN

SCALE 3/32" = 1'-0"

PROJECT NUMBER 38412.000

DRAWING NUMBER

A2.7



1 LEVEL 7 - AREA PLAN  
SCALE: 3/32" = 1'-0"



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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27
PUC CUP RESUBMITTAL 2		2013 05 06

DRAWING TITLE

HOSPITALPENTHOUSE  
LEVEL PLAN

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

A2.8



1 TOP OF ROOF - AREA PLAN  
SCALE: 3/32" = 1'-0"





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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27
PUC CUP RESUBMITTAL 2		2013 05 06

DRAWING TITLE

## HOSPITAL ELEVATIONS

SCALE 3/32" = 1'-0"

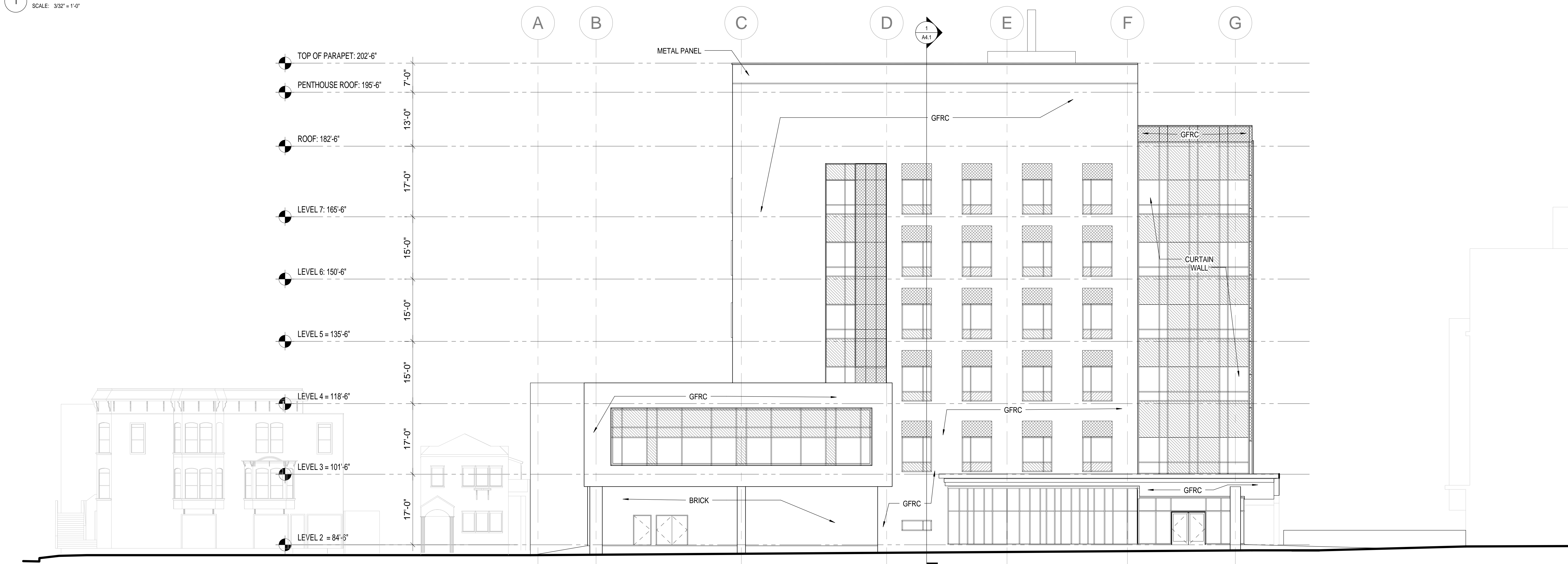
PROJECT NUMBER 38412.000

DRAWING NUMBER

# A3.1



1 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"





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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27
PUC CUP RESUBMITTAL 2		2013 05 06

DRAWING TITLE

## HOSPITAL ELEVATIONS

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

# A3.2



1 EAST ELEVATION  
SCALE: 3/32" = 1'-0"

2 WEST ELEVATION  
SCALE: 3/32" = 1'-0"



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SEALS AND SIGNATURES

ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27
PUC CUP RESUBMITTAL 2		2013 05 06

DRAWING TITLE

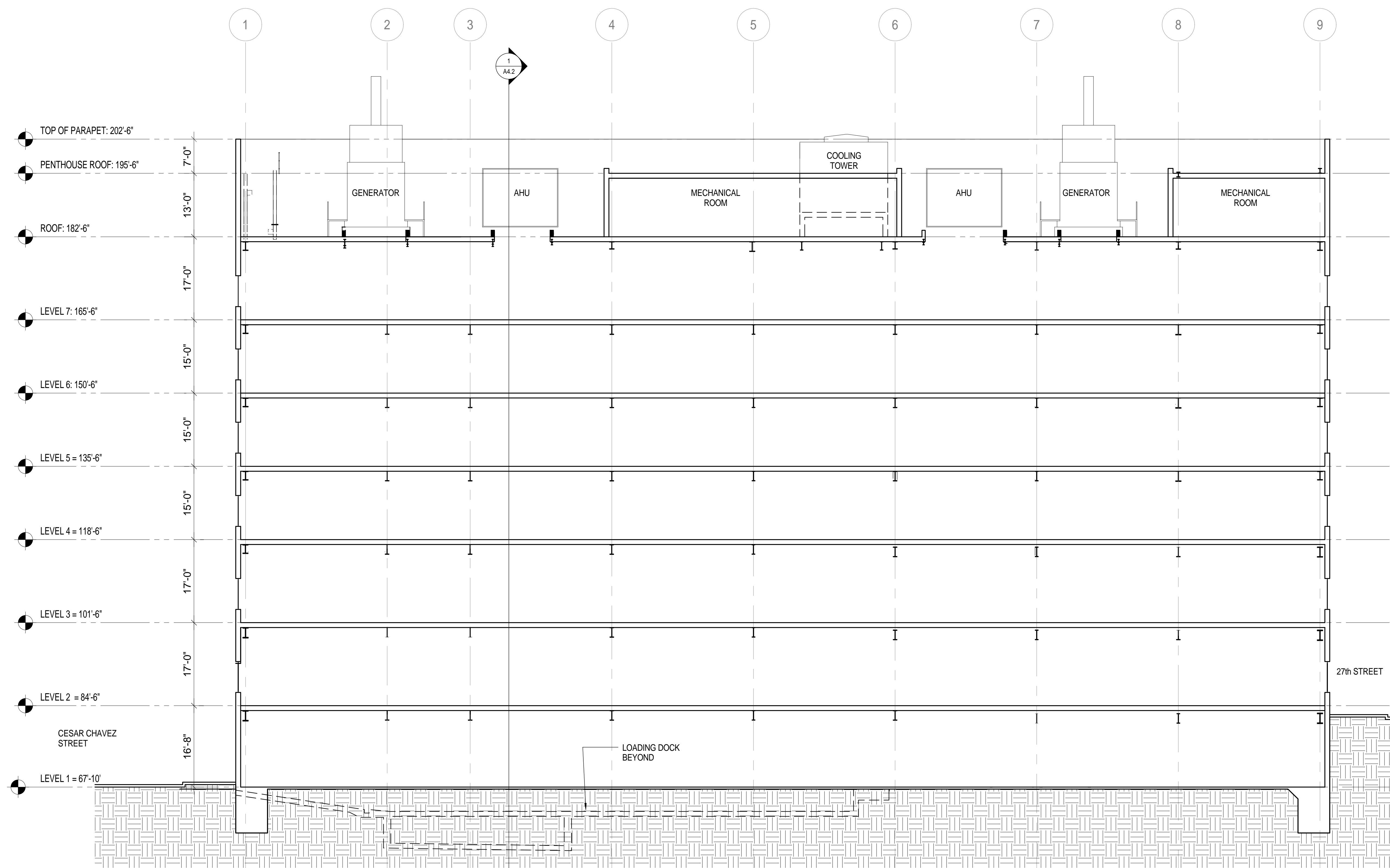
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SCALE 3/32" = 1'-0"

PROJECT NUMBER 38412.000

DRAWING NUMBER

**A4.1**



**1 LONGITUDINAL SECTION**  
SCALE: 3/32" = 1'-0"



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SEALS AND SIGNATURES

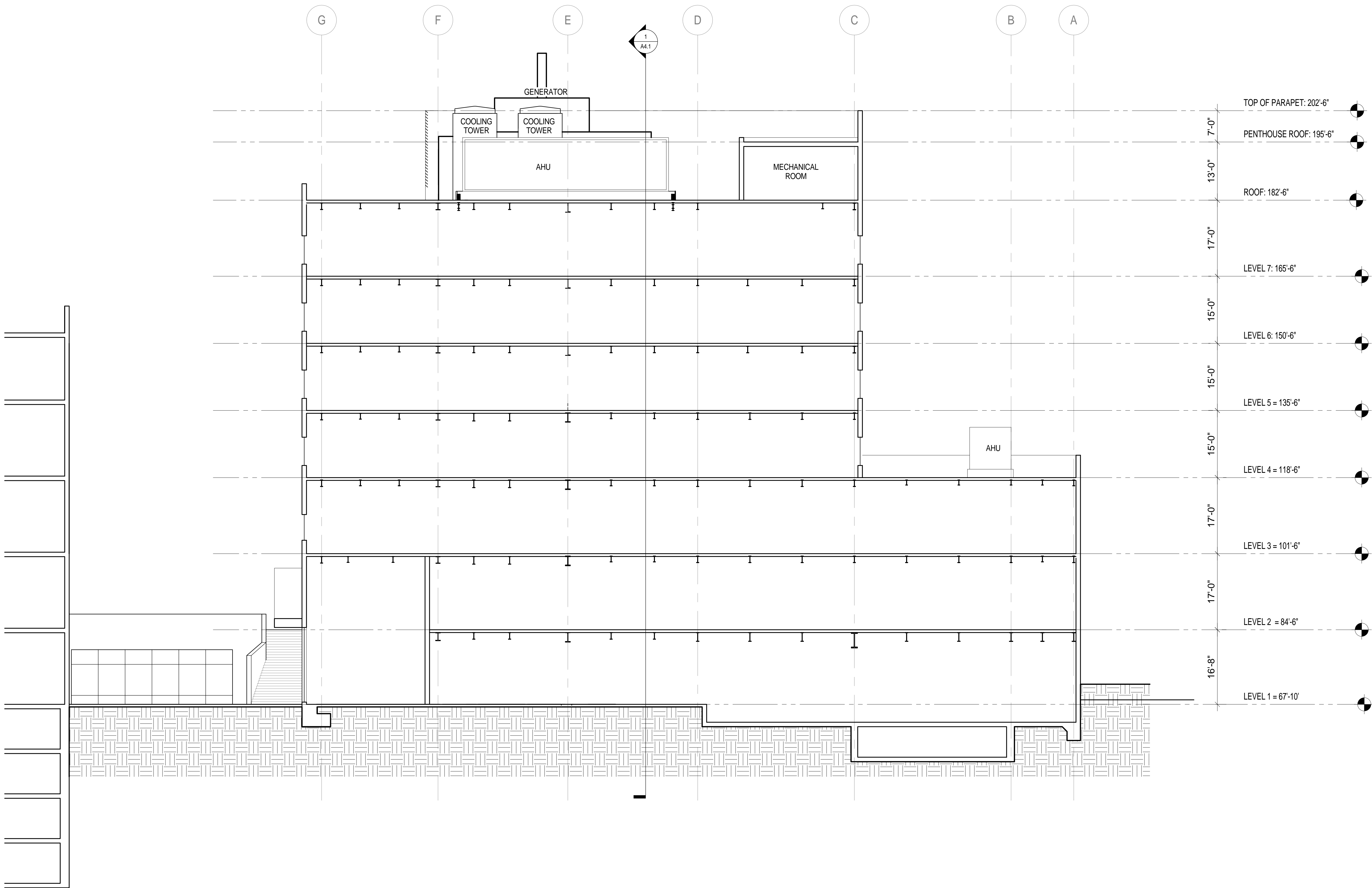
ISSUE	REV	DATE
PUC CUP RESUBMITTAL		2011 05 27
PUC CUP RESUBMITTAL 2		2013 05 06

DRAWING TITLE

HOSPITAL SECTION

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

A4.2



1 TRANSVERSE SECTION  
SCALE: 3/32" = 1'-0"





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SEALS AND SIGNATURES

ISSUE REV DATE

PUC CUP RESUBMITTAL 2 2013 05 06

DRAWING TITLE

**SITE PLAN - EXISTING  
CONDITIONS**

SCALE

PROJECT NUMBER 38412.000

DRAWING NUMBER

**C1.0**

5/3/2013 10:56:35 AM



ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
SIDEWALK LEGISLATION PLAN

SAN FRANCISCO COUNTY

SAN FRANCISCO

Revisions		No.	Date
		2-23-12	
Scale:	1"=50'		
Design:	BS		
Drawn:	BS		
Approved:	BS		
Drawing Number:	Job No. 2008076		

C1.1

FOR REVIEW 2-23-12

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

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

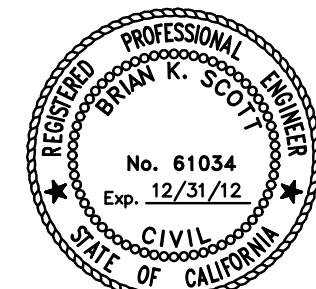
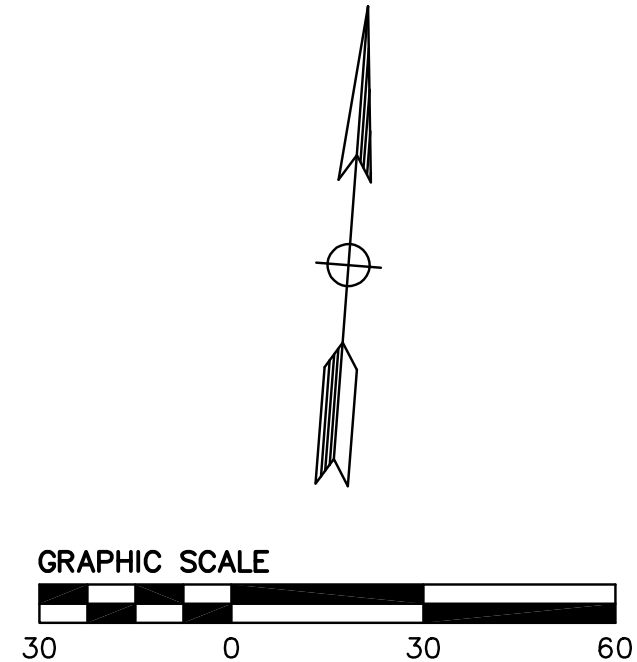
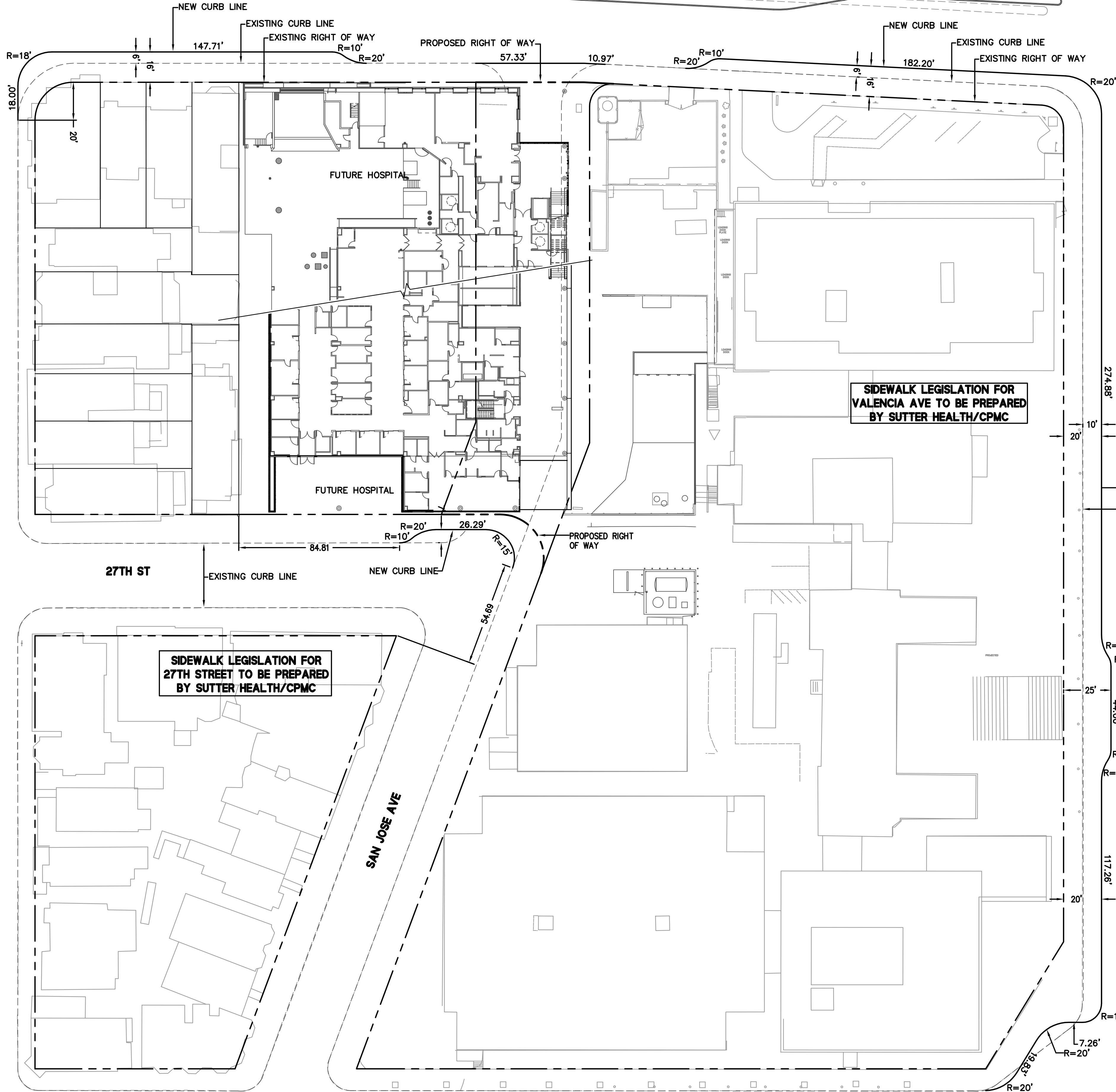
SIDEWALK LEGISLATION FOR  
VALENCIA AVE TO BE PREPARED  
BY SUTTER HEALTH/CPMC

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

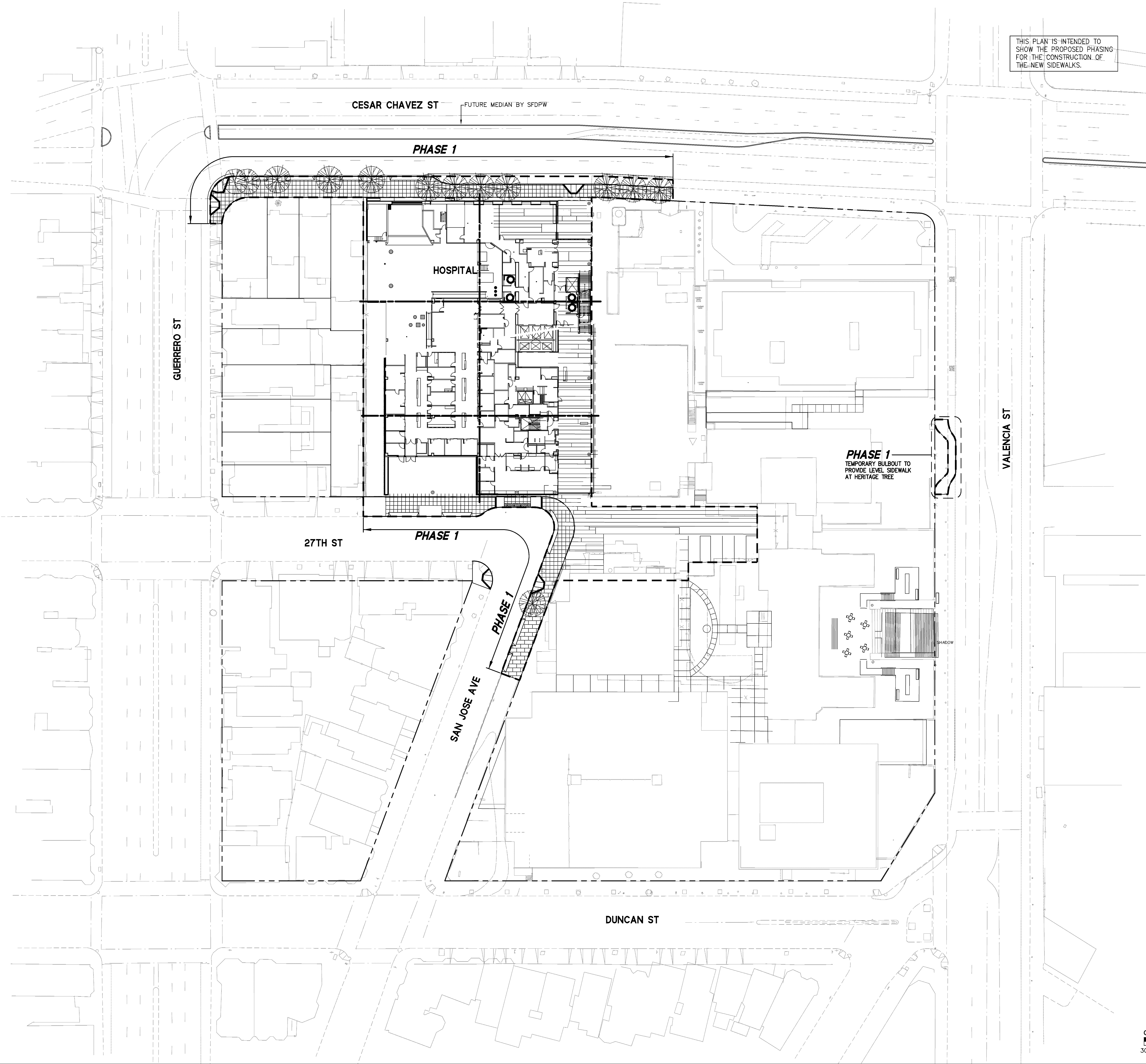
GUERRERO ST

CESAR CHAVEZ ST

FUTURE MEDIAN BY SFDPW



DATE: 2-17-12  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1"=30'



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



Revisions			
Date	No.	Description	By
2-17-12	1	Initial Design	BS
	2	Revised Design	BS
	3	Final Design	BS
	4	Construction	BS

Drawing Number: **C1.2**

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

SAN FRANCISCO

SAN FRANCISCO COUNTY

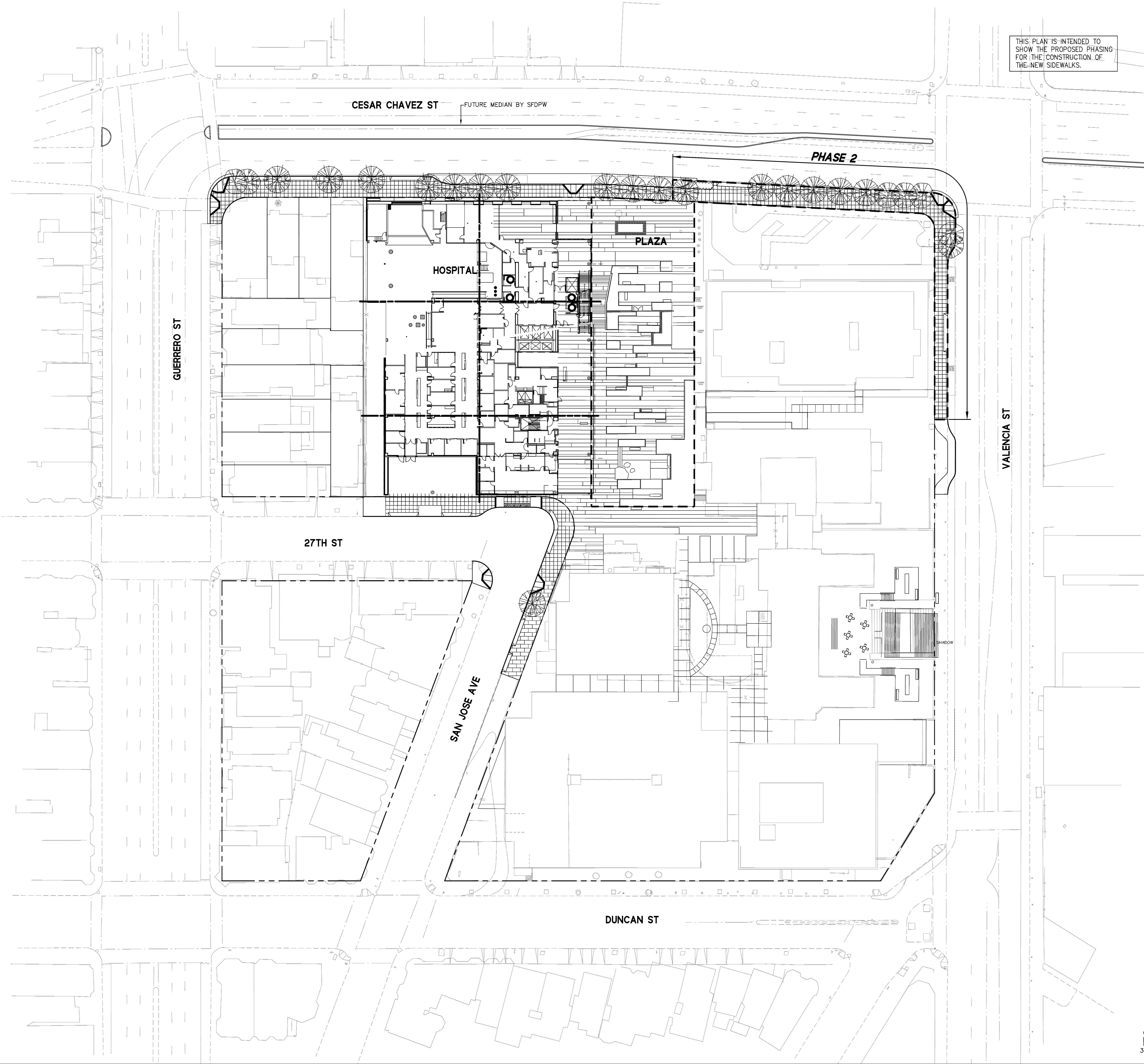
CALIFORNIA



255 SHORELINE DR  
SUITE 200  
REDWOOD CITY, CA 94065  
650-482-6300 (FAX)  
650-482-6399 (FAX)



DATE: 12/31/12  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: 1"=30'



Date:	2-17-12
Scale:	1"=30'
Design:	BS
Drawn:	BS
Approved:	BS
Job No:	2008076

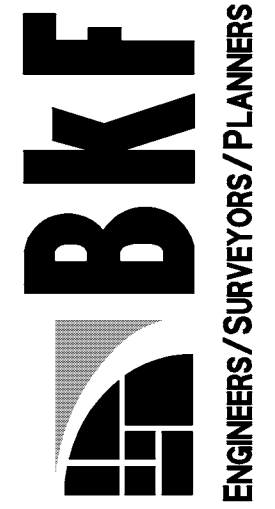
C1.3

ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
SIDEWALK CONSTRUCTION PHASING PLAN - PHASE 2

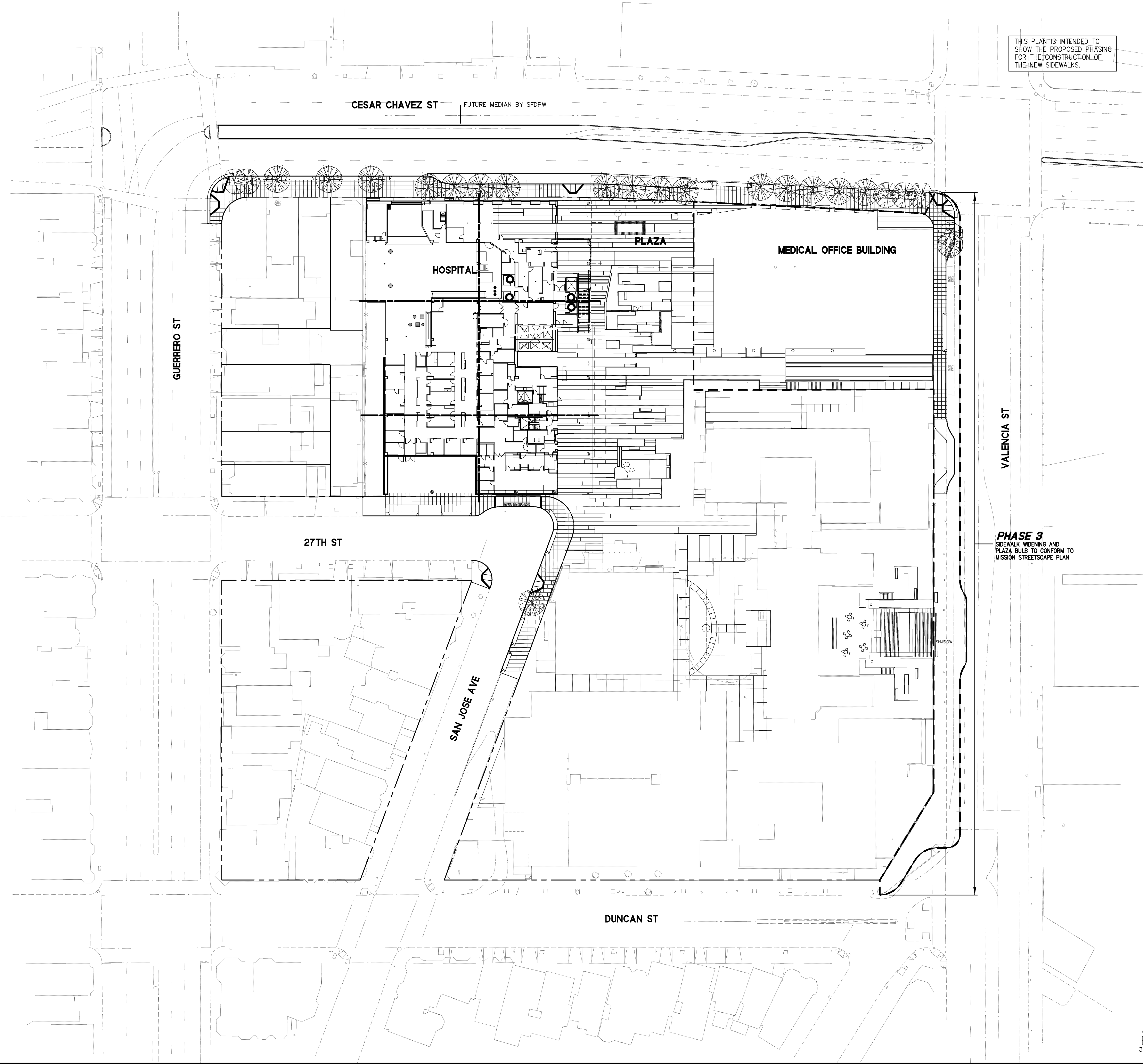
SAN FRANCISCO

SAN FRANCISCO COUNTY

CALIFORNIA



DATE: 12/31/12  
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SCALE: 1"=30'



Revisions			
Date	No.	Description	By
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C1.4

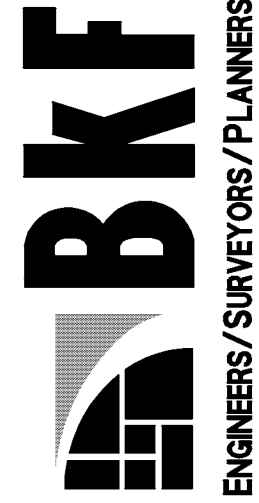
FOR REVIEW 2-17-12

ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
SIDEWALK CONSTRUCTION PHASING PLAN - PHASE 3

CALIFORNIA

SAN FRANCISCO COUNTY

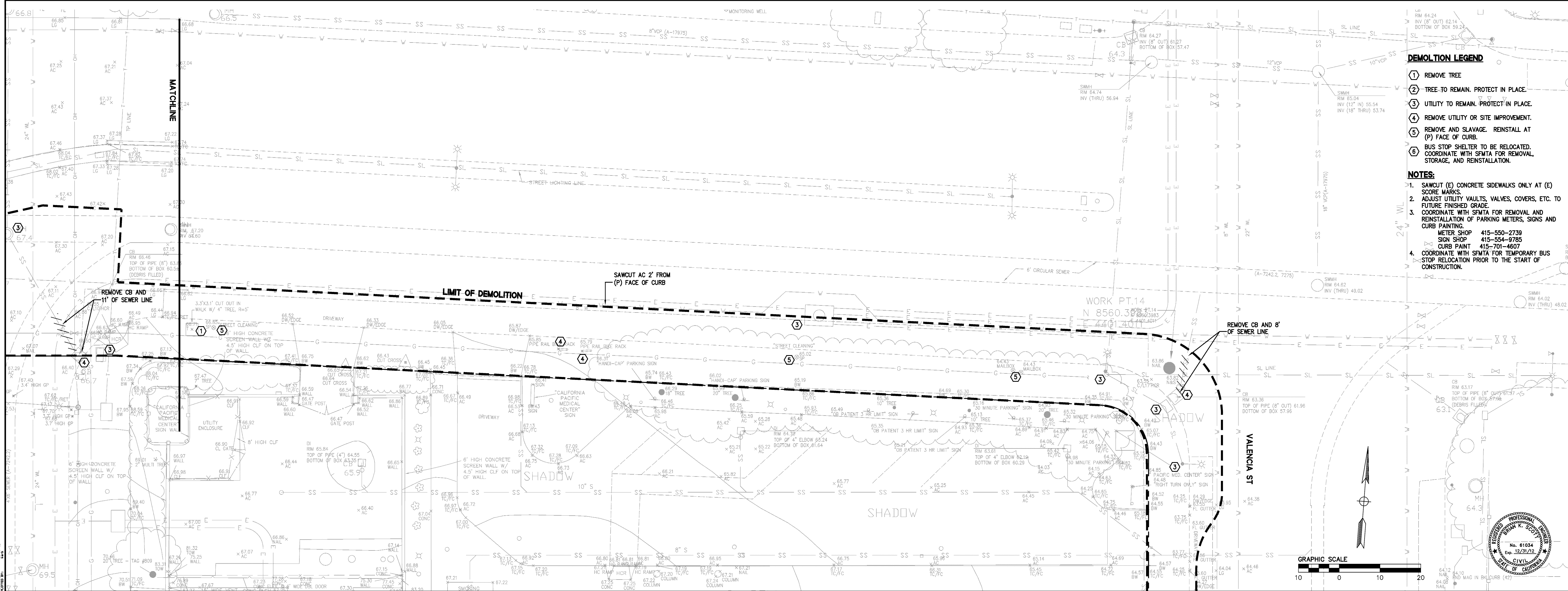
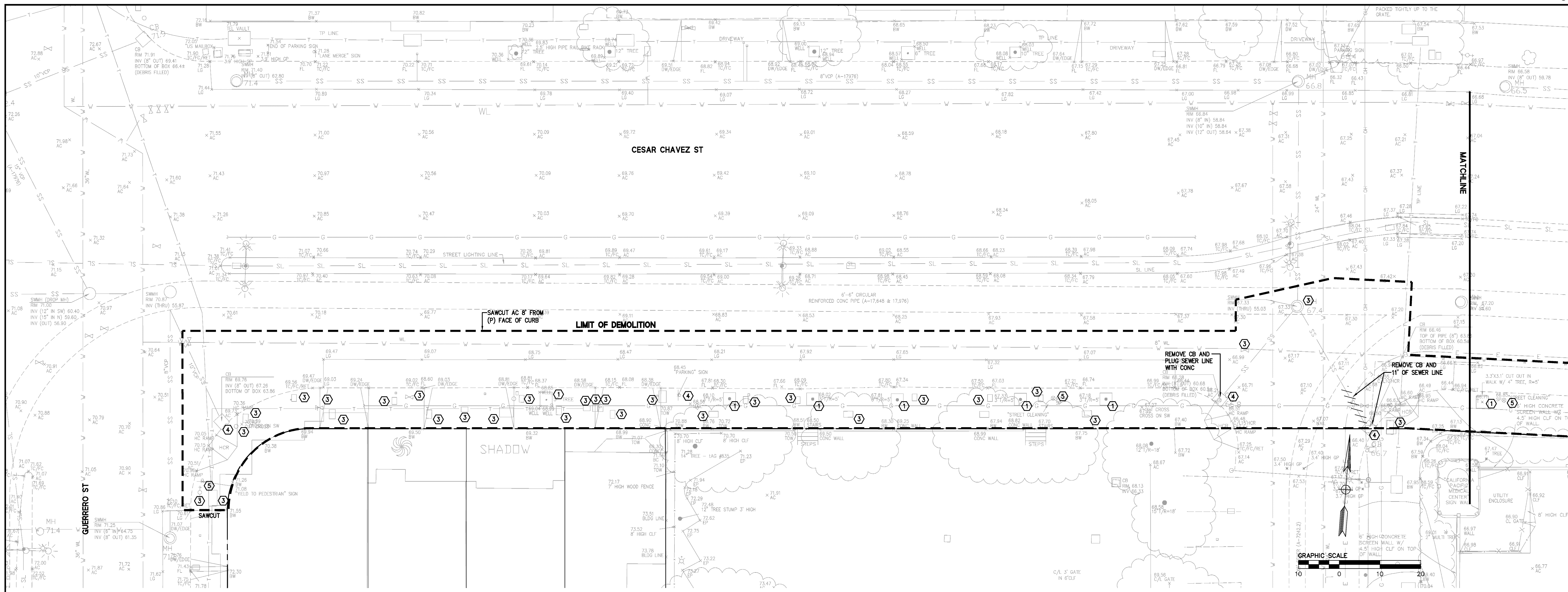
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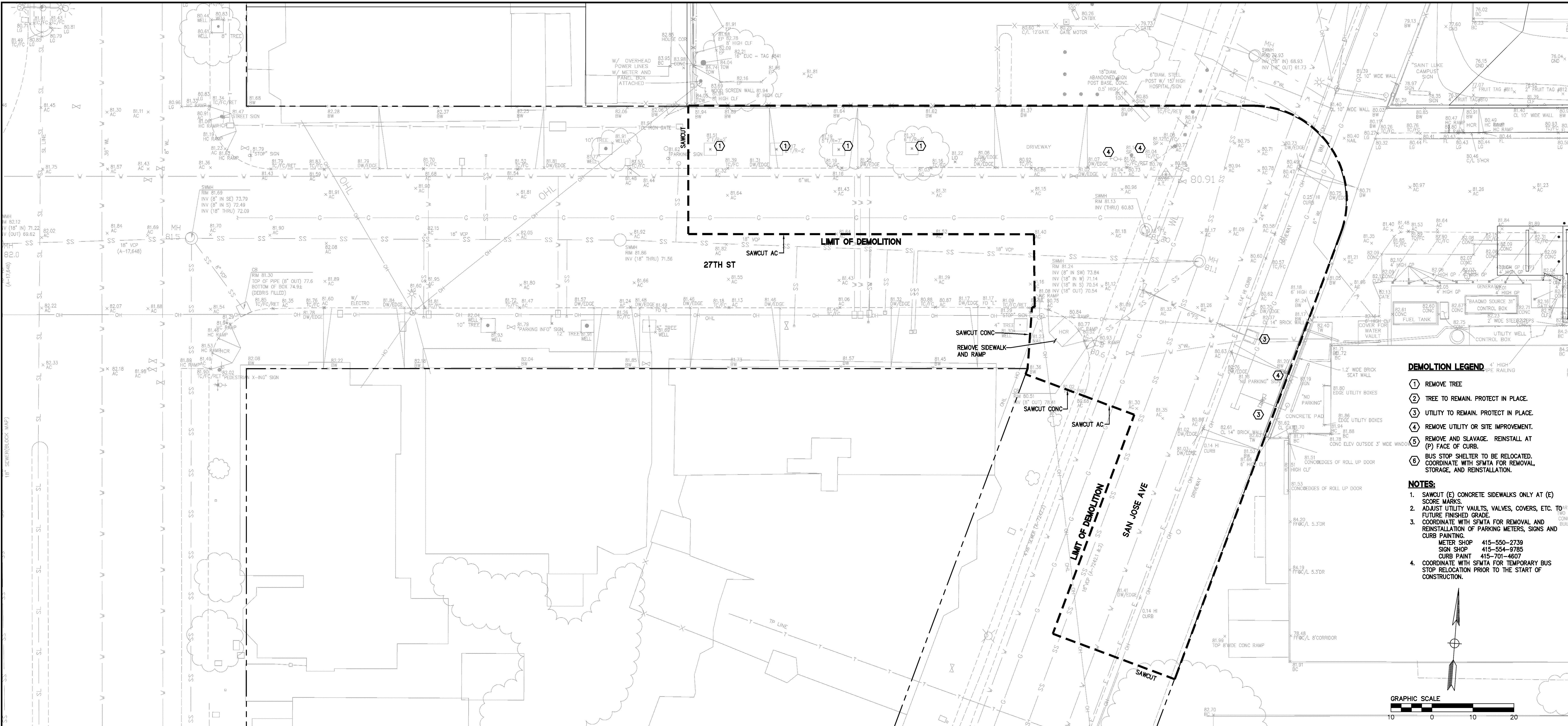


Revisions	No.	Date
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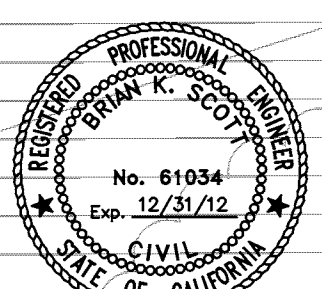
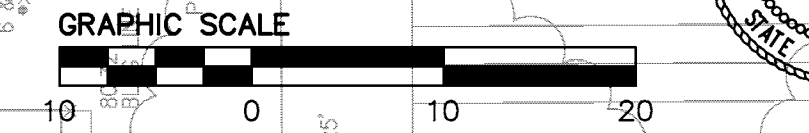
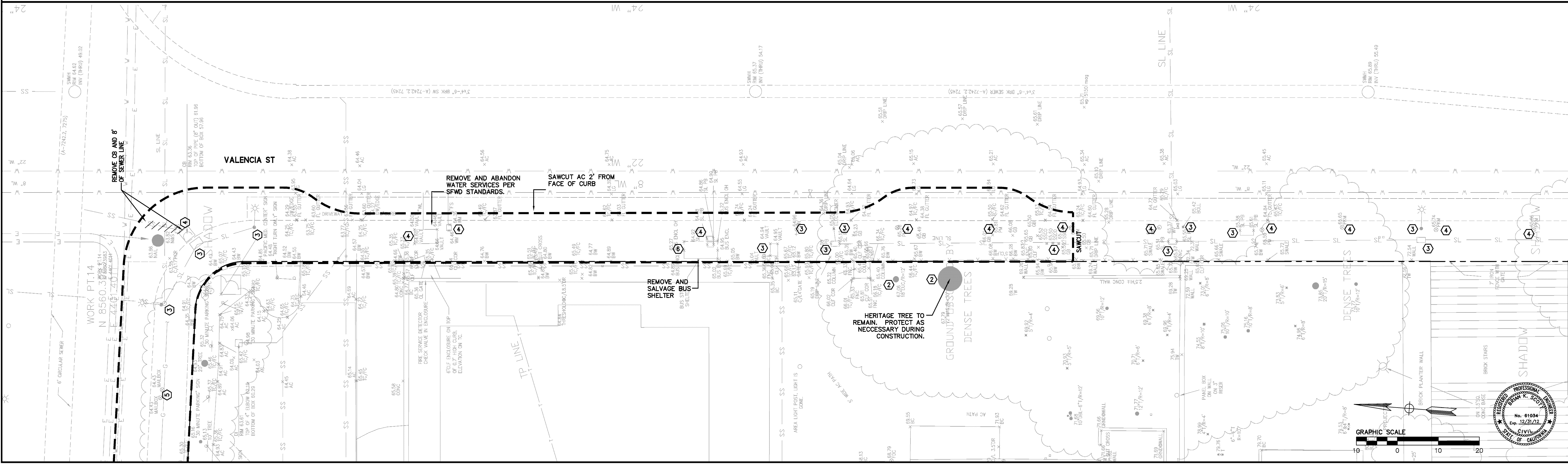


- DEMOLITION LEGEND**
- 1 REMOVE TREE
  - 2 TREE TO REMAIN. PROTECT IN PLACE.
  - 3 UTILITY TO REMAIN. PROTECT IN PLACE.
  - 4 REMOVE UTILITY OR SITE IMPROVEMENT.
  - 5 REMOVE AND SLAVE. REINSTALL AT (P) FACE OF CURB.
  - 6 BUS STOP SHELTER TO BE RELOCATED. COORDINATE WITH SFMTA FOR REMOVAL, STORAGE, AND REINSTALLATION.
- NOTES:**
- SAWCUT (E) CONCRETE SIDEWALKS ONLY AT (E) SCORE MARKS.
  - ADJUST UTILITY VAULTS, VALVES, COVERS, ETC. TO FUTURE FINISHED GRADE.
  - COORDINATE WITH SFMTA FOR REMOVAL AND REINSTALLATION OF PARKING METERS, SIGNS AND CURB PAINTING.  
METER SHOP 415-550-2739  
SIGN SHOP 415-354-9785  
CURB PAINT 415-701-4607
  - COORDINATE WITH SFMTA FOR TEMPORARY BUS STOP RELOCATION PRIOR TO THE START OF CONSTRUCTION.





- DEMOLITION LEGEND**
- ① REMOVE TREE
  - ② TREE TO REMAIN. PROTECT IN PLACE.
  - ③ UTILITY TO REMAIN. PROTECT IN PLACE.
  - ④ REMOVE UTILITY OR SITE IMPROVEMENT.
  - ⑤ REMOVE AND SALVAGE. REINSTALL AT (P) FACE OF CURB.
  - ⑥ BUS STOP SHELTER TO BE RELOCATED. COORDINATE WITH SFMTA FOR REMOVAL, STORAGE, AND REINSTALLATION.
- NOTES:**
- 1. SAWCUT (E) CONCRETE SIDEWALKS ONLY AT (E) SCORE MARKS
  - 2. ADJUST UTILITY VAULTS, VALVES, COVERS, ETC. TO FUTURE FINISHED GRADE.
  - 3. COORDINATE WITH SFMTA FOR REMOVAL AND REINSTALLATION OF PARKING METERS, SIGNS AND CURB PAINTING.  
METER SHOP 415-550-2739  
SIGN SHOP 415-554-9785  
CURB PAINT 415-701-4607
  - 4. COORDINATE WITH SFMTA FOR TEMPORARY BUS STOP RELOCATION PRIOR TO THE START OF CONSTRUCTION.



Revisions		No.	
Date:	2-17-12	No.	
Scale:	1"=10'	BS	
Design:		BS	
Drawn:		BS	
Approved:		BS	
Job No.	20080716		
Drawn Number:			
<b>C2.1</b>			

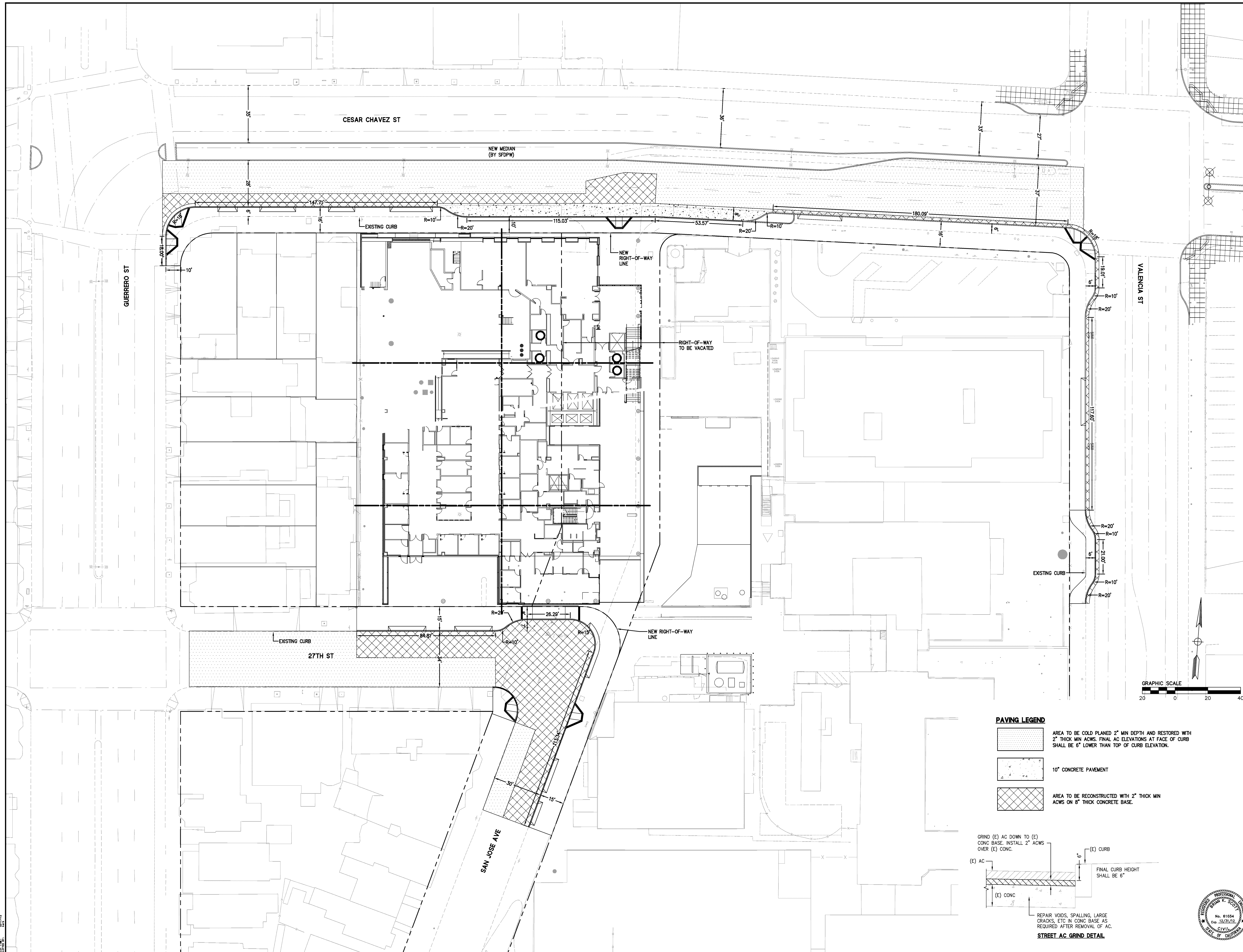


**ST. LUKE'S REPLACEMENT HOSPITAL  
STREET IMPROVEMENT PLANS  
LAYOUT AND PAVEMENT PLAN**

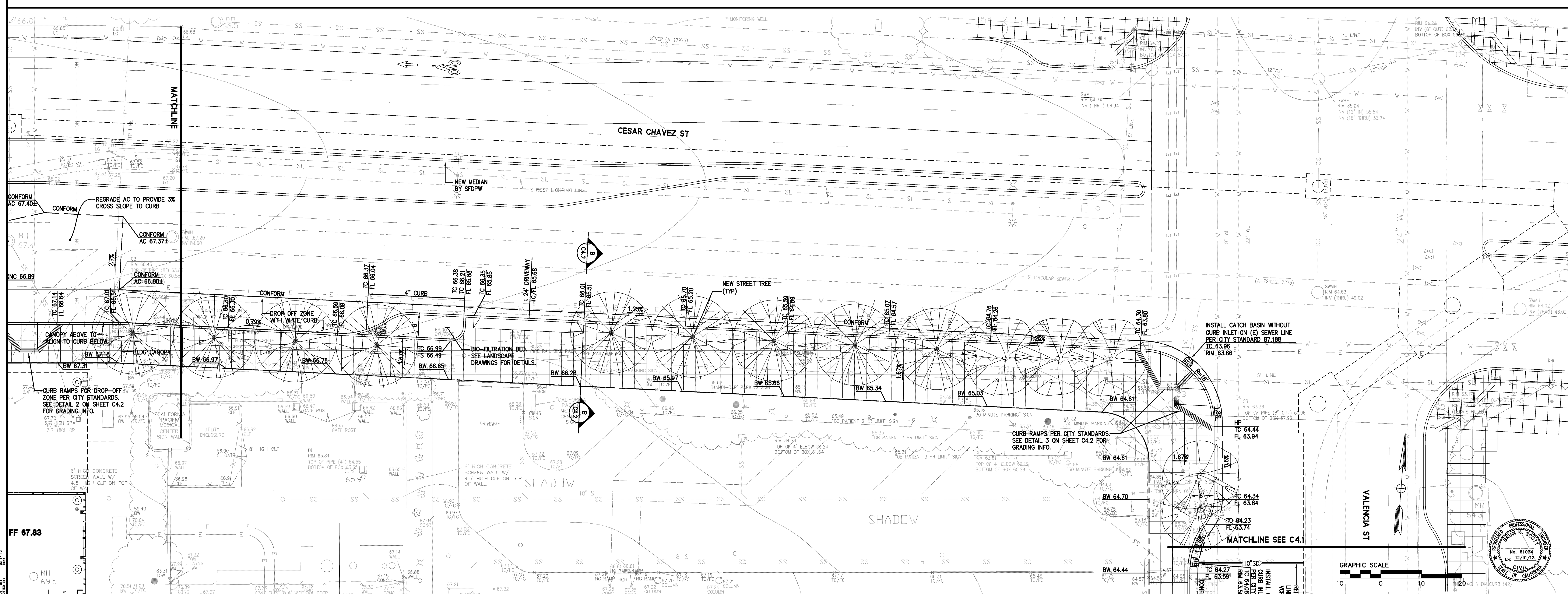
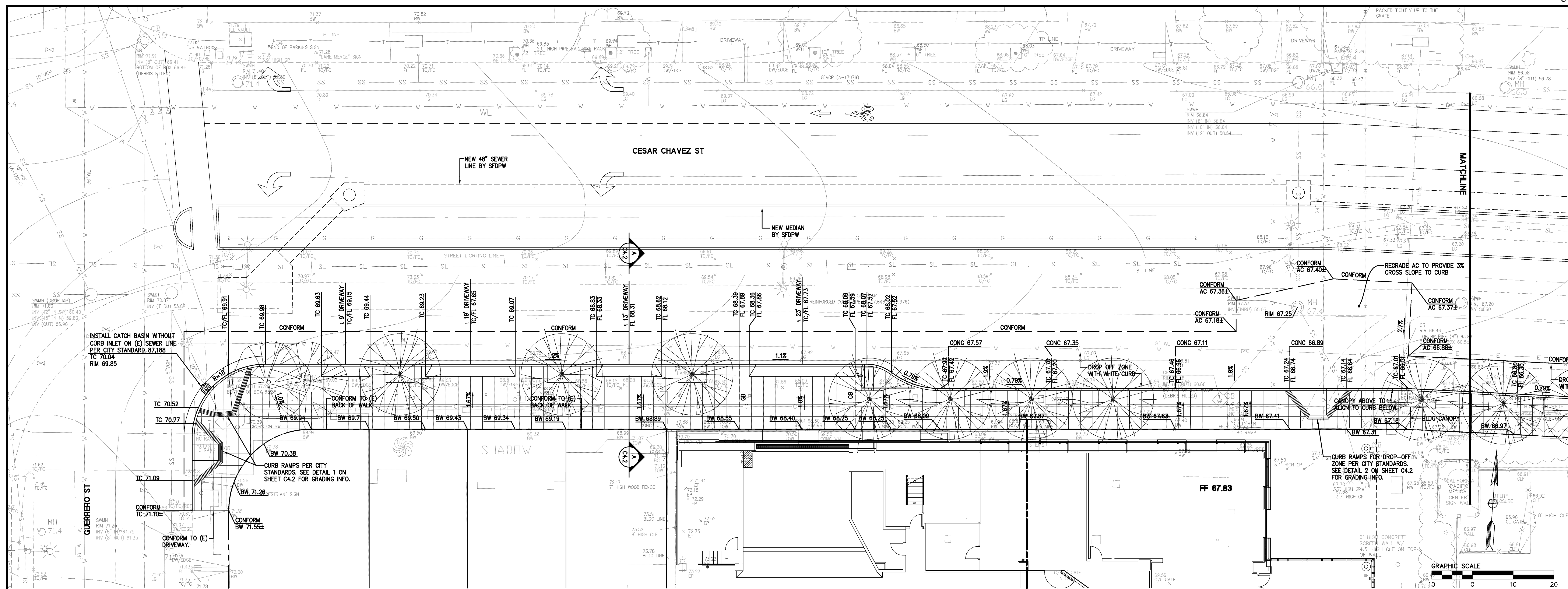
SAN FRANCISCO

Date: 2-17-12	No.	Revisions
Scale: 1"=20'		
Design: BS		
Drawn: BS		
Approved: BS		
Job No: 20080176		

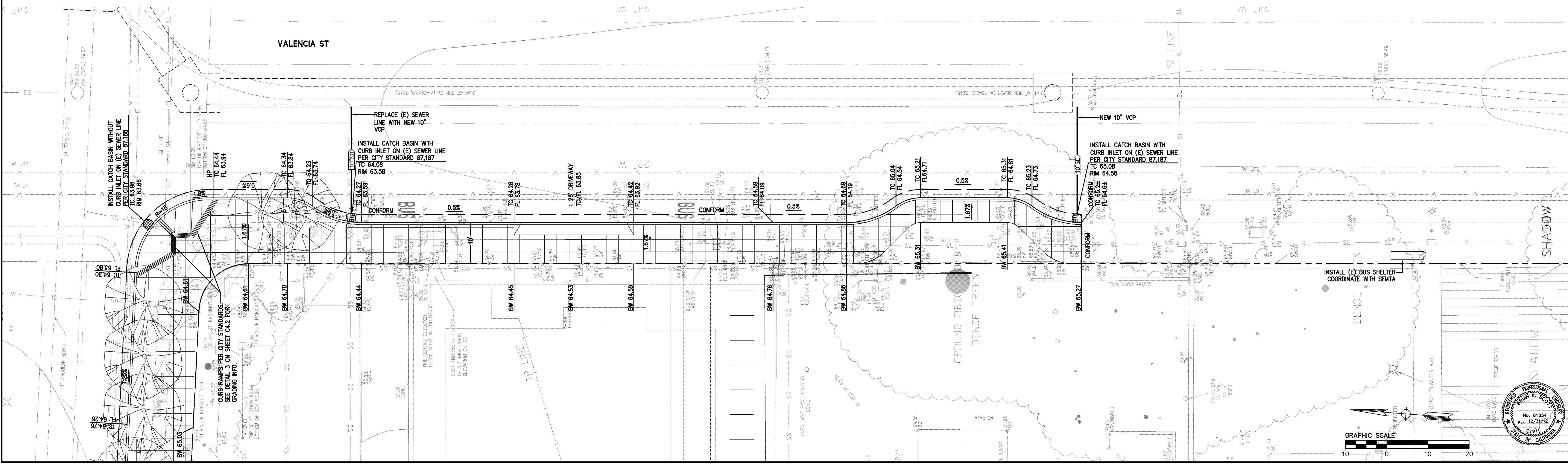
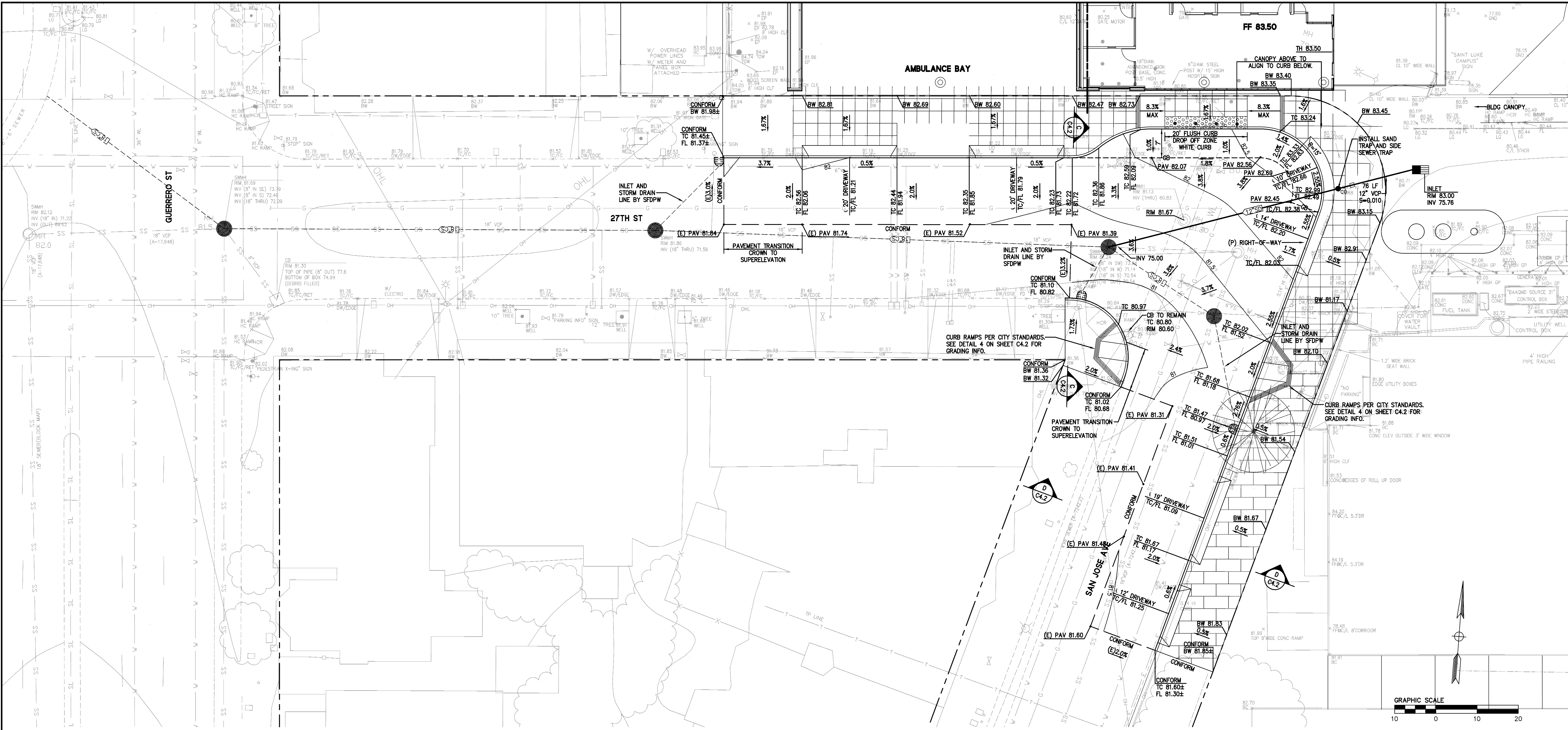
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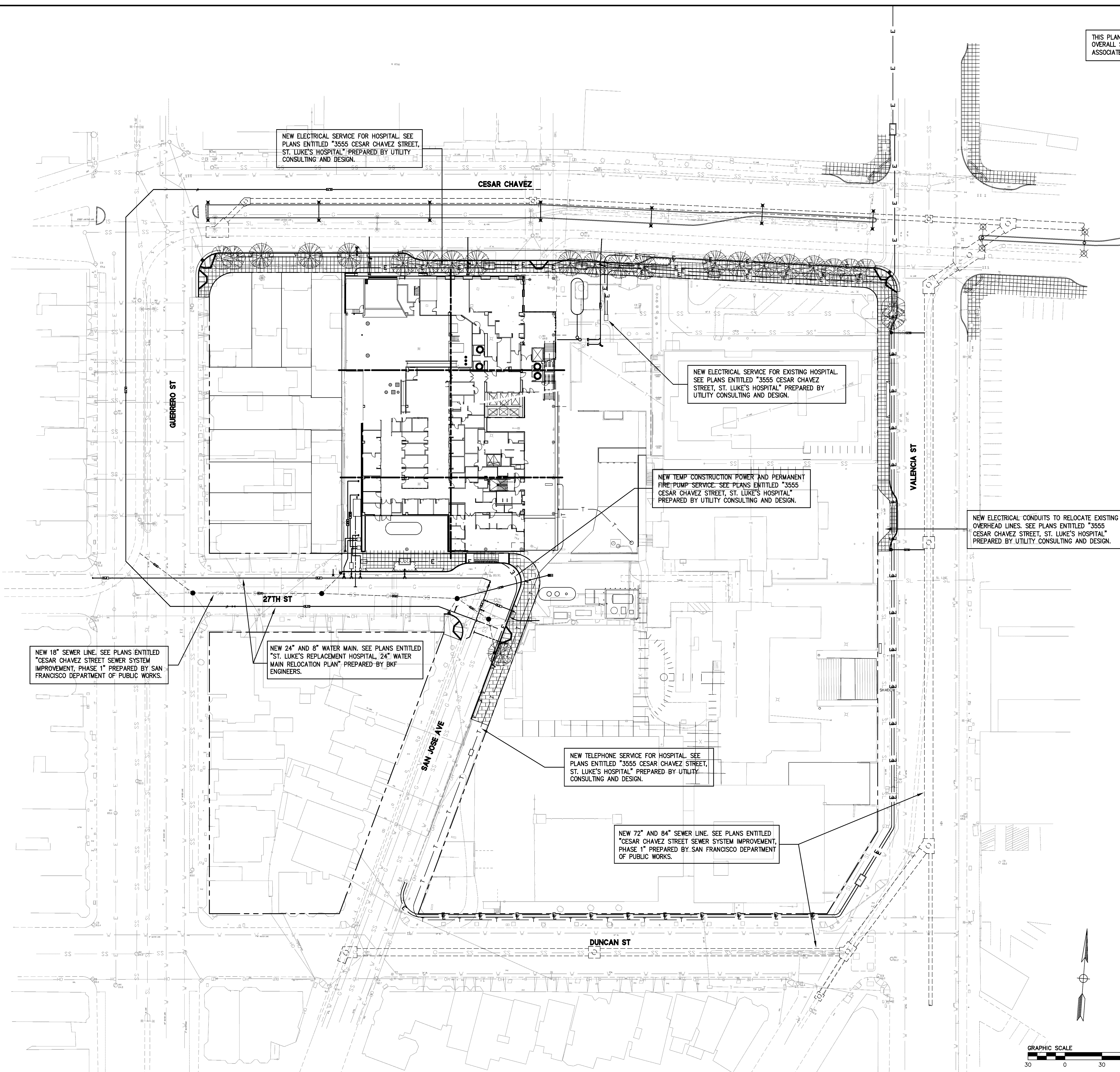




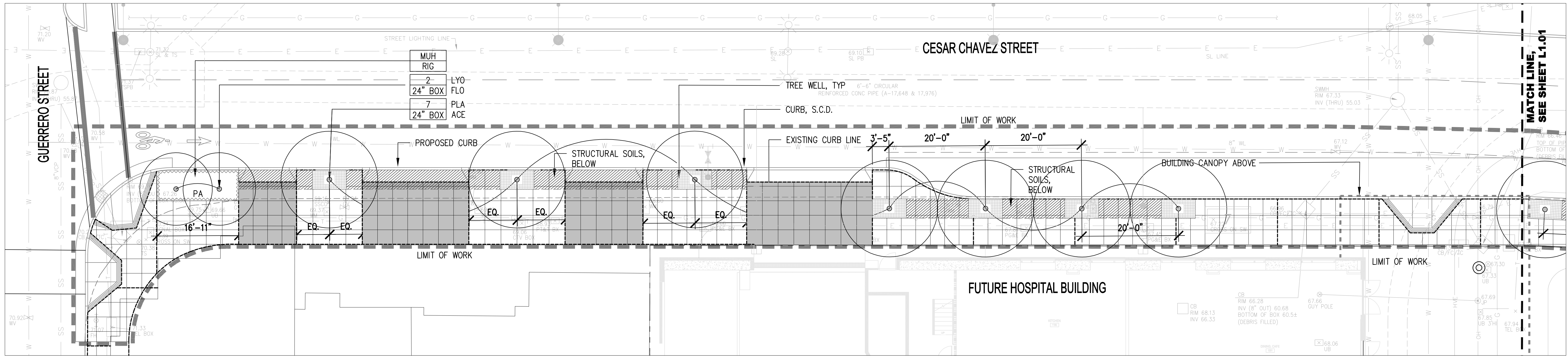
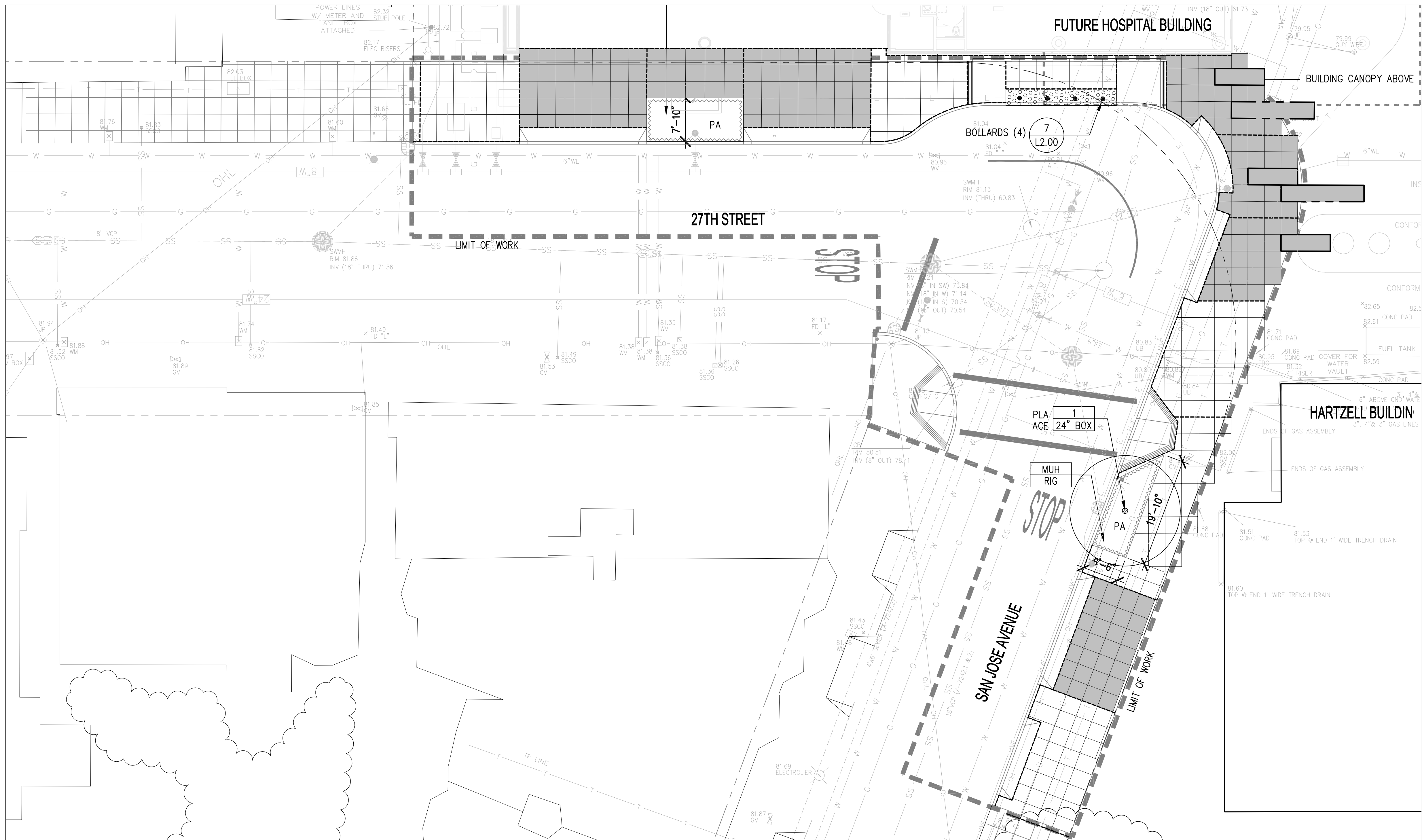




THIS PLAN IS INTENDED TO SHOW THE  
OVERALL SCOPE OF UTILITY WORK  
ASSOCIATED WITH THE ST. LUKE'S PROJECT.







LEGEND

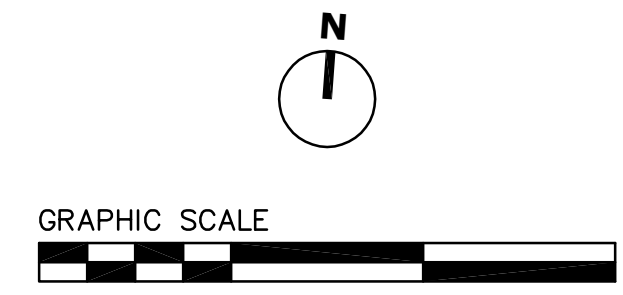
- EXP. JOINT
- 1 L3.00 CITY STANDARD INTEGRAL COLOR CONCRETE PAVING
- TOOL JOINT
- 1 L3.00 POUR IN PLACE COLOR CONCRETE (3' MODULE), OR PRECAST CONCRETE PAVERS
- 1 or 3 L3.00 VEHICULAR PAVING
- 5 L3.00 TRUNCATED DOME PAVERS
- STRUCTURAL SOILS, BELOW

- 7 L3.00 BOLLARD
- 10 L3.00 TREE WELL
- PA 11,12 L3.00 UNDERSTORY PLANTING
- STREET TREE

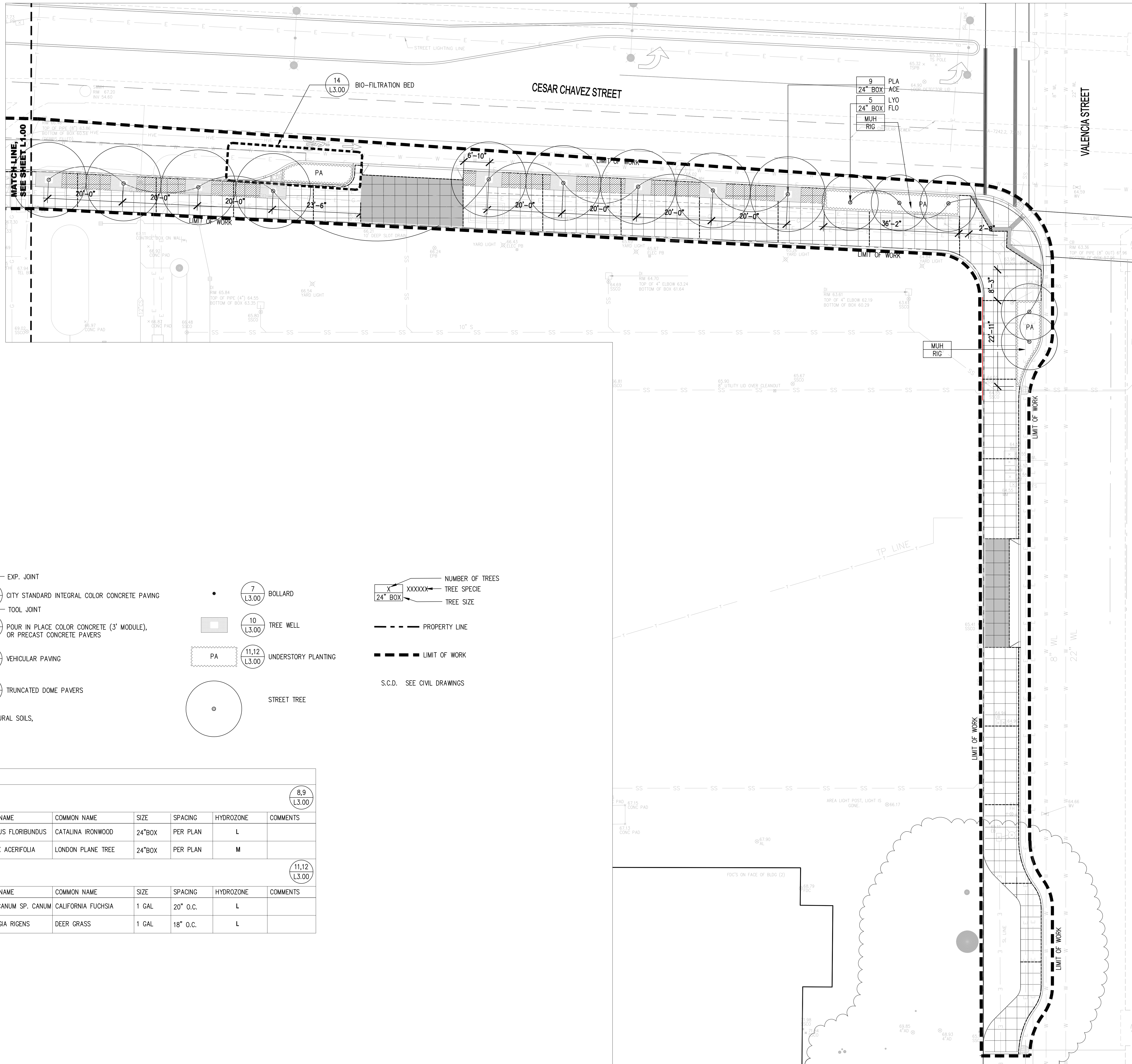
- NUMBER OF TREES
- XXXXXX TREE SPECIE
- 24\"/>

PLANT LIST

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







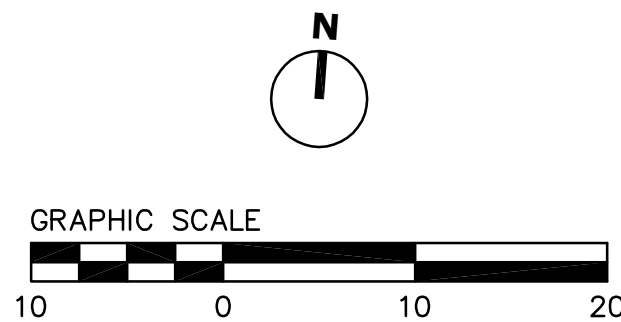
**LEGEND**

EXP. JOINT  
CITY STANDARD INTEGRAL COLOR CONCRETE PAVING  
TOOL JOINT  
POUR IN PLACE COLOR CONCRETE (3' MODULE), OR PRECAST CONCRETE PAVERS  
VEHICULAR PAVING  
TRUNCATED DOME PAVERS  
STRUCTURAL SOILS, BELOW

7 (L3.00) BOLLARD  
10 (L3.00) TREE WELL  
PA (L3.00) UNDERSTORY PLANTING  
STREET TREE

NUMBER OF TREES  
TREE SPECIE  
TREE SIZE  
PROPERTY LINE  
LIMIT OF WORK  
S.C.D. SEE CIVIL DRAWINGS

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





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

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

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

1 CONCRETE PAVING  
1"=1'

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

PLAN

NOTE: COBBLE TYPE AND COLOR, TBD

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

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

## 2 CONCRETE JOINTS

7 ALUMINUM BOLLARD AND FOOTING

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

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

## 11 PLANTING LAYOUT – TRIANGLE SPACING

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

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