



**California Pacific
Medical Center**
A Sutter Health Affiliate
California Pacific Medical Center
P.O. Box 7999
San Francisco, CA 94120

**VAN NESS
MEDICAL OFFICE
BUILDING**

ARCHITECT
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MECHANICAL ENGINEER
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F 530.749.3725

ELECTRICAL ENGINEER
Cupertino Electric Inc.
1740 Cesar Chavez
San Francisco CA 94124-1134
F 415.970.3504

SEALS AND SIGNATURES

ISSUE	REV	DATE
CUP APPLICATION		09-04-09
CUP APPLICATION	1	02-22-12

DRAWING TITLE
**COVER SHEET &
SHEET INDEX**

SCALE
PROJECT NUMBER 081540.000
DRAWING NUMBER **A0.1**

California Pacific Medical Center Van Ness Medical Office Building

Conditional Use Permit Application

SHEET INDEX

INDEX - GENERAL

A0.01 COVER SHEET & SHEET INDEX

INDEX - SITE

G1.0 KEY PLAN SITE
G2.0 KEY PLAN STREETScape

INDEX - ARCHITECTURAL (FROM SITE PERMIT SET DATED NOVEMBER 21, 2011)

A2.1-G7 LEVEL P3 OVERALL PLAN
A2.1-G6 LEVEL P2 OVERALL PLAN
A2.1-G5 LEVEL 1/P1 OVERALL PLAN
A2.1-G4 LEVEL 2 OVERALL PLAN
A2.1-G3 LEVEL 3 OVERALL PLAN
A2.1-G2 LEVEL 4 OVERALL PLAN
A2.1-G1 LEVEL 5 OVERALL PLAN
A2.1-F1 LEVEL 6 OVERALL PLAN
A2.1-F1C LEVEL 7 OVERALL PLAN
A2.1-F2 LEVEL 8 OVERALL PLAN
A2.1-F3 LEVEL 9 OVERALL PLAN
A2.1-F4 LEVEL 10 OVERALL PLAN
A2.1-F5 LEVEL 11 OVERALL PLAN
A2.1-F6 LEVEL 12 OVERALL PLAN
A2.1-F7 LEVEL 13 OVERALL PLAN
A2.1-F8 LEVEL 14 OVERALL PLAN
A2.1-F9 LEVEL 15 OVERALL PLAN
A2.1-R LEVEL 16 OVERALL PLAN

A3.1 SOUTH ELEVATION
A3.2 EAST & WEST ELEVATION
A3.3 NORTH ELEVATION
A4.1 BUILDING SECTION
A4.2 BUILDING SECTION

INDEX - CIVIL & LANDSCAPE (FROM STREET IMPROVEMENT SUBMITTAL DATED 2-17-12)

C1.0 EXISTING CONDITIONS
C3.0 LAYOUT PLAN SITE
C4.0 PAVING PLAN
C7.0 INTERSECTION AND CURB PROFILES
C9.0 SIGNAGE AND STRIPING PLAN
C11.0 PEDESTRIAN TUNNEL
L1.1 LAYOUT PLAN
L1.2 PAVING AND FURNISHING DETAILS
L2.0 PLANTING PLAN & DETAILS

INDEX - CIVIL & LANDSCAPE (FROM CALTRANS PERMIT SET DATED 12-01-11)

LP-1 LAYOUT AND PAVING PLAN
CR-1 CURB RETURN PROFILES
L1.0 LAYOUT PLAN
L2.0 PLANTING PLAN

PROJECT DESCRIPTION

The proposed Van Ness Medical Office Building is an approximate 496,104 sq.-ft, 9-story office building with retail spaces at street level and 542 underground parking spaces.

Primary pedestrian access is on Van Ness Ave and a vehicular drop off is provided on Cedar St. There is an entry to the garage on Cedar St and Geary St. The retail spaces are accessed from the sidewalks along Van Ness Ave and Geary St.

VAN NESS

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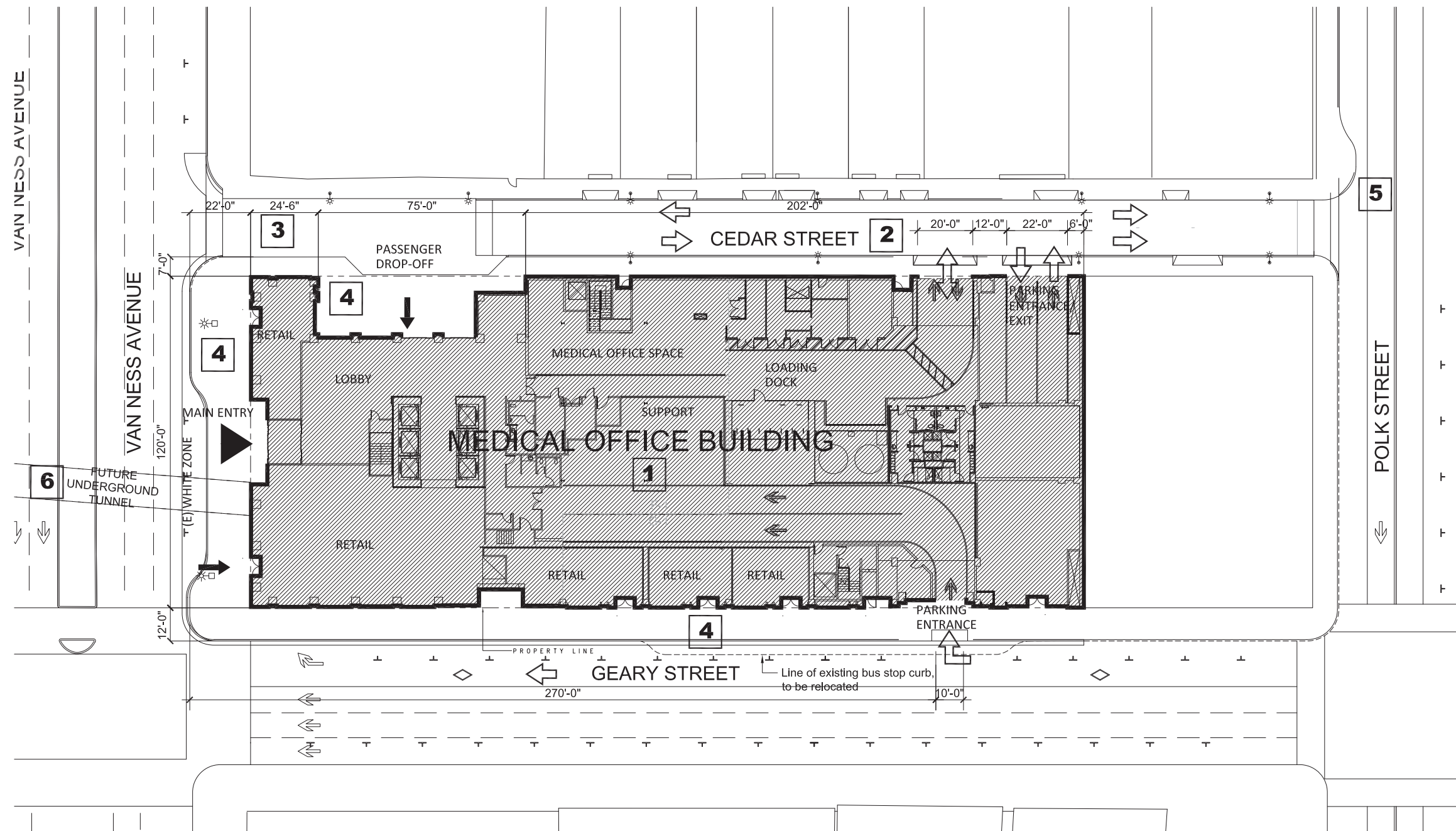
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




SITE PLAN NOTES

- 1** Cathedral Hill Medical Office Building construction includes nine-stories of medical offices, retail space at street level and seven stories of underground parking. Refer to sheet A0.1 in the Site Permit Submittal for project data including square footage, number of parking spaces, and building code information. Reference sheet A2.1-F1 through A2.1-F9 for floor plans, sheet A2.1-G1 & A2.1-F1 for retail plans and sheet A2.1-G7 through A2.1-G1 for garage plans. Reference sheets A3.1 through A4.2 for Building Elevations and Sections.
- 2** Cedar Street conversion to two-way west of the MOB garage ramp. Reference Sheet C9.0 in Street Improvement Permit.
- 3** Cedar Street entry plaza with raised crosswalk and vehicular passenger drop-off. Reference Sheet L1.2 in Street Improvement Permit and sheet CR-1 in Caltrans Permit Set.

- 4** Sidewalk widening, pedestrian bulbouts, pavement finishes, and other landscape and streetscape improvements along portions of Van Ness Avenue, Cedar Street and Geary Street. Reference Sheet L1.1, L1.2 & L2.0 in Street Improvement Permit and sheet LP_1, L1.0 & L2.0 in Caltrans Permit Set.
- 5** Proposed curb bulb-out at Polk Street & raised crosswalk at Cedar Street. Reference Sheet C7.0 in Street Improvement Permit.
- 6** Pedestrian Tunnel connection to Hospital under Van Ness. Reference sheet C11.0 in Street Improvement Permit.

LEGEND

-  VEHICULAR ACCESS
-  PEDESTRIAN ACCESS (MAIN ENTRANCE)
-  PEDESTRIAN ACCESS (SECONDARY ENTRANCE)



Note: All dimensions are approximate.

DRAWING TITLE
KEY PLAN
SITE



SCALE
 PROJECT NUMBER 081540.000
 DRAWING NUMBER **G1.0**

VAN NESS MEDICAL OFFICE BUILDING

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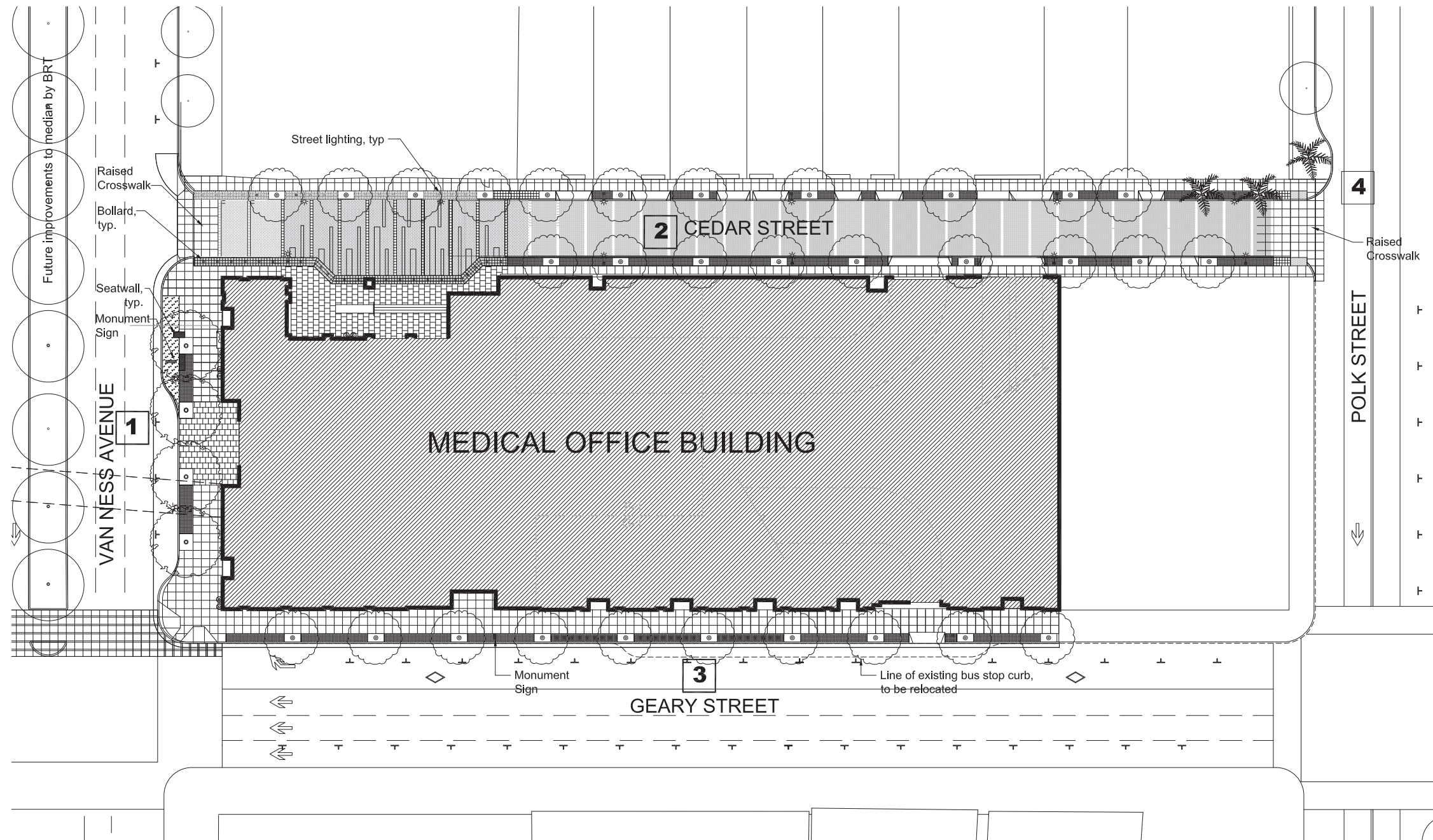
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








STREETSCAPE NOTES

- 1** Van Ness Ave. from Geary to Cedar Streets
 Sidewalks widened, new plaza at entry lobby, new paving along entire sidewalk and permeable paving in tree planting zone. New streetlights per City standard for Van Ness Avenuetrees, seatwalls, bicycle racks and trash/recycling receptacles near MOB entrance. Reference Sheet L sheet LP-1, L1.0 & L2.0 in Caltrans Permit Set.
- 2** Cedar Street from Van Ness to Polk Street
 Sidewalks widened, new entry plaza with curbsless drop-off, permeable paving in tree planting zones, new decorative paving along entire street, drop off and side walk. New street trees and streetlights on both sides of street and trash/recycling receptacles near MOB entrance. Reference Sheet L1.1, L1.2 & L2.0 in Street Improvement Permit.

- 3** Geary Street from Van Ness to Polk Street (north side)
 New paving along entire sidewalk and permeable paving in tree planting zone. New street trees along entire sidewalk. Reference Sheet L1.1 & L2.0 in Street Improvement Permit.
- 4** Polk Street
 Proposed curb bulb-out at Cedar Street corner. Reference Sheet C7.0 in Street Improvement Permit.

LEGEND

-  Existing trees
-  Proposed trees
-  Tree Grates
-  Rain Garden
-  Permeable Paving
-  Bicycle Racks
-  Monument Sign
-  Trash Receptacles
-  Seatwall / Benches



Note: All dimensions are approximate.

DRAWING TITLE
**KEY PLAN
 STREETSCAPE**

SCALE
 PROJECT NUMBER 081540.000
 DRAWING NUMBER **G2.0**

LEGEND - PARKING SYMBOLS

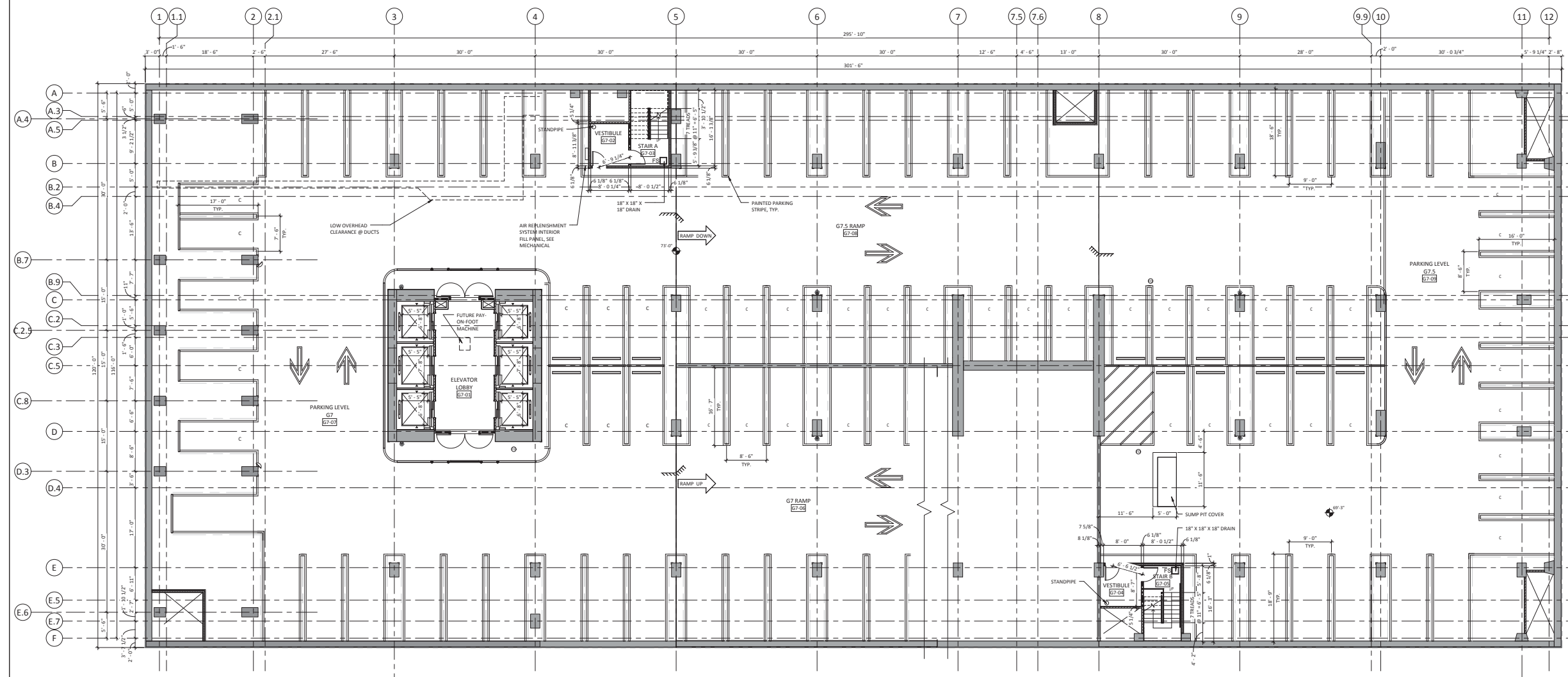
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LFVE	LOW FUEL VEHICLE PARKING SYMBOL
●	ROLLARD
▬	WHEEL STOP
▬▬▬	PAINTED STRIPE

NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
2. UNLESS DIMENSIONED, DOORS ARE TO BE LOCATED 4" FROM NEAREST ADJACENT PERPENDICULAR WALL TO FACE OF JAMB. SEE DOOR DETAILS.
3. PROVIDE 6" WIDE 3/8 GA. STEEL WALL REINFORCING FOR ALL WALL MOUNTED EQUIPMENT, ACCESSORIES, WALL CABINETS, ETC.
4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

---	PROPERTY LINE
---	FUTURE PARTITION
---	NON-RATED PARTITION
▬▬▬▬▬▬	SOUND PARTITION
▬▬▬▬▬▬	SOUND PARTITION @ MECHANICAL
▬▬▬▬▬▬	1 HOUR RATED FIRE PARTITION
▬▬▬▬▬▬	2 HOUR RATED FIRE PARTITION
▬▬▬▬▬▬	1 HOUR RATED FIRE PARTITION ON 1 HOUR RATED C.M.U. PARTITION
▬▬▬▬▬▬	2 HOUR RATED FIRE PARTITION ON 2 HOUR RATED C.M.U. PARTITION
▬▬▬▬▬▬	2 HOUR RATED SHAFT WALL ON 2 HOUR RATED C.M.U. PARTITION
▬▬▬▬▬▬	2 HOUR RATED SHAFT WALL
▬▬▬▬▬▬	NON-RATED C.M.U. PARTITION
▬▬▬▬▬▬	RATED C.M.U. PARTITION REF. TO TAG FOR 1 HOUR, 2 HOUR, 3 HOUR
▬▬▬▬▬▬	NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL



1 OVERALL GARAGE LEVEL 7 FLOOR PLAN
A31 | A2.1-G7 1/8" = 1'-0"

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS

Collegian Pacific Medical Center
A Kaiser Health System Company
The National Office Building at Van Ness & Geary
1100 VAN NESS AVE. SAN FRANCISCO, CA 94109
Bioscience Resources | Planning

PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

1100 Van Ness Ave.
San Francisco, CA 94109

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL GARAGE
LEVEL 7 FLOOR
PLAN

SHEET NUMBER
A2.1-G7

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LEGEND - PARKING SYMBOLS

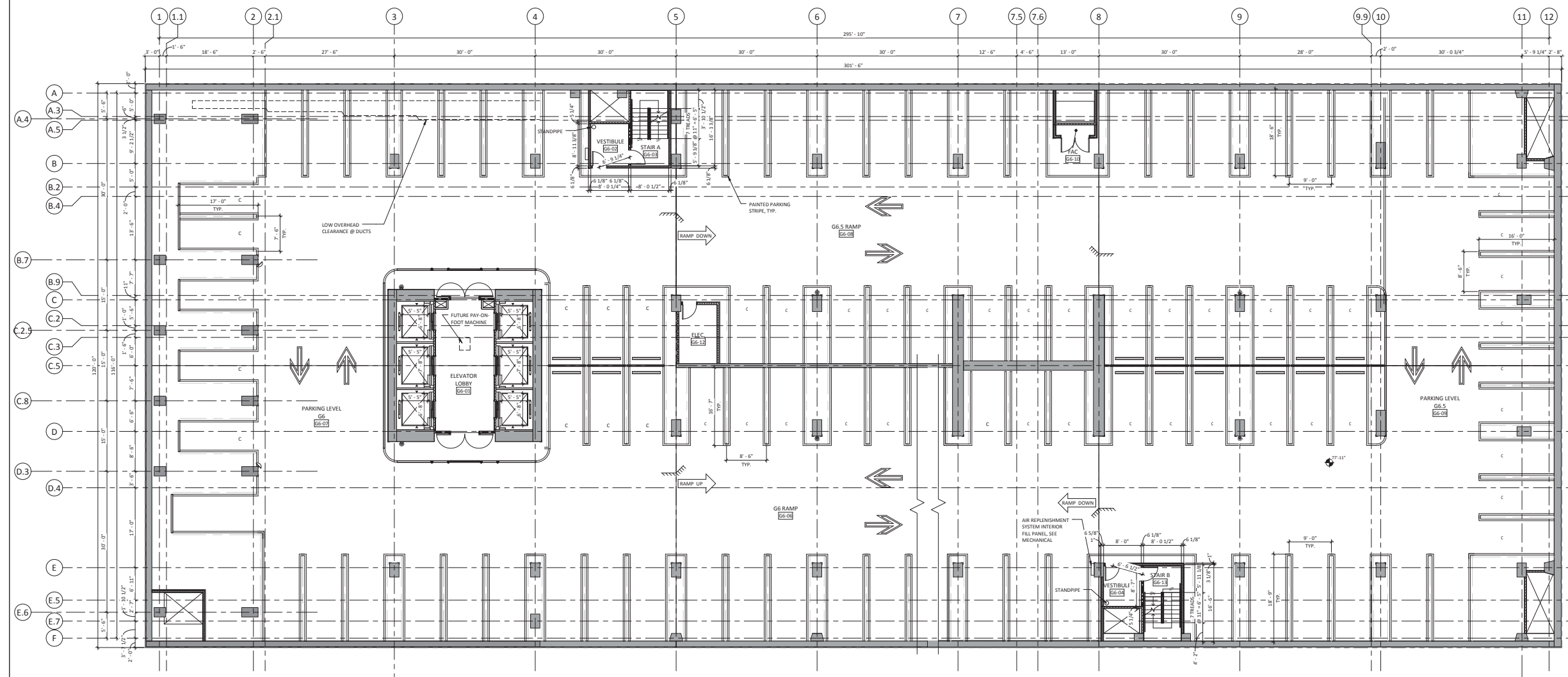
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C	COMPACT VEHICLE PARKING SYMBOL
LFVE	LOW FUEL VEHICLE PARKING SYMBOL
●	BOLLARD
▬	WHEEL STOP
▬	PAINTED STRIPE

NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
2. UNLESS DIMENSIONED, DOORS ARE TO BE LOCATED 4" FROM NEAREST ADJACENT PERPENDICULAR WALL TO FACE OF JAMB. SEE DOOR DETAILS.
3. PROVIDE 6" WIDE 3/8 GA. STEEL WALL REINFORCING FOR ALL WALL-MOUNTED EQUIPMENT, ACCESSORIES, WALL CABINETS, ETC.
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LEGEND - WALL TYPES

---	PROPERTY LINE
---	FUTURE PARTITION
---	NON-RATED PARTITION
▬	SOUND PARTITION
▬	SOUND PARTITION @ MECHANICAL
▬	1 HOUR RATED FIRE PARTITION
▬	2 HOUR RATED FIRE PARTITION
▬	1 HOUR RATED FIRE PARTITION ON 1 HOUR RATED C.M.U. PARTITION
▬	2 HOUR RATED FIRE PARTITION ON 2 HOUR RATED C.M.U. PARTITION
▬	2 HOUR RATED SHAFT WALL ON 2 HOUR RATED C.M.U. PARTITION
▬	2 HOUR RATED SHAFT WALL
▬	NON-RATED C.M.U. PARTITION
▬	RATED C.M.U. PARTITION REF. TO TAG FOR 1 HOUR, 2 HOUR, 3 HOUR
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1 OVERALL GARAGE LEVEL 6 FLOOR PLAN
A31 | A2.1-G6 1/8" = 1'-0" NORTH

PROJECT NUMBER
081540.06
DRAWN BY
J. Claffin
DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING
1100 Van Ness Ave.
San Francisco, CA 94109

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL GARAGE
LEVEL 6 FLOOR
PLAN

SHEET NUMBER

A2.1-G6

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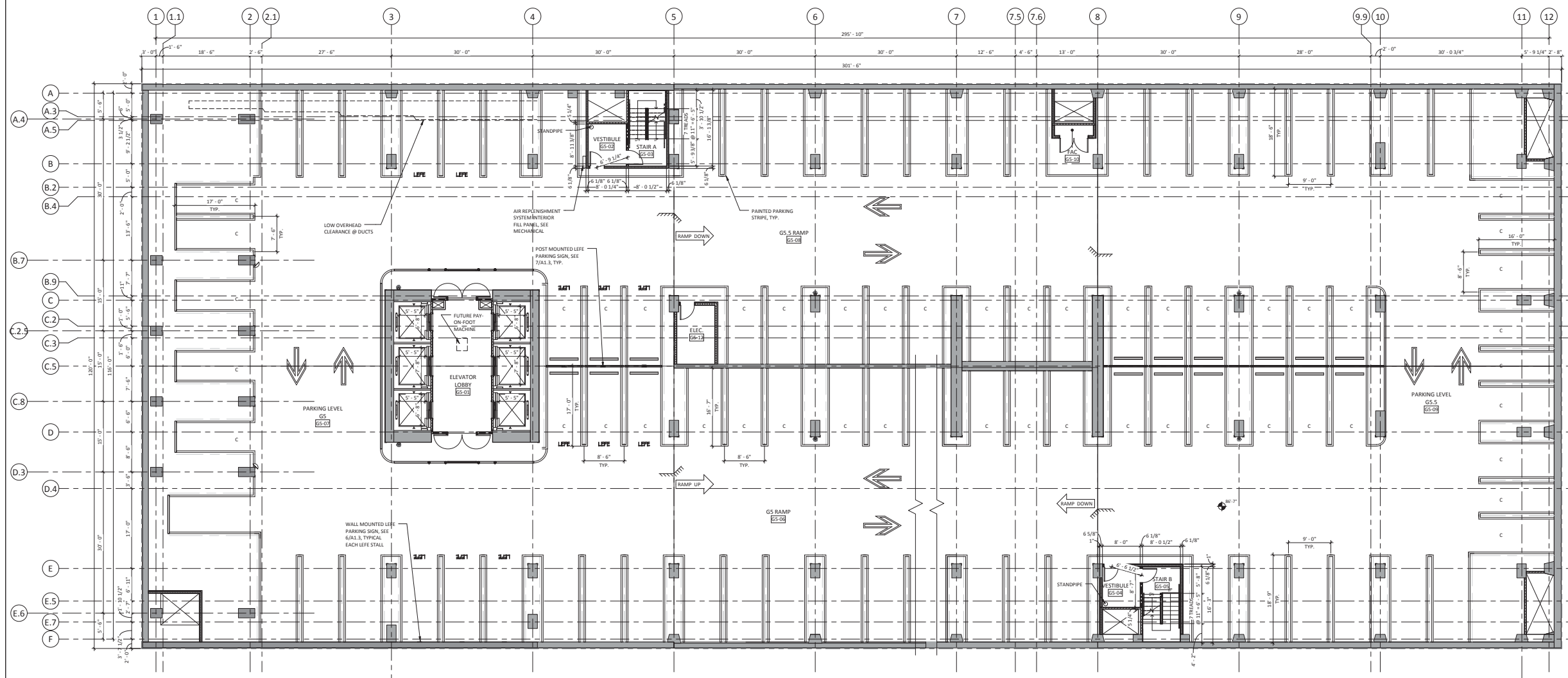
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1 OVERALL GARAGE LEVEL 5 FLOOR PLAN
A3.1 A2.1-G5 1/8" = 1'-0"

PROJECT NUMBER
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REVISIONS



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SHEET TITLE
OVERALL GARAGE
LEVEL 5 FLOOR
PLAN

SHEET NUMBER

A2.1-G5

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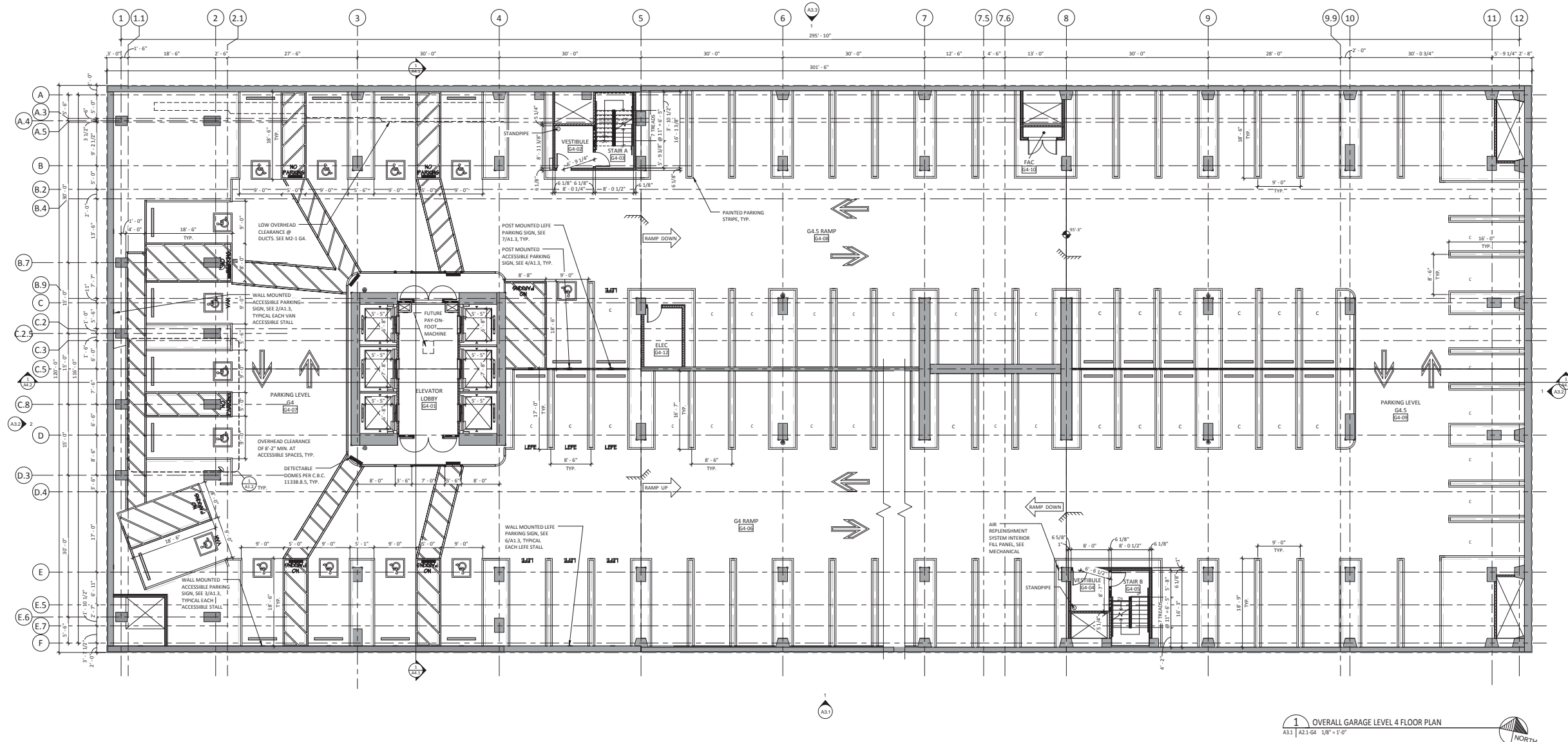
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1 OVERALL GARAGE LEVEL 4 FLOOR PLAN
A31 | A2.1-G4 1/8" = 1'-0"

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OVERALL GARAGE
LEVEL 4 FLOOR
PLAN

SHEET NUMBER

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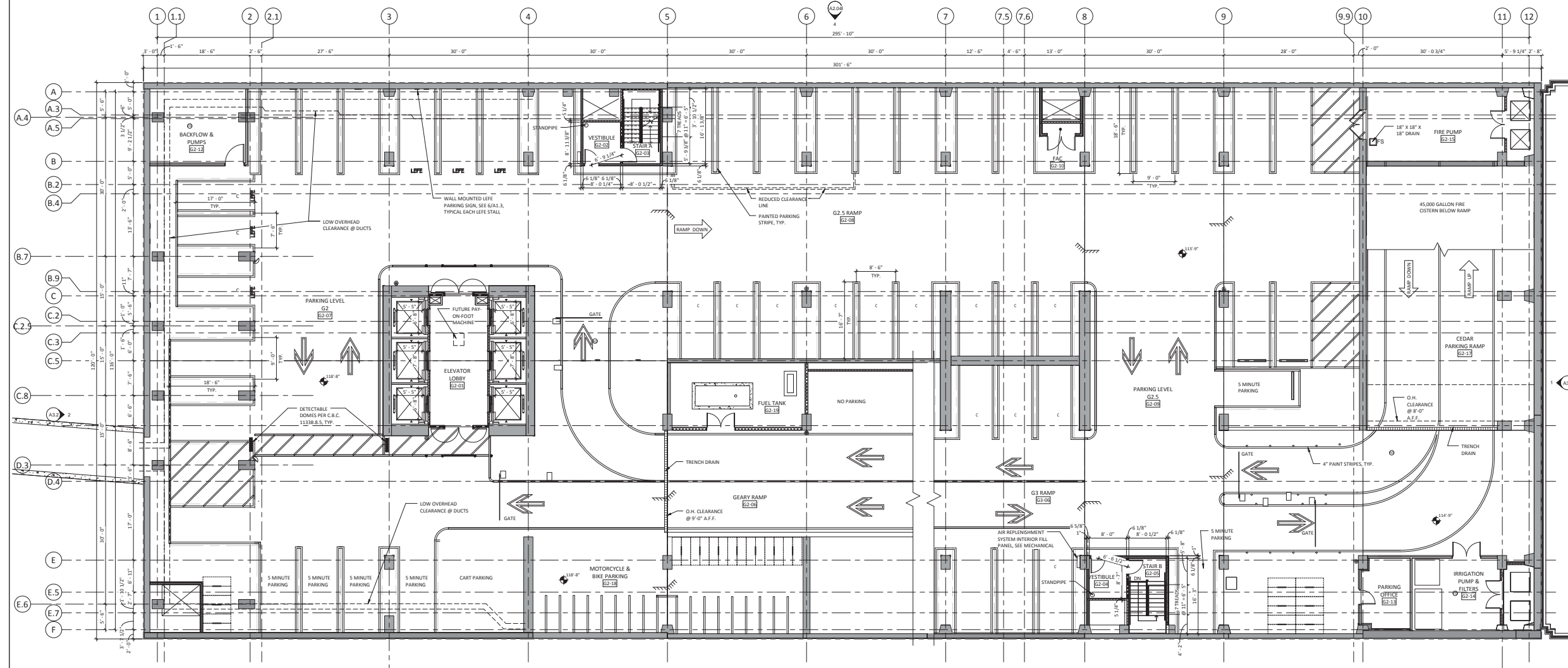
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1 OVERALL GARAGE LEVEL 2 FLOOR PLAN
A2.1 | A2.1-G2 1/8" = 1'-0"

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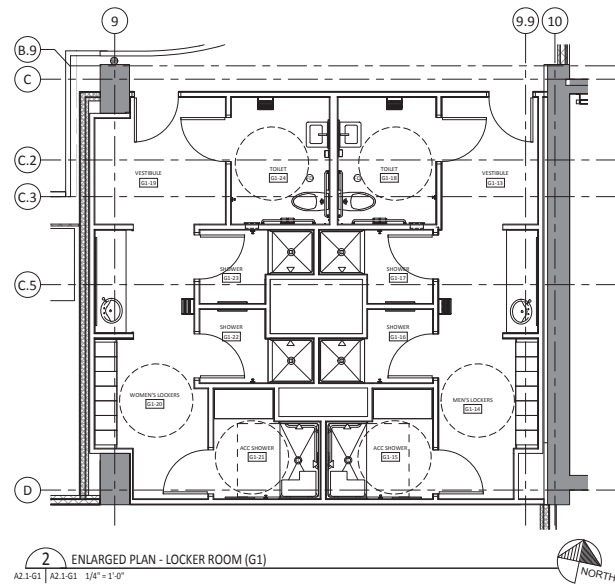
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CONSTRUCTION

SHEET TITLE
OVERALL GARAGE
LEVEL 2 FLOOR
PLAN

SHEET NUMBER

A2.1-G2

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2 ENLARGED PLAN - LOCKER ROOM (G1)
A2.1-G1 | A2.1-G1 1/4" = 1'-0"

LEGEND - PARKING SYMBOLS

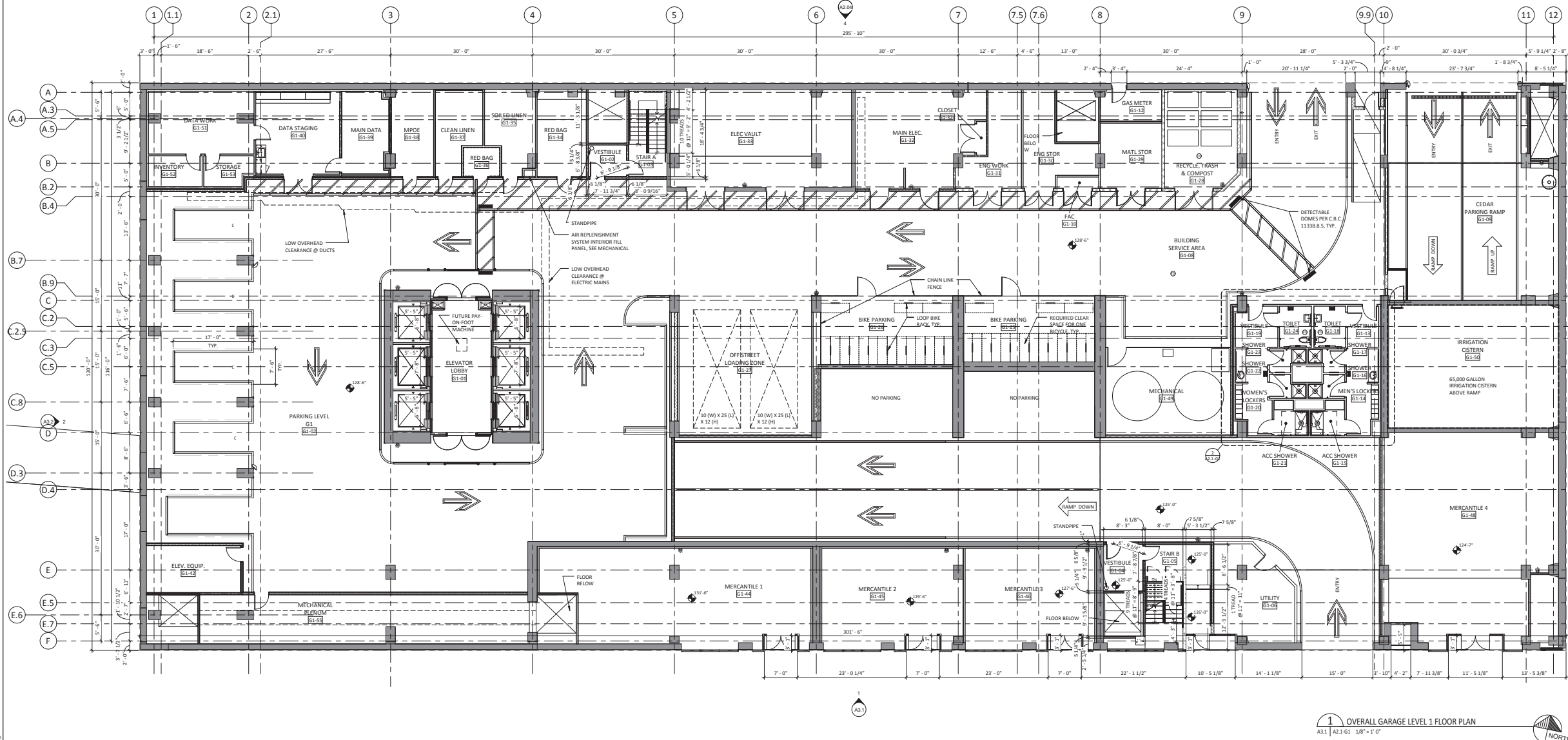
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LFVE	LOW FUEL VEHICLE PARKING SYMBOL
●	BOLLARD
—	WHEEL STOP
—	PAINTED STRIPE

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LEGEND - WALL TYPES

- PROPERTY LINE
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- 1 HOUR RATED FIRE PARTITION
- 2 HOUR RATED FIRE PARTITION
- 1 HOUR RATED FIRE PARTITION ON 1 HOUR RATED C.M.U. PARTITION
- 2 HOUR RATED FIRE PARTITION ON 2 HOUR RATED C.M.U. PARTITION
- 2 HOUR RATED SHAFT WALL ON 2 HOUR RATED C.M.U. PARTITION
- 2 HOUR RATED SHAFT WALL
- NON-RATED C.M.U. PARTITION
- RATED C.M.U. PARTITION REF. TO TAG FOR 1 HOUR, 2 HOUR, 3 HOUR
- NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL



1 OVERALL GARAGE LEVEL 1 FLOOR PLAN
A2.1-G1 | A2.1-G1 1/8" = 1'-0"

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

1100 Van Ness Ave.
San Francisco, CA 94109

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL GARAGE
LEVEL 1 FLOOR
PLAN

SHEET NUMBER

A2.1-G1

C:\Bentley\Local\firm\081540\A2.1-G1_OverallGarageLevel1.dwg

2/20/2013 10:34:04 PM

NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
2. UNLESS DIMENSIONED, DOORS ARE TO BE LOCATED 4" FROM NEAREST ADJACENT PERPENDICULAR WALL TO FACE OF JAMB. SEE DOOR DETAILS.
3. PROVIDE 6" WIDE 18 GA. STEEL WALL REINFORCING FOR ALL WALL-MOUNTED EQUIPMENT, ACCESSORIES, WALL CABINETS, ETC.
4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

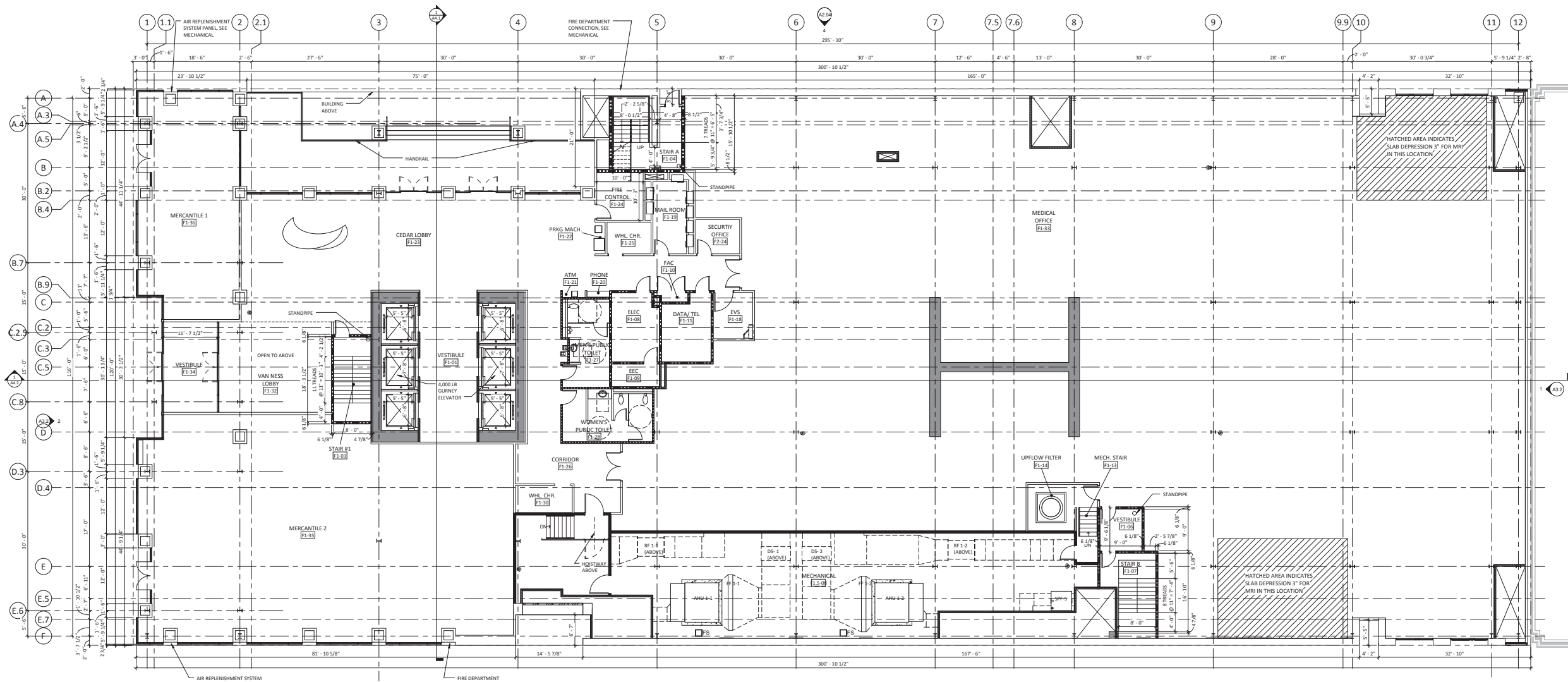
- PROPERTY LINE
- - - - - FUTURE PARTITION
- ===== NON-RATED PARTITION
- ===== SOUND PARTITION
- ===== SOUND PARTITION @ MECHANICAL
- ===== 1 HOUR RATED FIRE PARTITION
- ===== 2 HOUR RATED FIRE PARTITION
- ===== 1 HOUR RATED FIRE PARTITION ON 1 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED FIRE PARTITION ON 2 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED SHAFT WALL ON 2 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED SHAFT WALL
- ===== NON-RATED C.M.U. PARTITION
- ===== RATED C.M.U. PARTITION REF. TO TAG FOR 1 HOUR, 2 HOUR, 3 HOUR
- ===== NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

1100 Van Ness Ave.
San Francisco, CA 94109

1 OVERALL FIRST FLOOR PLAN
A31 | A2.1-F1 1/8" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL FIRST
FLOOR PLAN

SHEET NUMBER

A2.1-F1

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NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
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4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

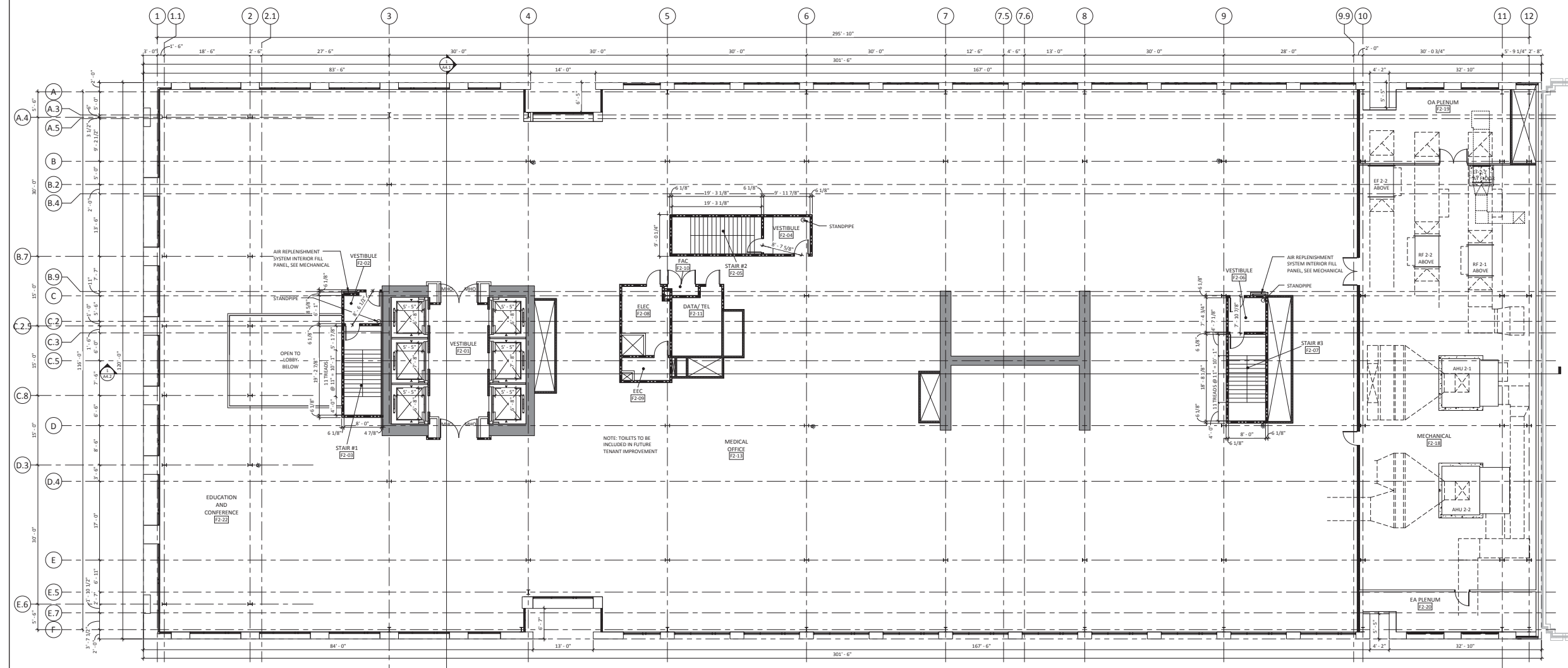
- PROPERTY LINE
- - - - - FUTURE PARTITION
- ===== NON-RATED PARTITION
- ===== SOUND PARTITION
- ===== SOUND PARTITION @ MECHANICAL
- ===== 1 HOUR RATED FIRE PARTITION
- ===== 2 HOUR RATED FIRE PARTITION
- ===== 1 HOUR RATED FIRE PARTITION ON 1 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED FIRE PARTITION ON 2 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED SHAFT WALL ON 2 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED SHAFT WALL
- NON-RATED C.M.U. PARTITION
- RATED C.M.U. PARTITION REF. TO TAG FOR 1 HOUR, 2 HOUR, 3 HOUR
- NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

1100 Van Ness Ave.
San Francisco, CA 94109

1 OVERALL SECOND FLOOR PLAN
A31 | A2.1-F2 1/8" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL SECOND
FLOOR PLAN

SHEET NUMBER

A2.1-F2

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NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
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4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

- PROPERTY LINE
- - - - - FUTURE PARTITION
- ===== NON-RATED PARTITION
- ===== SOUND PARTITION
- ===== SOUND PARTITION @ MECHANICAL
- ===== 1 HOUR RATED FIRE PARTITION
- ===== 2 HOUR RATED FIRE PARTITION
- ===== 1 HOUR RATED FIRE PARTITION ON 1 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED FIRE PARTITION ON 2 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED SHAFT WALL ON 2 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED SHAFT WALL
- ===== NON-RATED C.M.U. PARTITION
- ===== RATED C.M.U. PARTITION REF. TO TAG FOR 1 HOUR, 2 HOUR, 3 HOUR
- ===== NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

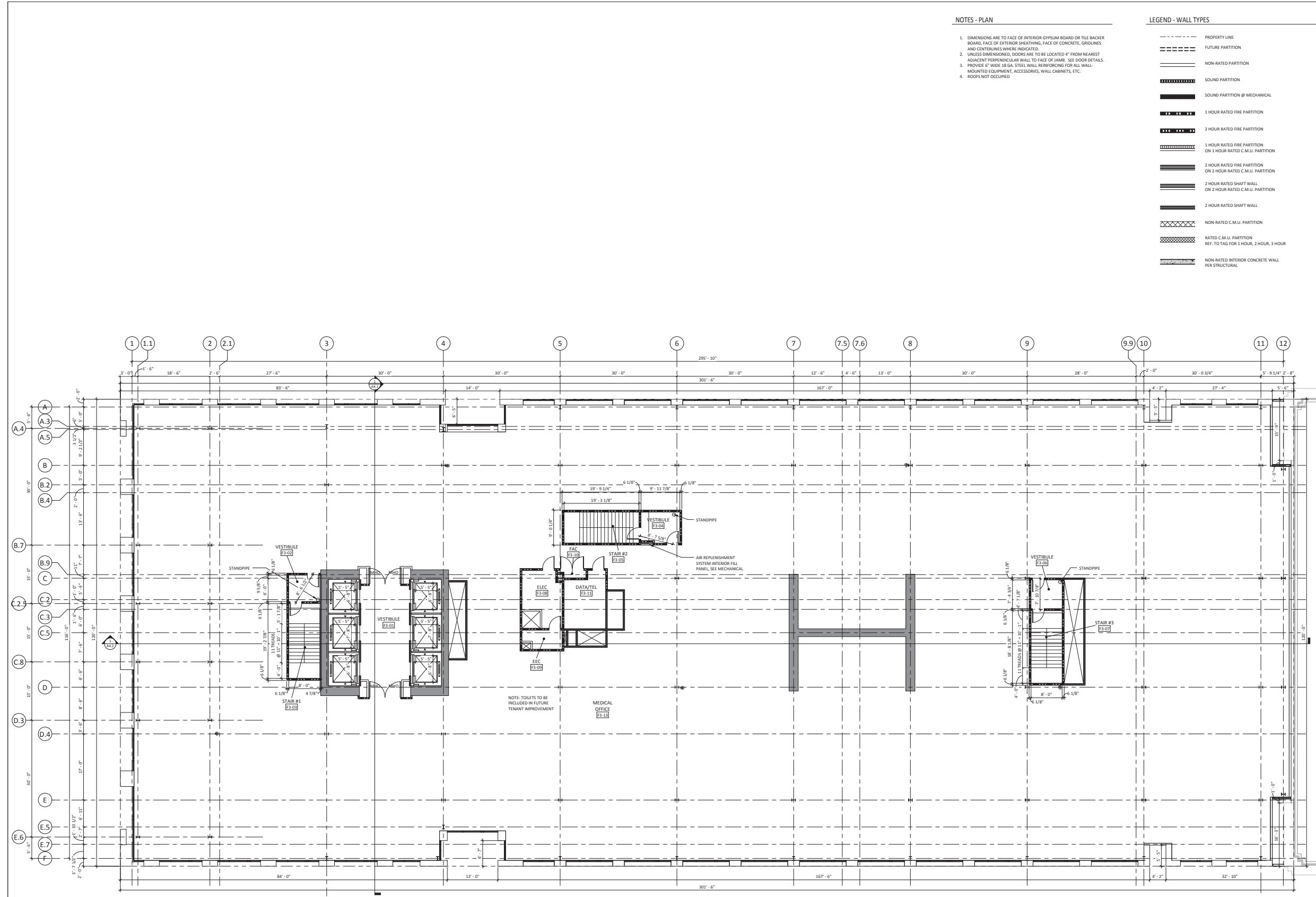
1100 Van Ness Ave.
San Francisco, CA 94109

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL THIRD
FLOOR PLAN

SHEET NUMBER

A2.1-F3



1 OVERALL THIRD FLOOR PLAN
A2.1 F3 1/8" = 1'-0"



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NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
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4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

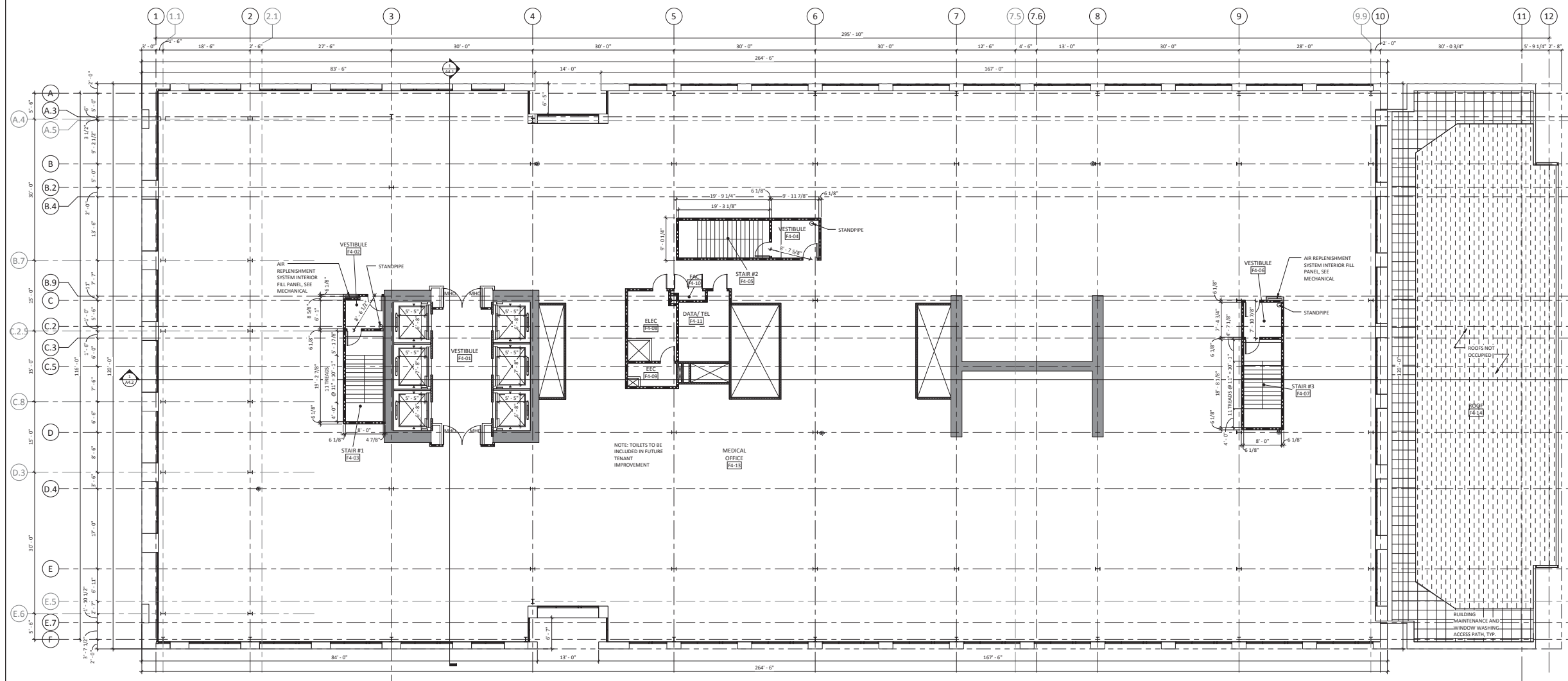
- PROPERTY LINE
- - - - - FUTURE PARTITION
- ===== NON-RATED PARTITION
- ===== SOUND PARTITION
- ===== SOUND PARTITION @ MECHANICAL
- ===== 1 HOUR RATED FIRE PARTITION
- ===== 2 HOUR RATED FIRE PARTITION
- ===== 1 HOUR RATED FIRE PARTITION ON 1 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED FIRE PARTITION ON 2 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED SHAFT WALL ON 2 HOUR RATED C.M.U. PARTITION
- ===== 2 HOUR RATED SHAFT WALL
- ===== NON-RATED C.M.U. PARTITION
- ===== RATED C.M.U. PARTITION REF. TO TAG FOR 1 HOUR, 2 HOUR, 3 HOUR
- ===== NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

1100 Van Ness Ave.
San Francisco, CA 94109

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL FOURTH
FLOOR PLAN

SHEET NUMBER

A2.1-F4

1 OVERALL FOURTH FLOOR PLAN
A31 | A2.1-F4 1/8" = 1'-0"



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NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
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4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

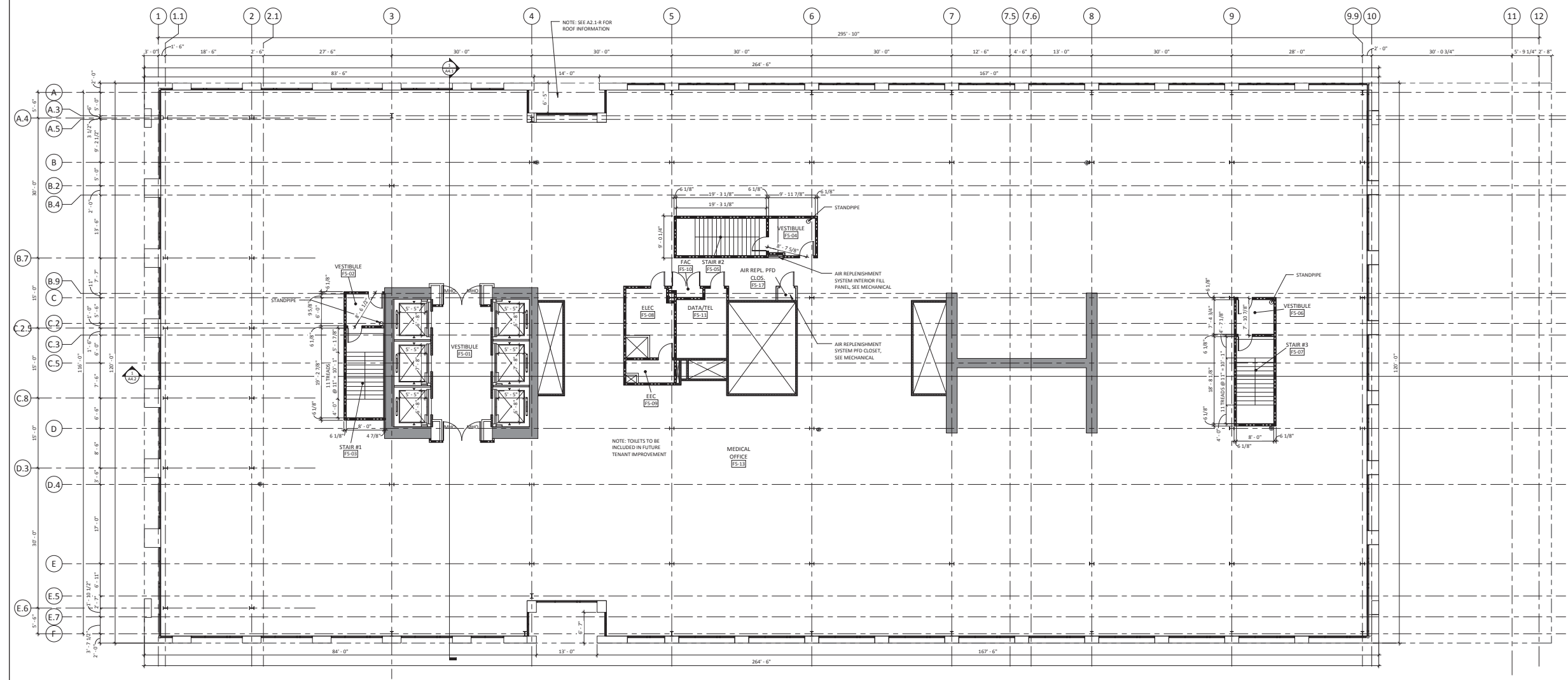
- PROPERTY LINE
- - - - - FUTURE PARTITION
- ===== NON-RATED PARTITION
- SOUND PARTITION
- SOUND PARTITION @ MECHANICAL
- 1 HOUR RATED FIRE PARTITION
- 2 HOUR RATED FIRE PARTITION
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- 2 HOUR RATED FIRE PARTITION ON 2 HOUR RATED C.M.U. PARTITION
- 2 HOUR RATED SHAFT WALL ON 2 HOUR RATED C.M.U. PARTITION
- 2 HOUR RATED SHAFT WALL
- NON-RATED C.M.U. PARTITION
- RATED C.M.U. PARTITION REF. TO TAG FOR 1 HOUR, 2 HOUR, 3 HOUR
- NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

1100 Van Ness Ave.
San Francisco, CA 94109

1 OVERALL FIFTH FLOOR PLAN
A31 | A2.1-F5 1/8" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL FIFTH
FLOOR PLAN

SHEET NUMBER

A2.1-F5

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NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
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4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

- PROPERTY LINE
- - - - - FUTURE PARTITION
- ===== NON-RATED PARTITION
- ===== SOUND PARTITION
- ===== SOUND PARTITION @ MECHANICAL
- ===== 1 HOUR RATED FIRE PARTITION
- ===== 2 HOUR RATED FIRE PARTITION
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- NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

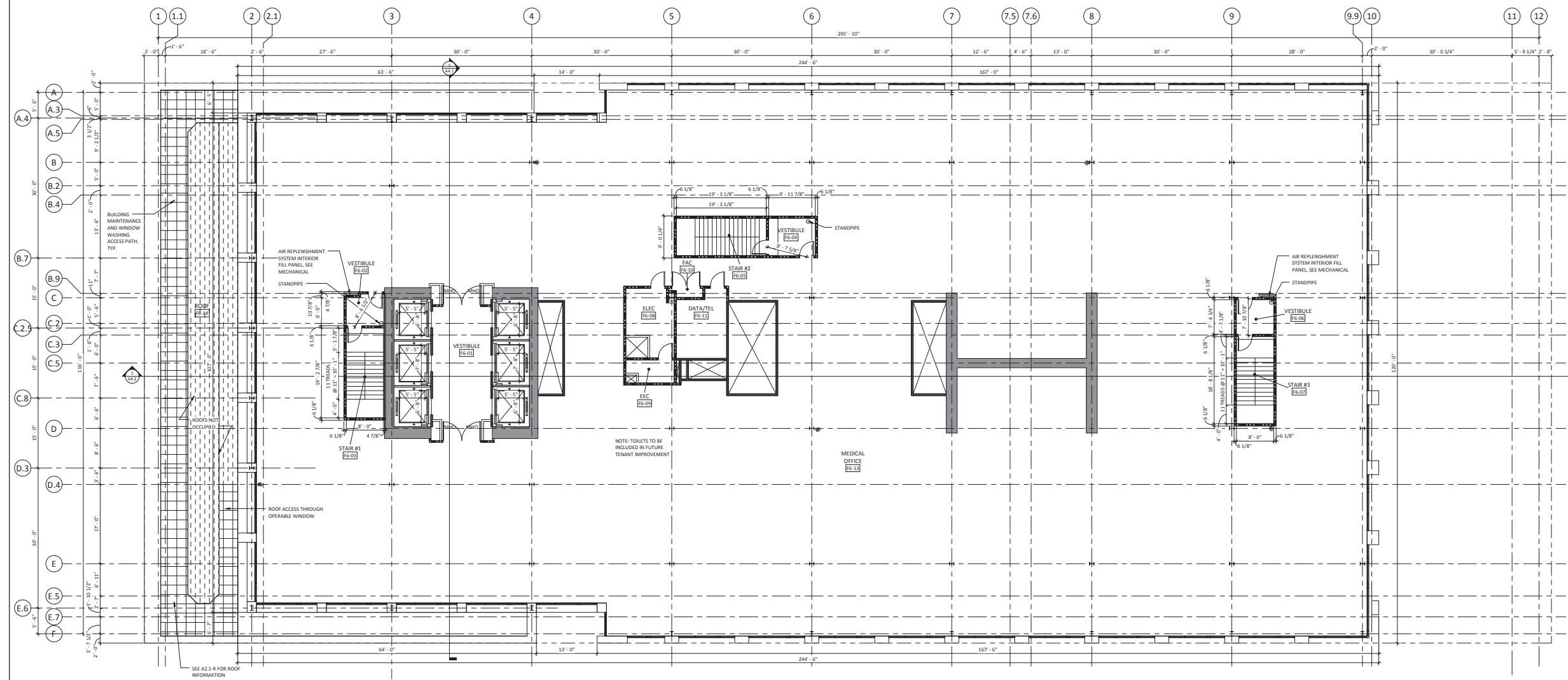
1100 Van Ness Ave.
San Francisco, CA 94109

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL SIXTH
FLOOR PLAN

SHEET NUMBER

A2.1-F6



1 OVERALL SIXTH FLOOR PLAN
A2.1 | A2.1-F6 1/8" = 1'-0"



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NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
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4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

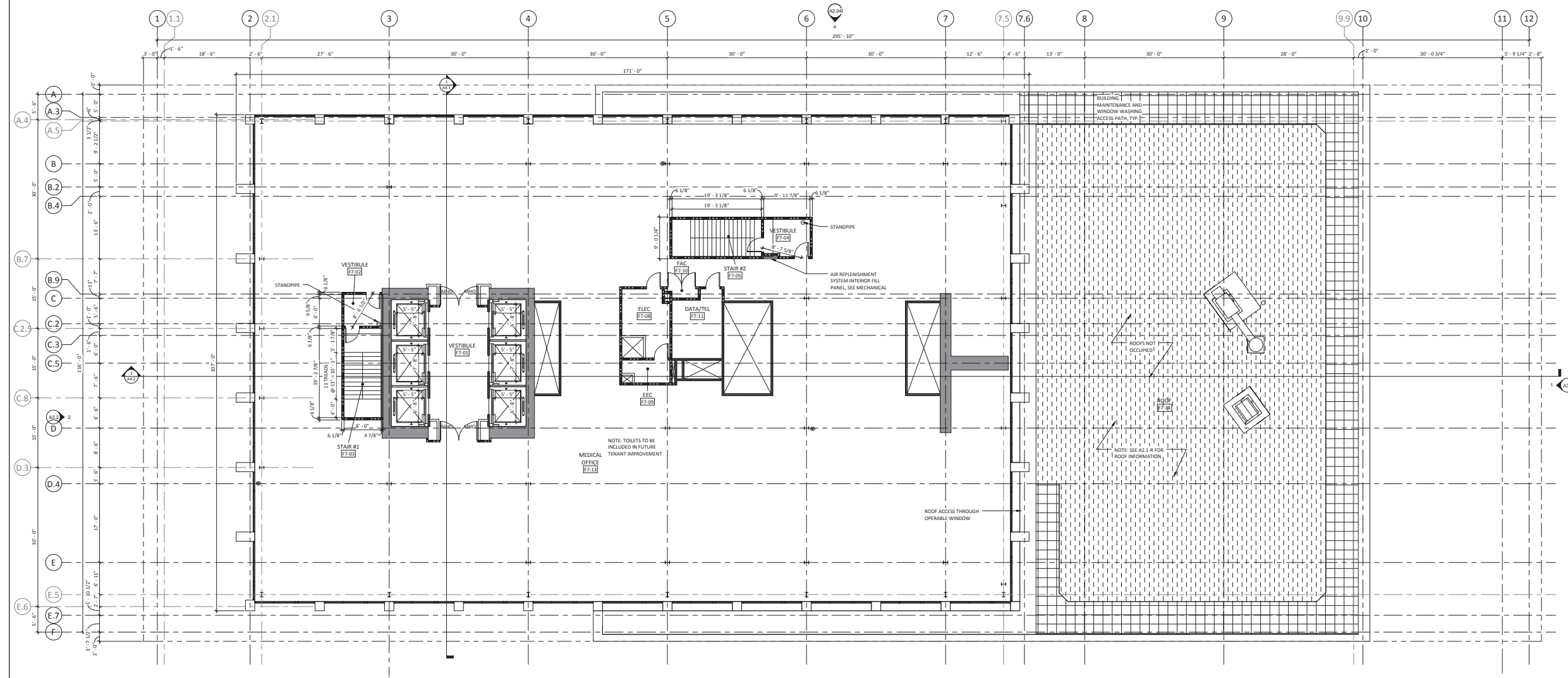
- PROPERTY LINE
- - - - - FUTURE PARTITION
- ===== NON-RATED PARTITION
- SOUND PARTITION
- SOUND PARTITION @ MECHANICAL
- 1 HOUR RATED FIRE PARTITION
- 2 HOUR RATED FIRE PARTITION
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- 2 HOUR RATED FIRE PARTITION ON 2 HOUR RATED C.M.U. PARTITION
- 2 HOUR RATED SHAFT WALL ON 2 HOUR RATED C.M.U. PARTITION
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- NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

1100 Van Ness Ave.
San Francisco, CA 94109

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL
SEVENTH FLOOR
PLAN

SHEET NUMBER

A2.1-F7

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NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
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4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

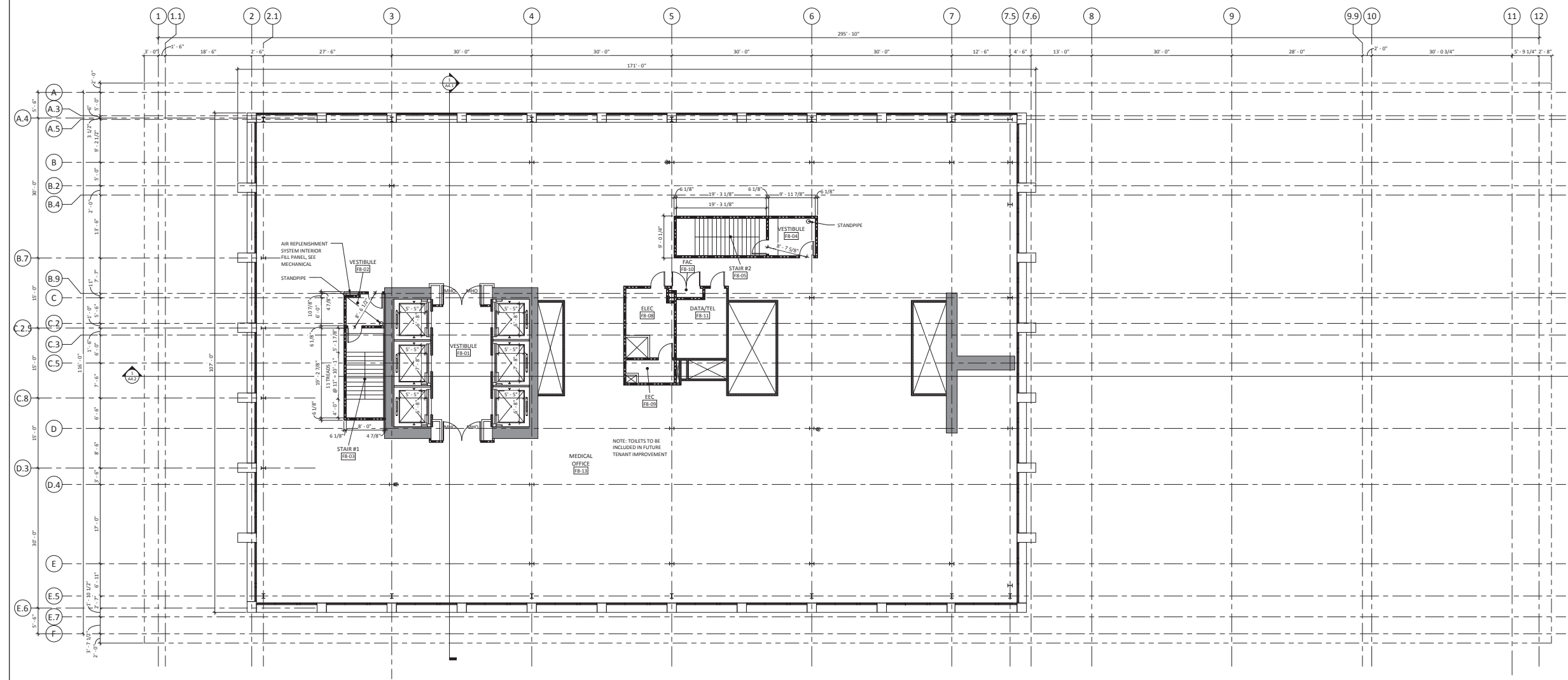
- PROPERTY LINE
- - - - - FUTURE PARTITION
- ===== NON-RATED PARTITION
- SOUND PARTITION
- SOUND PARTITION @ MECHANICAL
- 1 HOUR RATED FIRE PARTITION
- 2 HOUR RATED FIRE PARTITION
- 1 HOUR RATED FIRE PARTITION ON 1 HOUR RATED C.M.U. PARTITION
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- 2 HOUR RATED SHAFT WALL
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- RATED C.M.U. PARTITION REF. TO TAG FOR 1 HOUR, 2 HOUR, 3 HOUR
- NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

1100 Van Ness Ave.
San Francisco, CA 94109

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL EIGHTH
FLOOR PLAN

SHEET NUMBER

A2.1-F8

1 OVERALL EIGHTH FLOOR PLAN
A2.1 | A2.1-F8 1/8" = 1'-0"



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2/22/2011 3:33:58 PM

NOTES - PLAN

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD OR TILE BACKER BOARD, FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE, GRIDLINES AND CENTERLINES WHERE INDICATED.
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4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

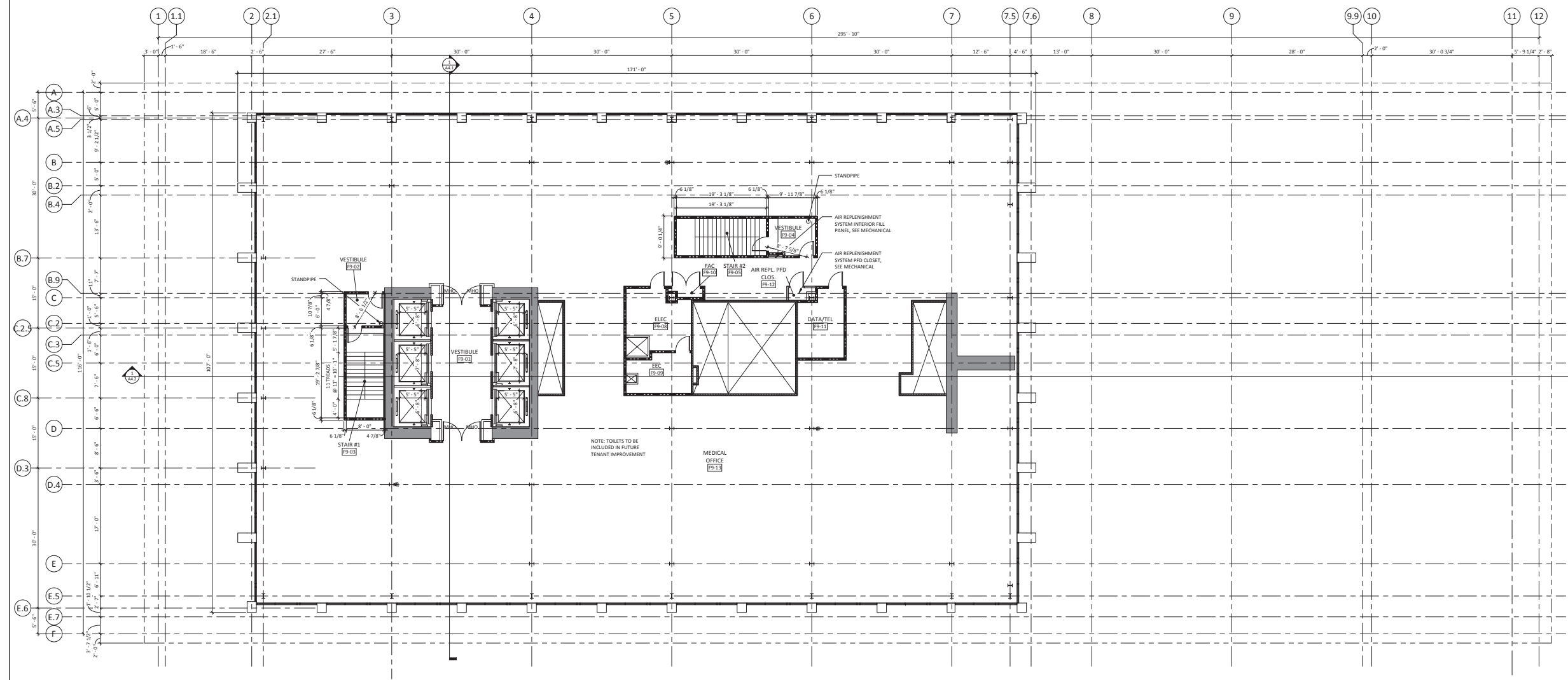
- PROPERTY LINE
- - - - - FUTURE PARTITION
- ===== NON-RATED PARTITION
- SOUND PARTITION
- SOUND PARTITION @ MECHANICAL
- 1 HOUR RATED FIRE PARTITION
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- NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL

PROJECT NUMBER
081540.06

DRAWN BY
J. Claffin

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

1100 Van Ness Ave.
San Francisco, CA 94109

1 OVERALL NINTH FLOOR PLAN
A31 | A2.1-F9 1/8" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION





SHEET TITLE
OVERALL NINTH
FLOOR PLAN

SHEET NUMBER

A2.1-F9

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LEGEND - ROOFING

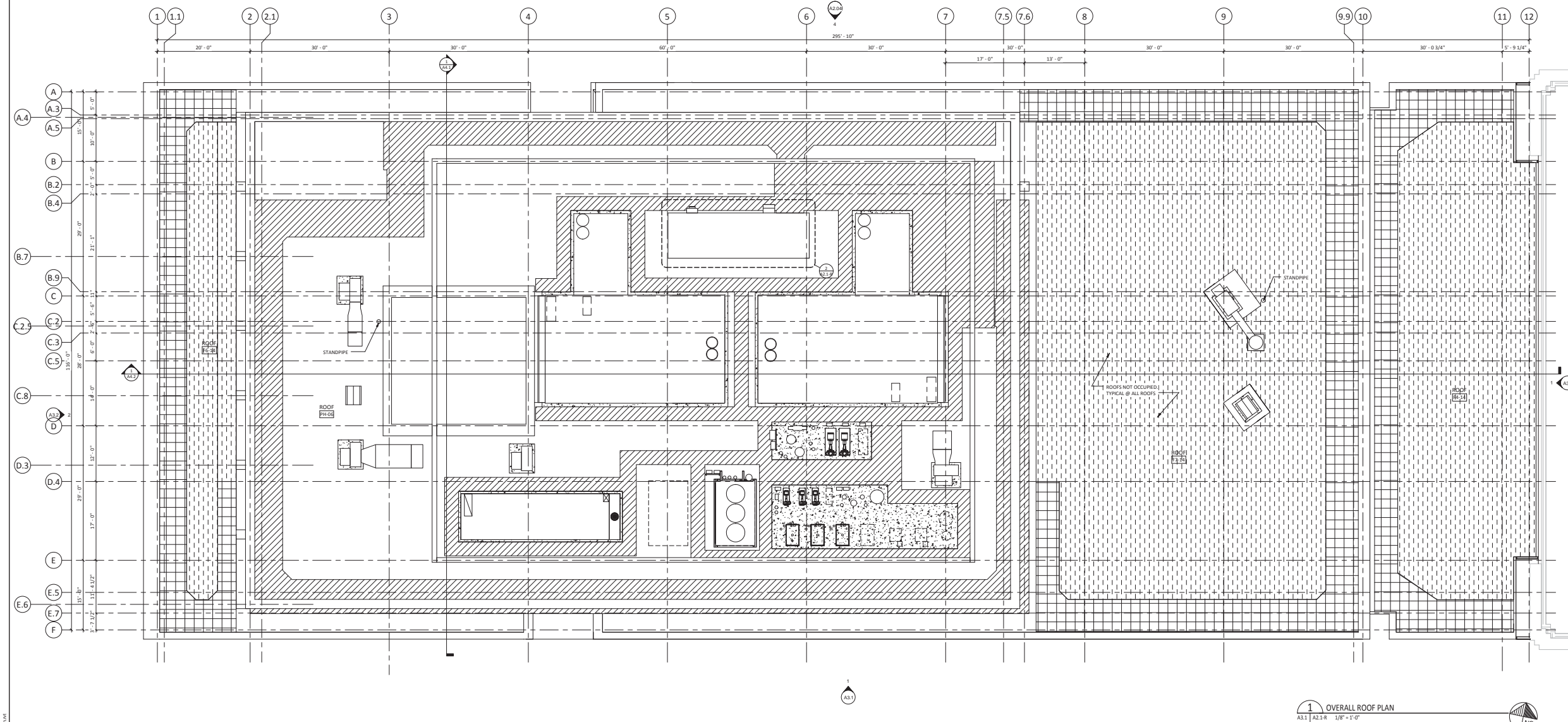
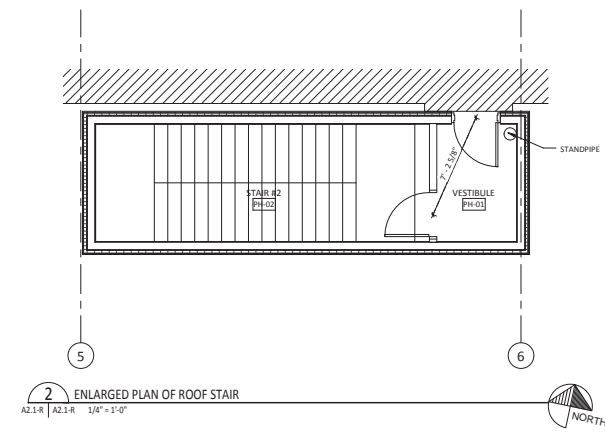
-  GREEN ROOF OVER FULLY ADHERED ROOF SYSTEM OVER CELLULAR INSULATING CONCRETE ROOF DECK SYSTEM
-  FULLY ADHERED ROOF SYSTEM OVER CELLULAR INSULATING CONCRETE ROOF DECK SYSTEM
-  PAVERS
-  WALK PAD

NOTES - PLAN

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4. ROOFS NOT OCCUPIED

LEGEND - WALL TYPES

-  PROPERTY LINE
-  FUTURE PARTITION
-  NON-RATED PARTITION
-  SOUND PARTITION
-  SOUND PARTITION @ MECHANICAL
-  1 HOUR RATED FIRE PARTITION
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-  NON-RATED C.M.U. PARTITION
-  RATED C.M.U. PARTITION
REF. TO TAG FOR 1 HOUR, 2 HOUR, 3 HOUR
-  NON-RATED INTERIOR CONCRETE WALL PER STRUCTURAL



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

1100 Van Ness Ave.
San Francisco, CA 94109

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
OVERALL ROOF
PLAN

SHEET NUMBER

A2.1-R

LEGEND - EXTERIOR MATERIALS

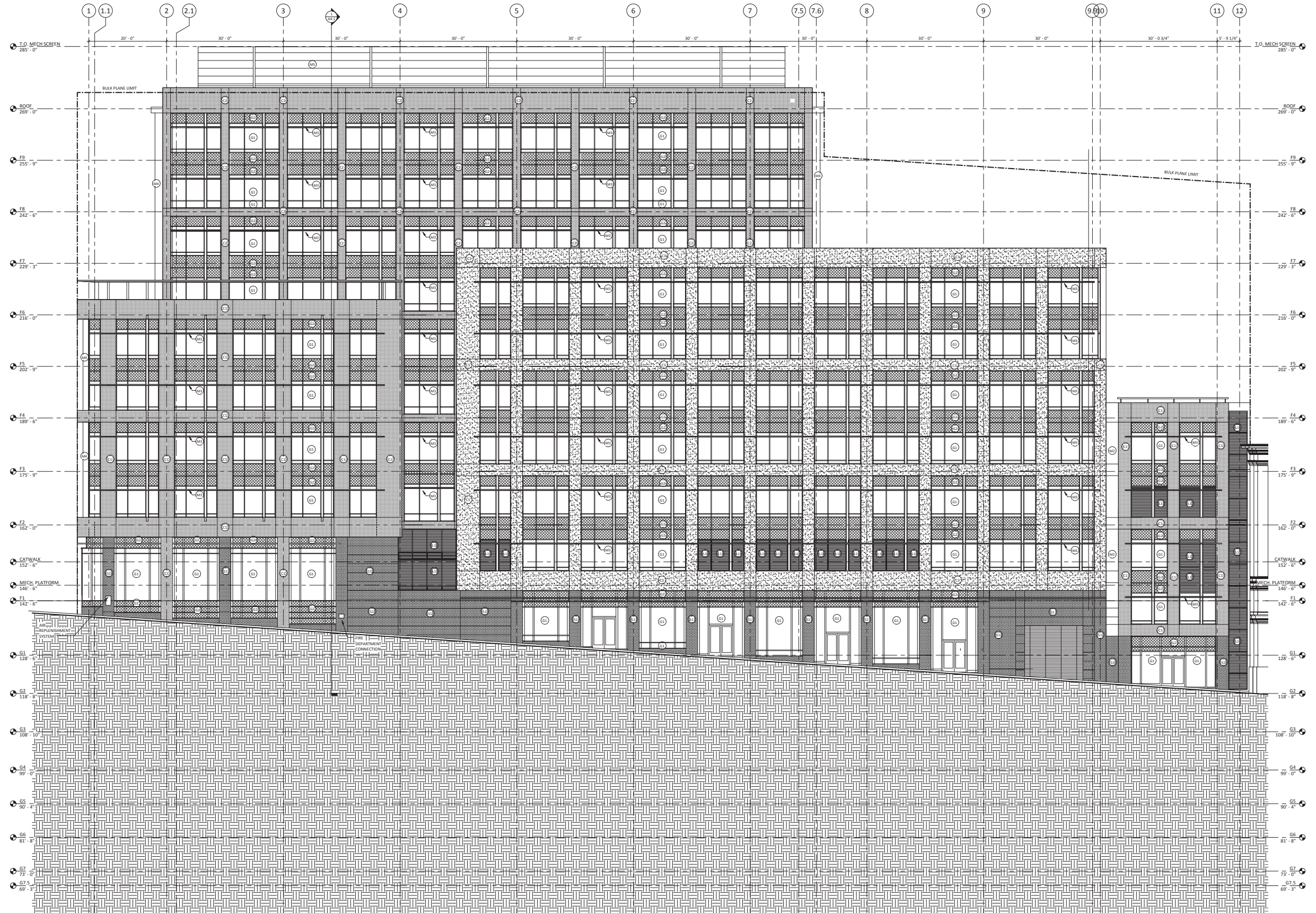
(C1) CONCRETE 1, GLASS FIBER REINFORCED CONCRETE BEIGE	(M1) COMPOSITE METAL PANEL 1 - CANOPIES ONLY, TO MATCH ALCAN COMPOSITES, SUNRISE SILVER	(G1) VISION GLAZING, CLEAR
(C2) CONCRETE 2, GLASS FIBER REINFORCED CONCRETE MEDIUM GRAY	(M2) COMPOSITE METAL PANEL 2, TO MATCH ALCAN COMPOSITES, CADET GRAY	(G2) SPANDREL GLAZING, FROSTED
(C3) CONCRETE 3, GLASS FIBER REINFORCED CONCRETE LIGHT GRAY	(M3) METAL 3 - HORIZONTAL SUNSHADES	(L1) LOUVERS
(C4) CONCRETE 3, CONCRETE MASONRY UNITS TBD	(M4) METAL 4 - VERTICAL SUNSHADES	(GW) GREEN WALL
	(M5) METAL 5 - MECHANICAL SCREEN	(S1) STONE 1 POLISHED GRANITE, BEIGE

PROJECT NUMBER
081540.06

DRAWN BY
M. Zabritski

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
**CPMC VAN NESS
MEDICAL OFFICE
BUILDING**

1100 Van Ness Ave.
San Francisco, CA 94109

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE
SOUTH ELEVATION

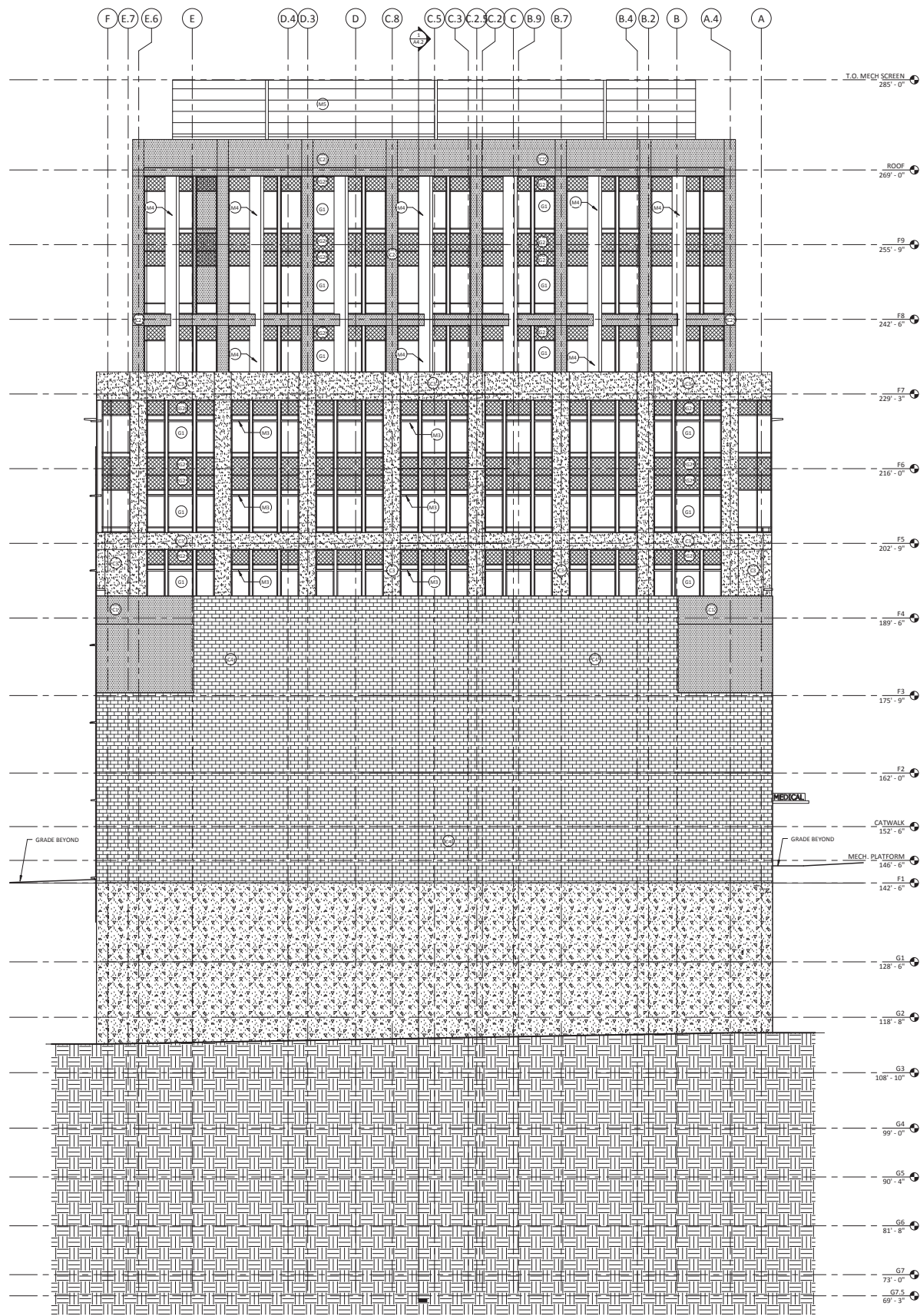
SHEET NUMBER
A3.1

1 SOUTH ELEVATION
A3.1-F1 | A3.1 1/8" = 1'-0"

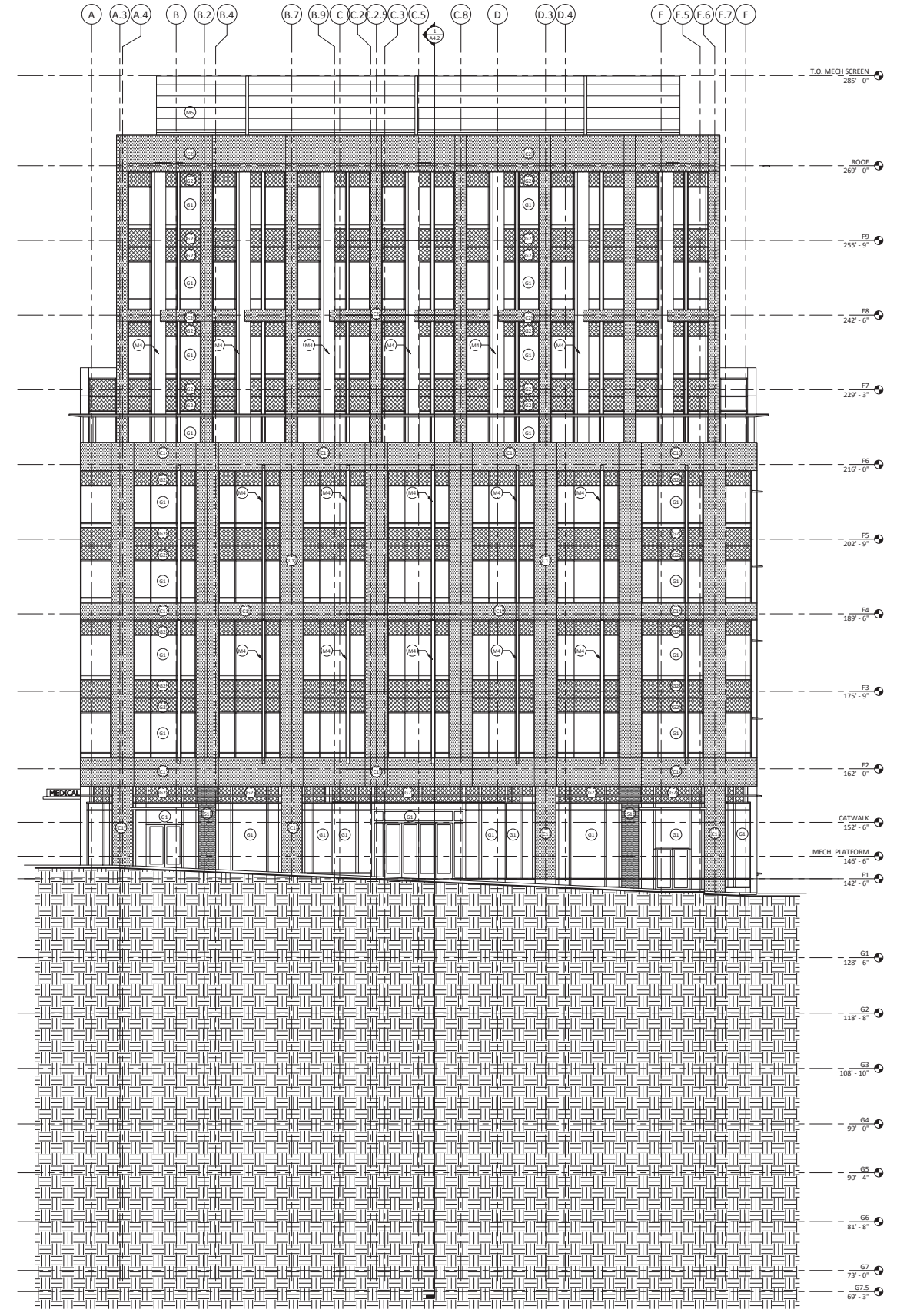
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LEGEND - EXTERIOR MATERIALS

- | | | |
|--|---|--------------------------------------|
| (C1) CONCRETE 1, GLASS FIBER REINFORCED CONCRETE BEIGE | (M3) COMPOSITE METAL PANEL 1 - CANDRIES ONLY, TO MATCH ALCAN COMPOSITES, SUNRISE SILVER | (G1) VISION GLAZING, CLEAR |
| (C2) CONCRETE 2, GLASS FIBER REINFORCED CONCRETE MEDIUM GRAY | (M4) COMPOSITE METAL PANEL 2, TO MATCH ALCAN COMPOSITES, CADET GRAY | (G2) SPANDREL GLAZING, FROSTED |
| (C3) CONCRETE 3, GLASS FIBER REINFORCED CONCRETE LIGHT GRAY | (M5) METAL 3 - HORIZONTAL SUNSHADES | (L1) LOUVERS |
| (C4) CONCRETE 3, CONCRETE MASONRY UNITS T80 | (M6) METAL 4 - VERTICAL SUNSHADES | (GW) GREEN WALL |
| | (M7) METAL 5 - MECHANICAL SCREEN | (S1) STONE 1 POLISHED GRANITE, BEIGE |



1 EAST ELEVATION
A2.1-F1 | A32 1/8" = 1'-0"



2 WEST ELEVATION
A2.1-F1 | A32 1/8" = 1'-0"

PROJECT NUMBER
081540.06

DRAWN BY
M. Zabritski

DATE
NOVEMBER 21, 2011

REVISIONS



PROJECT
CPMC VAN NESS
MEDICAL OFFICE
BUILDING

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San Francisco, CA 94109

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NOT FOR
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SHEET TITLE
EAST & WEST
ELEVATIONS

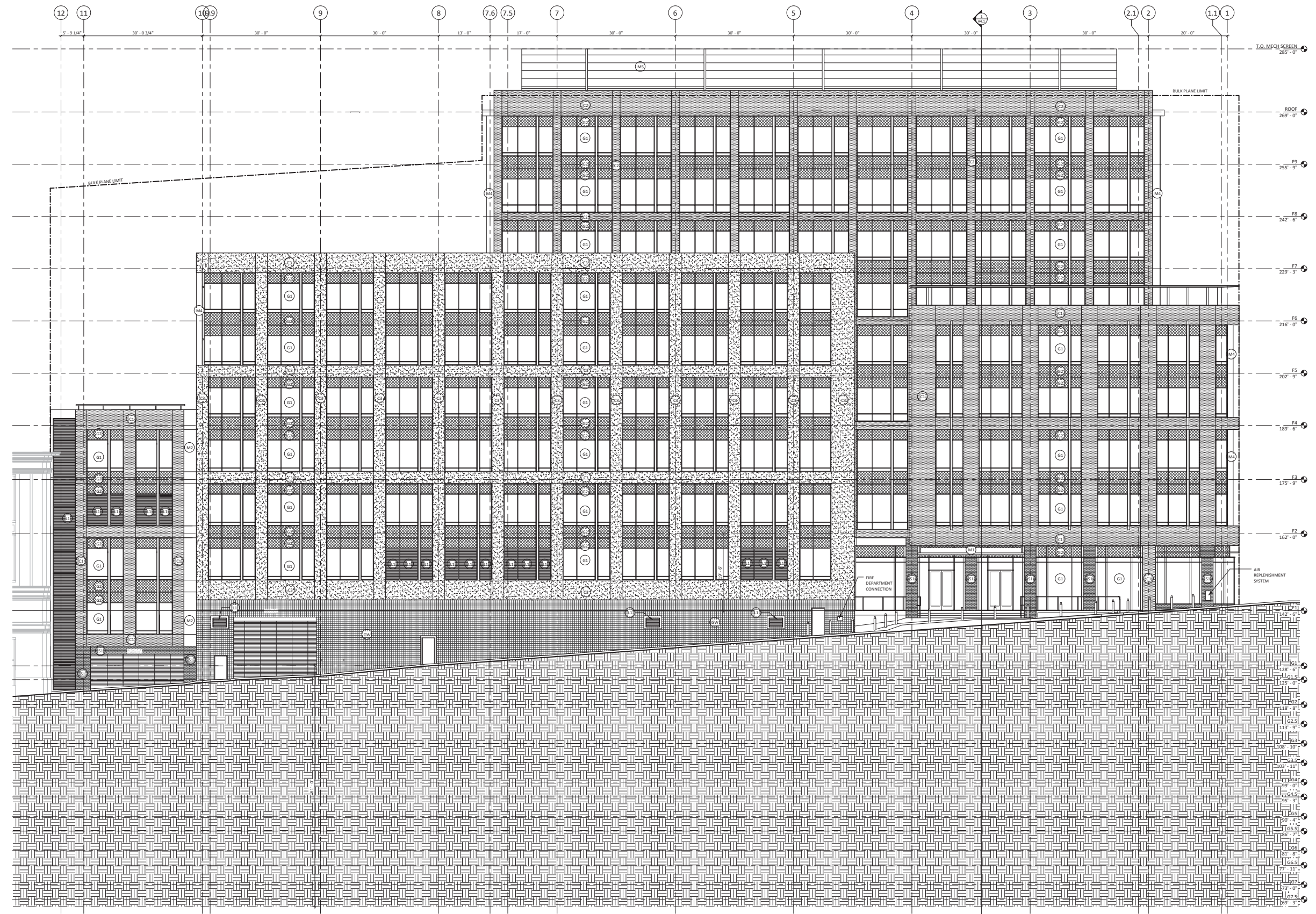
SHEET NUMBER

A3.2

11/21/2011 2:00:08 PM C:\pvt\jlp\proj\081540\A32\081540_A32.dwg:mjw

LEGEND - EXTERIOR MATERIALS

- | | | | | | |
|------|---|------|---|------|---------------------------------|
| (C1) | CONCRETE 1, GLASS FIBER REINFORCED CONCRETE BEIGE | (M1) | COMPOSITE METAL PANEL 1 - CAMBRIDGE ONLY, TO MATCH ALCAN COMPOSITES, SUNRISE SILVER | (G1) | VISION GLAZING, CLEAR |
| (C2) | CONCRETE 2, GLASS FIBER REINFORCED CONCRETE MEDIUM GRAY | (M2) | COMPOSITE METAL PANEL 2, TO MATCH ALCAN COMPOSITES, CADET GRAY | (G2) | SPANDREL GLAZING, FROSTED |
| (C3) | CONCRETE 3, GLASS FIBER REINFORCED CONCRETE LIGHT GRAY | (M3) | METAL 3 - HORIZONTAL SUNSHADES | (L1) | LOUVERS |
| (C4) | CONCRETE 3, CONCRETE MASONRY UNITS TBD | (M4) | METAL 4 - VERTICAL SUNSHADES | (GW) | GREEN WALL |
| | | (M5) | METAL 5 - MECHANICAL SCREEN | (S1) | STONE 1 POLISHED GRANITE, BEIGE |



PROJECT NUMBER
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CONSTRUCTION

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER

A3.3

1 NORTH ELEVATION
A2.1-F1 | A3.3 1/8" = 1'-0"

1/27/2011 2:08:03 PM C:\DWG\JOB\PM\081540\A3.3\081540.F12.dwg:mkh:04

PROJECT NUMBER
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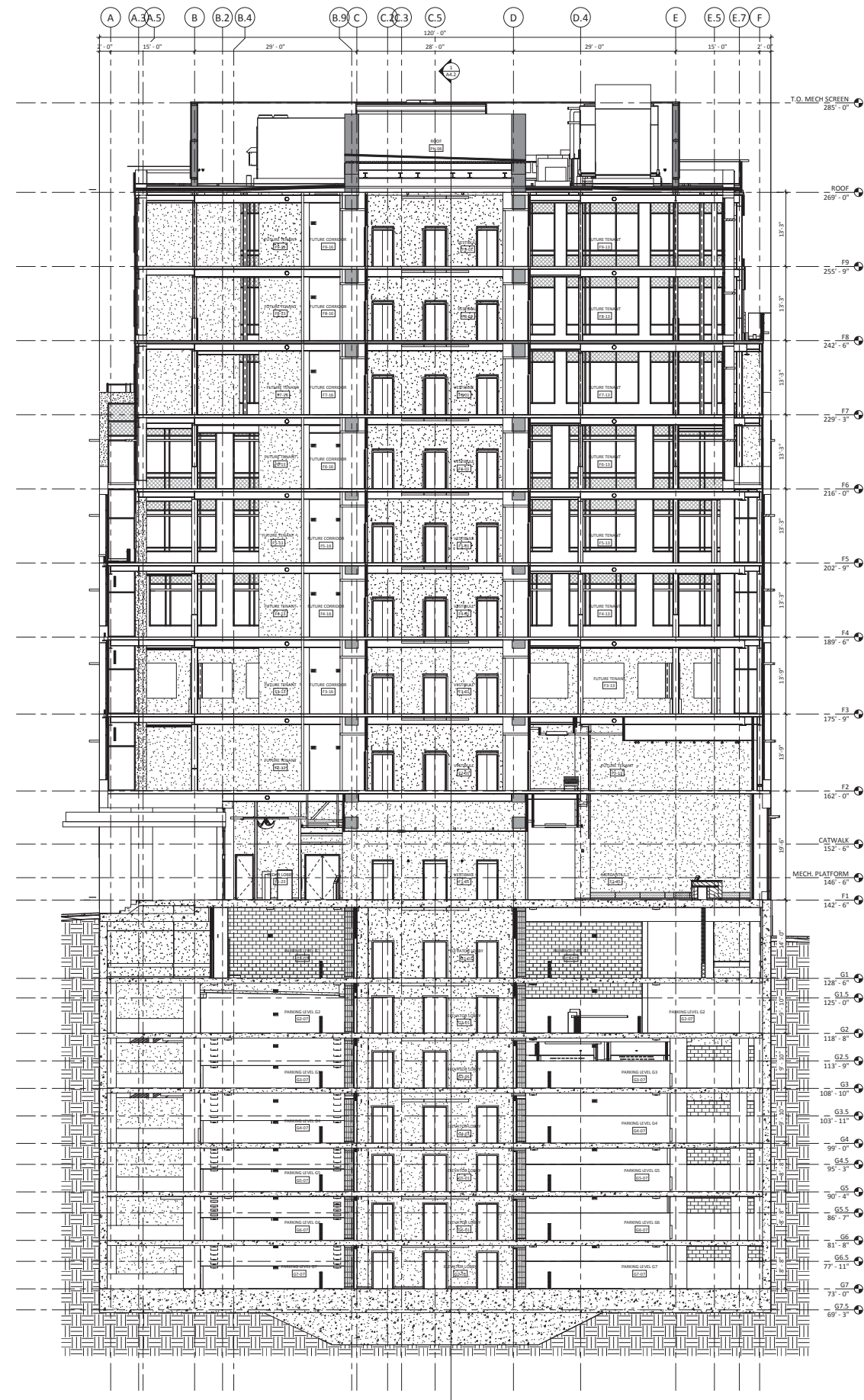
1100 Van Ness Ave.
San Francisco, CA 94109

PRELIMINARY
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CONSTRUCTION

SHEET TITLE
BUILDING
SECTIONS

SHEET NUMBER

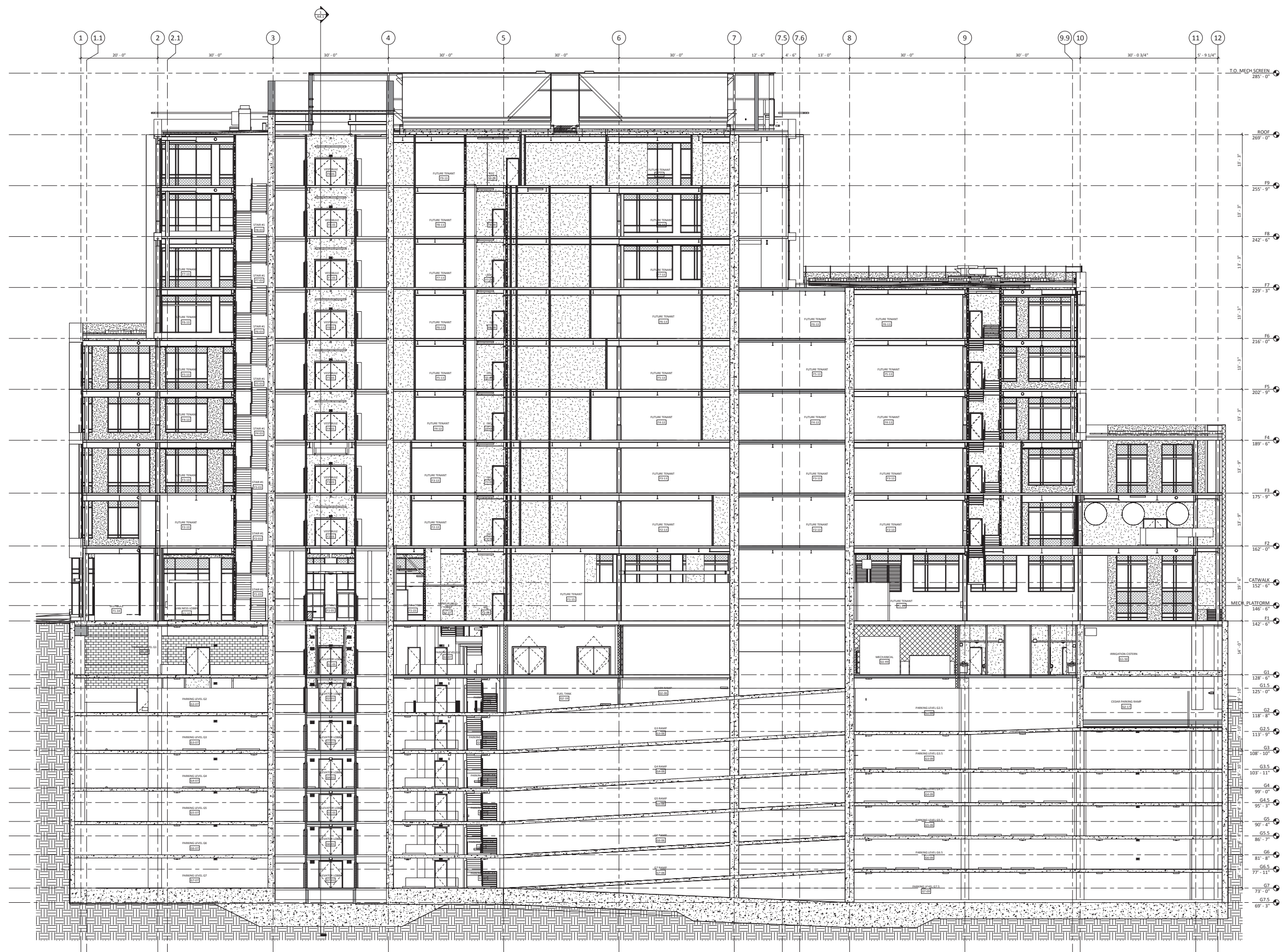
A4.1



1 BUILDING SECTION (TRANSVERSE) 1
A2.1-F1 | A4.1 1/8" = 1'-0"

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11/21/2011 2:13:08 PM



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SHEET TITLE
BUILDING
SECTIONS

SHEET NUMBER

A4.2

1 BUILDING SECTION (LONGITUDINAL) A
A4.2-F1 A4.2 1/8" = 1'-0"

11/21/2011 2:20:30 PM C:\bvt\l\proj\81540\A4.2\A4.2-F1.dwg



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303.499.7795
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CIVIL ENGINEER

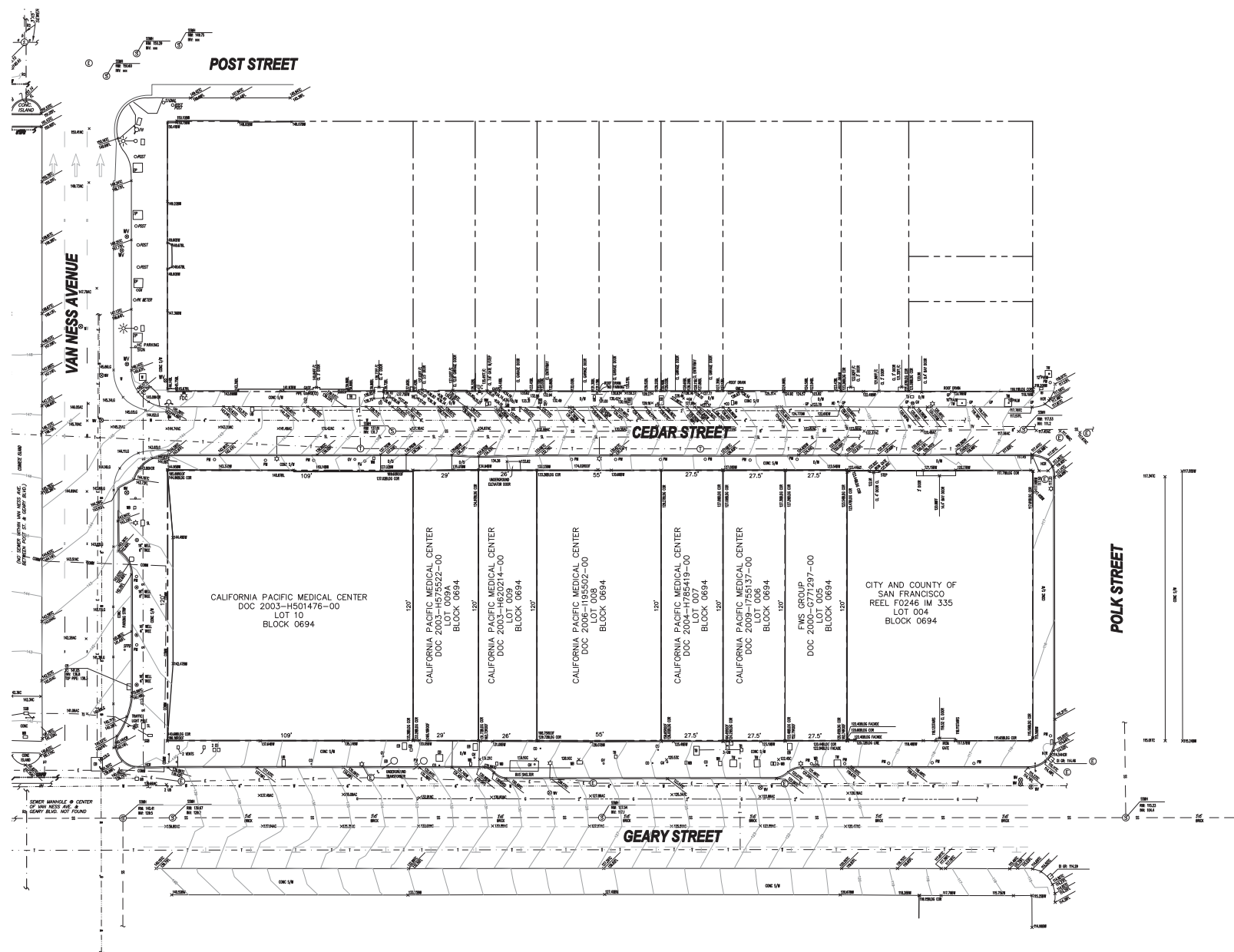


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WRT

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LEGEND & ABBREVIATIONS

- SUBJECT BOUNDARY LINE
- LOT LINE
- COMMUNICATION (MC) LINE
- ELECTRIC LINE
- GAS LINE
- STREET LIGHT LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- TRAFFIC SIGNAL LINE
- CABLE TELEVISION LINE
- WATER LINE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC VALVE
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ TRAFFIC SIGNAL VALVE
- ⊕ ASPHALT CONCRETE
- BL OR BLOC BUILDING
- BW BACK OF WALK
- CB CATCH BASIN
- CL CENTER LINE
- CO CLEANOUT
- C OR CONC CONCRETE
- DI DROP INLET
- DW OR D/W DRIVEWAY
- EB ELECTRIC BOX
- EV ELECTRIC VAULT
- FL FLOW LINE
- GM GAS METER
- GP GUARD POST
- GR GRATE ELEVATION
- GV GAS VALVE
- HCR HANDICAP RAMP
- INV INVERT ELEVATION
- LG LIP OF GUTTER
- PM PARKING METER
- RIM RIM ELEVATION
- SOB TRAFFIC SIGNAL BOX
- SL STREET LIGHT BOX
- SSMH SANITARY SEWER MANHOLE
- S/W SIDEWALK
- TB TELEPHONE BOX
- TC TOP OF CONCRETE CURB
- TVB CABLE TELEVISION BOX
- TW TREE WELL
- UB UTILITY BOX
- WB WATER BOX
- WM WATER METER
- WV WATER VALVE

TOPOGRAPHY NOTES:

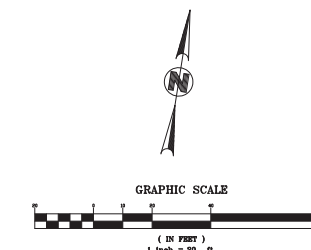
- TOPOGRAPHY WAS PERFORMED BY BKF ENGINEERS.
1. THE UTILITY LINES AND STRUCTURES SHOWN ON THIS SURVEY ARE DERIVED FROM RECORD DATA AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS SURVEY SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 2. UTILITIES AND TOPOGRAPHY ON THE WEST SIDE OF THE VAN NESS AVENUE MEDIAN WERE PROVIDED BY OTHERS.
 3. DATE OF FIELD SURVEY: OCTOBER 9, AND 15, 2004, JANUARY 16, 2009 AND JULY 29, 2009.

BENCHMARK:

SAN FRANCISCO CITY BENCH MARK 1150, X CUT AT END OF CENTER ISLAND, INTERSECTION OF SOUTH PROPERTY LINE OF GEARY BOULEVARD AND CENTER LINE OF VAN NESS AVENUE TAKEN AS 141,267 FEET, NGVD 88 DATUM.

EXISTING CONDITIONS

SCALE 1"=20'



SEALS AND SIGNATURES



STREET IMPROVEMENT SUBMITTAL PERMIT

ISSUE	REV	DATE
100% DD		08/23/2010
PERMIT SET		07/15/2011
PERMIT SET	1	12/02/2011
PERMIT SET	2	02/17/2012

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DRAWING TITLE

EXISTING
CONDITIONS

SCALE AS SHOWN

PROJECT NUMBER 081540.03

DRAWING NUMBER

C1.0



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SEALS AND SIGNATURES



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PERMIT SET	1	12/02/2011
PERMIT SET	2	02/17/2012

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DRAWING TITLE

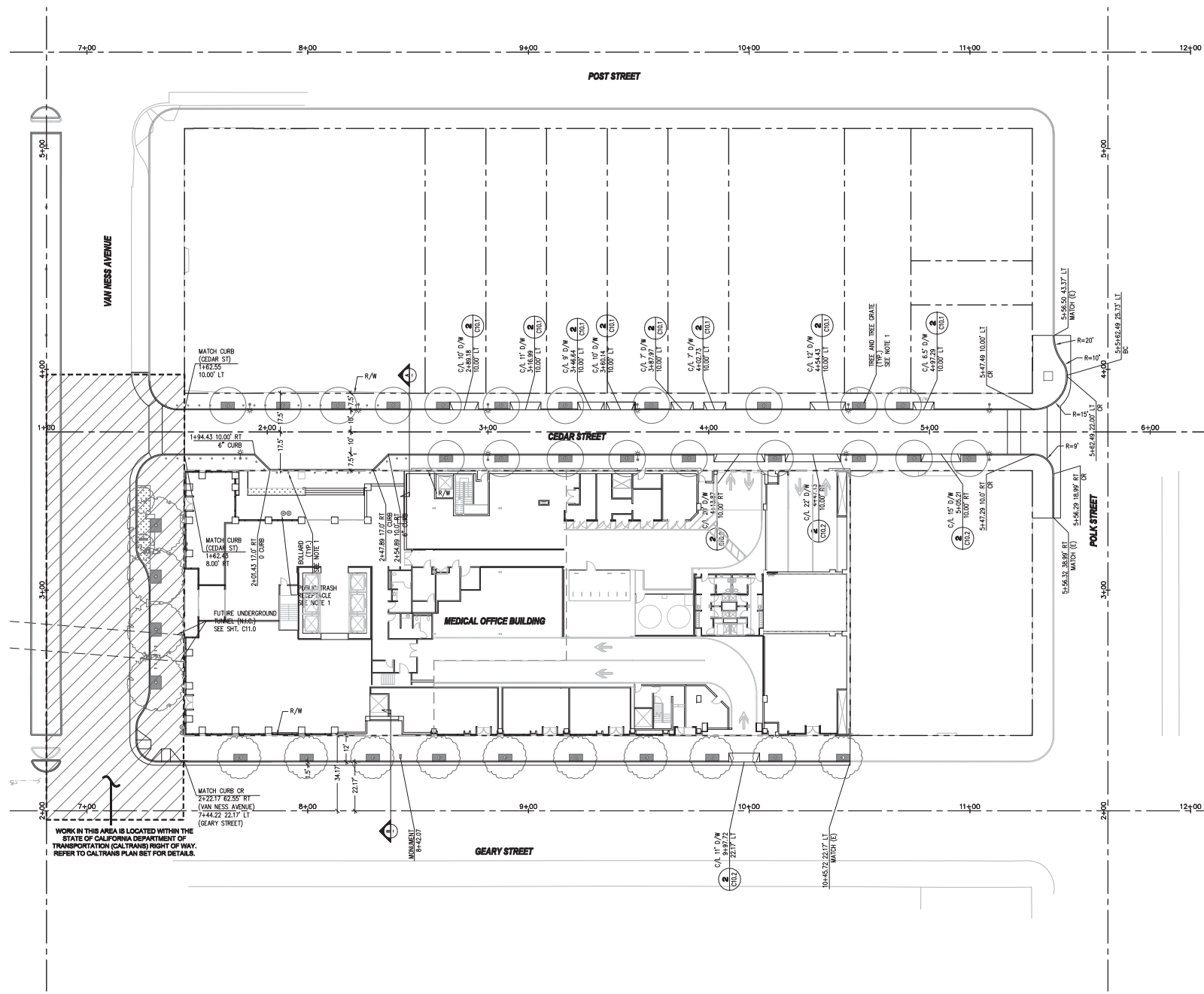
LAYOUT PLAN

SCALE AS SHOWN

PROJECT NUMBER 081540.03

DRAWING NUMBER

C3.0



- NOTE**
- REFER TO LANDSCAPE PLANS FOR PAVEMENT FINISH, PAVEMENT INFORMATION, JOINT AND SCORE PATTERNS, TREE AND TREE GRATES, FURNISHING, AND OTHER SITE ELEMENT DETAILS.
 - CONTRACTOR SHALL ADHERE TO STANDARDS LISTED IN REGULATIONS FOR WORKING IN SAN FRANCISCO STREETS (THE BLUE BOOK), 8TH EDITION, AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.

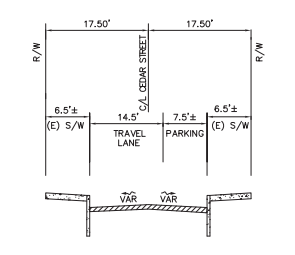
- ABBREVIATIONS**
- AC ASPHALT CONCRETE
 - BC BEGINNING OF CURVE
 - CB CATCH BASIN
 - C/L CENTERLINE
 - CR CURB RETURN
 - DW DRIVEWAY
 - (E) EXISTING
 - EC END OF CURVE
 - F/C FACE OF CURB
 - LT LEFT OFFSET
 - MIN MINIMUM
 - (N) NEW
 - NIC NOT IN CONTRACT
 - PRC POINT OF REVERSE CURVATURE
 - R RADIUS
 - RT RIGHT OFFSET
 - R/W RIGHT OF WAY LINE
 - SP/W SAN FRANCISCO PUBLIC WORKS TYPICAL
 - VAR VARIATION

- LEGEND**
- BICYCLE RACKS SEE LANDSCAPE PLANS
 - MONUMENT SEE LANDSCAPE PLANS
 - ⊙ PUBLIC TRASH RECEPTACLES SEE LANDSCAPE PLANS
 - ▬ SEATWALL SEE LANDSCAPE PLANS
 - ⊛ (N) POULSEN STREETLIGHT AND POLE SEE STREETLIGHT PLANS
 - ⊛ (E) STREETLIGHT POLE TO BE RELOCATED. SEE STREETLIGHT PLANS
 - ▽ CURB RAMP PER SP/W STANDARD DETAILS. SEE ALSO SHEET C7.0 FOR CURB RETURN PROFILES.
 - ▭ CONCRETE DRIVEWAY PER SP/W STANDARD DETAILS. (C7.0)
 - ⊞ NEW STREET TREE & TREE GRATE. SEE LANDSCAPE PLANS FOR DETAILS.

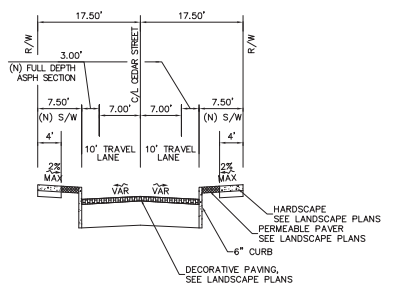
WORK IN THIS AREA IS LOCATED WITHIN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) RIGHT OF WAY. REFER TO CALTRANS PLAN SET FOR DETAILS.

LAYOUT PLAN

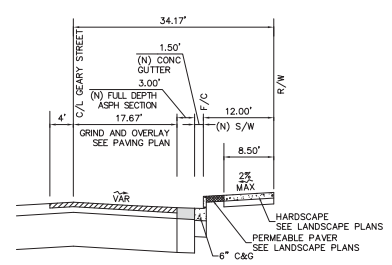
SCALE 1"=20'



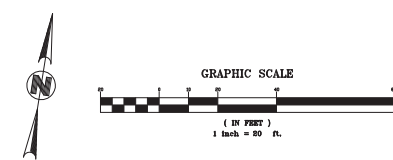
TYPICAL SECTION - CEDAR STREET
EXISTING - LOOKING EAST



SECTION A - CEDAR STREET
1"=10'



SECTION B - GEARY STREET
1"=10'





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SEALS AND SIGNATURES



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PERMIT SET		07/15/2011
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PERMIT SET	2	02/17/2012

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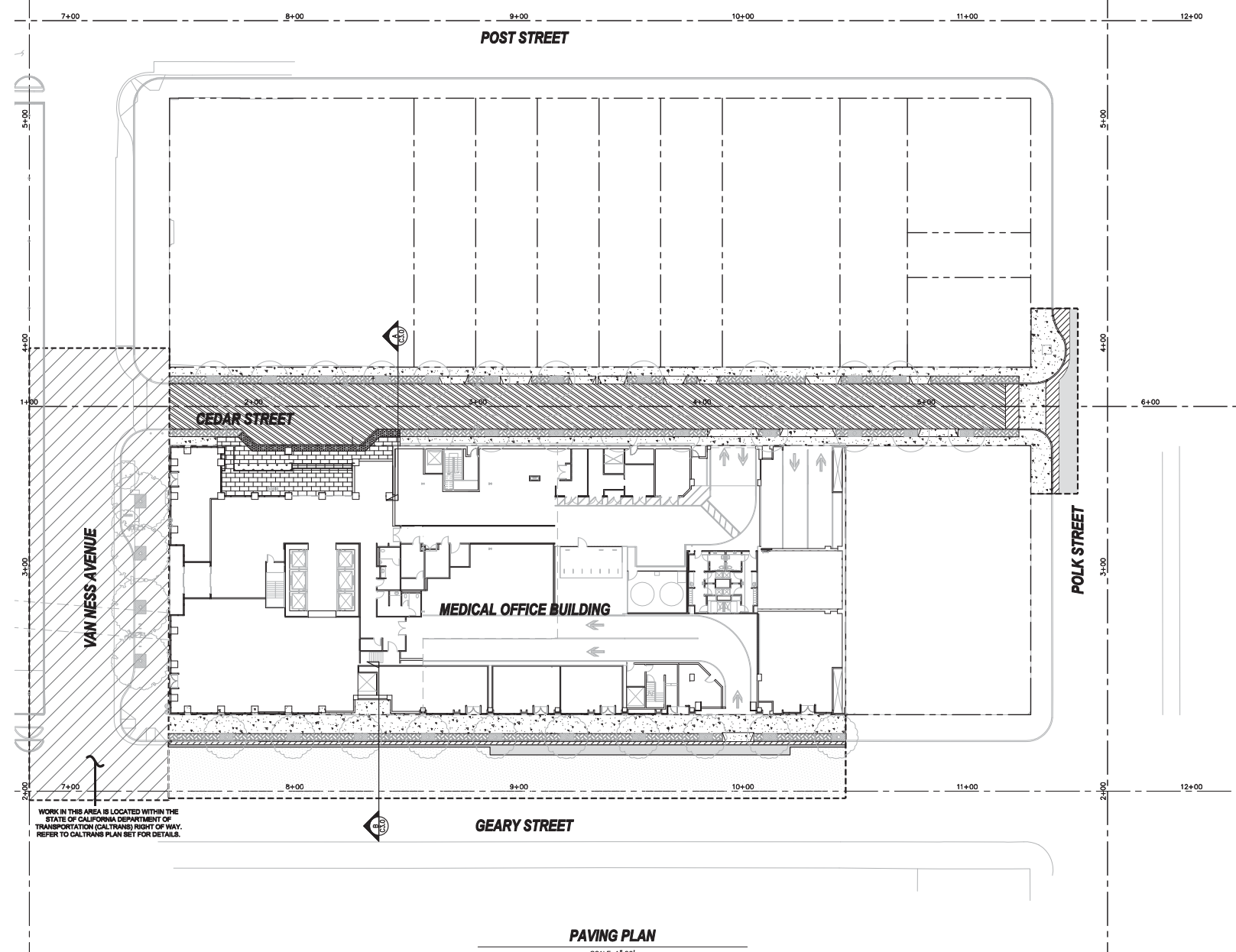
DRAWING TITLE

PAVING PLAN

SCALE AS SHOWN

PROJECT NUMBER 081540.03

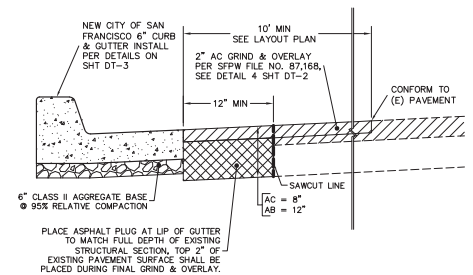
DRAWING NUMBER **C4.0**



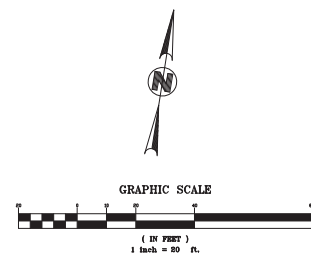
WORK IN THIS AREA IS LOCATED WITHIN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) RIGHT OF WAY. REFER TO CALTRANS PLAN SET FOR DETAILS.

PAVING PLAN

SCALE 1"=20'



1 AC PLUG NOT TO SCALE



NOTE

- REFER TO LANDSCAPE PLANS FOR TREE AND TREE GRATES, FURNISHING, AND OTHER SITE ELEMENTS DETAILS.
- REFER TO LANDSCAPE PLANS FOR PAVEMENT FINISH, PAVEMENT INFORMATION, AND SCORE PATTERN.
- ALL UTILITIES WITHIN LIMIT OF WORK SHALL BE ADJUSTED TO NEW GRADE UNLESS OTHERWISE NOTED.

LEGEND

- PCC PAVING, REFER TO LANDSCAPE PLANS FOR DETAILS.
- STANDARD COMBINED CURB AND PARKING STRIP OR GUTTER PER SFPW STANDARD DETAIL FILE NO. 87,170
- AC PLUG, CONTRACTOR TO MATCH FULL DEPTH OF EXISTING STREET
- ASPHALT OVERLAY (2" MIN) TO LIMIT OF WORK PER SFPW STANDARD DETAIL FILE NO. 87,168
- GRANITE PAVING, REFER TO LANDSCAPE PLANS FOR DETAILS.
- DETECTABLE WARNING PAVERS, REFER TO LANDSCAPE PLANS FOR DETAILS.
- PERMEABLE PAVERS, REFER TO LANDSCAPE PLANS FOR DETAILS.
- UNIT PAVING, REFER TO LANDSCAPE PLANS FOR DETAILS.
- LANDSCAPE AREA, REFER TO LANDSCAPE PLANS FOR DETAILS.
- LIMIT OF WORK



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SEALS AND SIGNATURES



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DRAWING TITLE

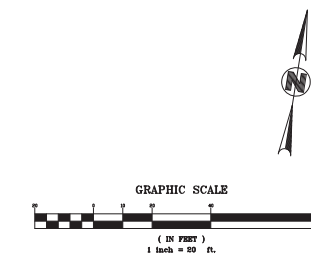
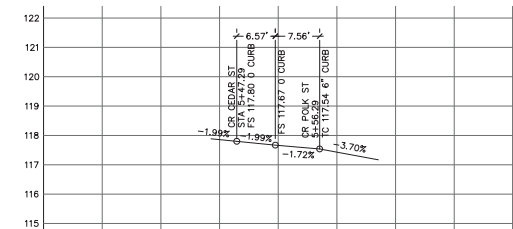
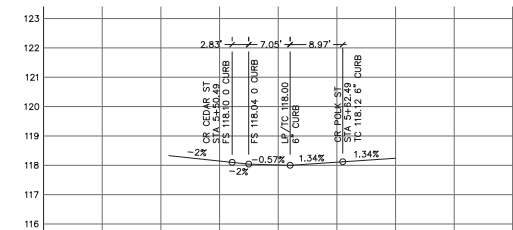
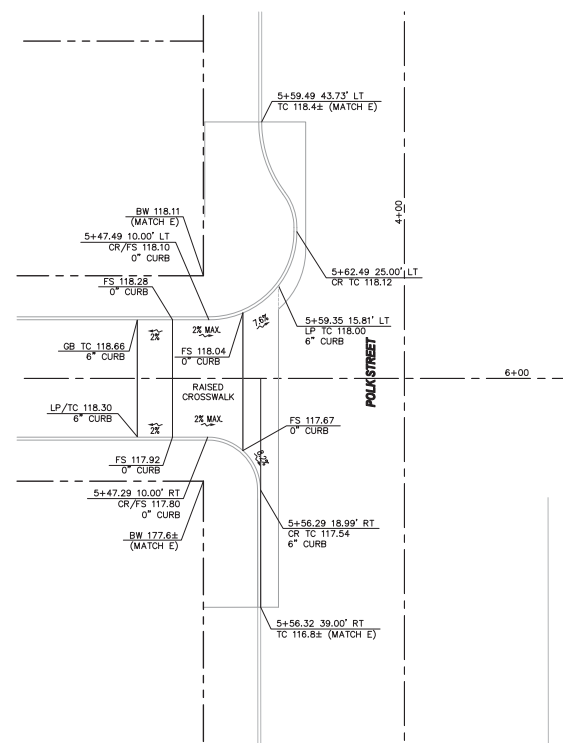
INTERSECTION & CURB RETURN PROFILES

SCALE AS SHOWN

PROJECT NUMBER 081540.03

DRAWING NUMBER

C7.0





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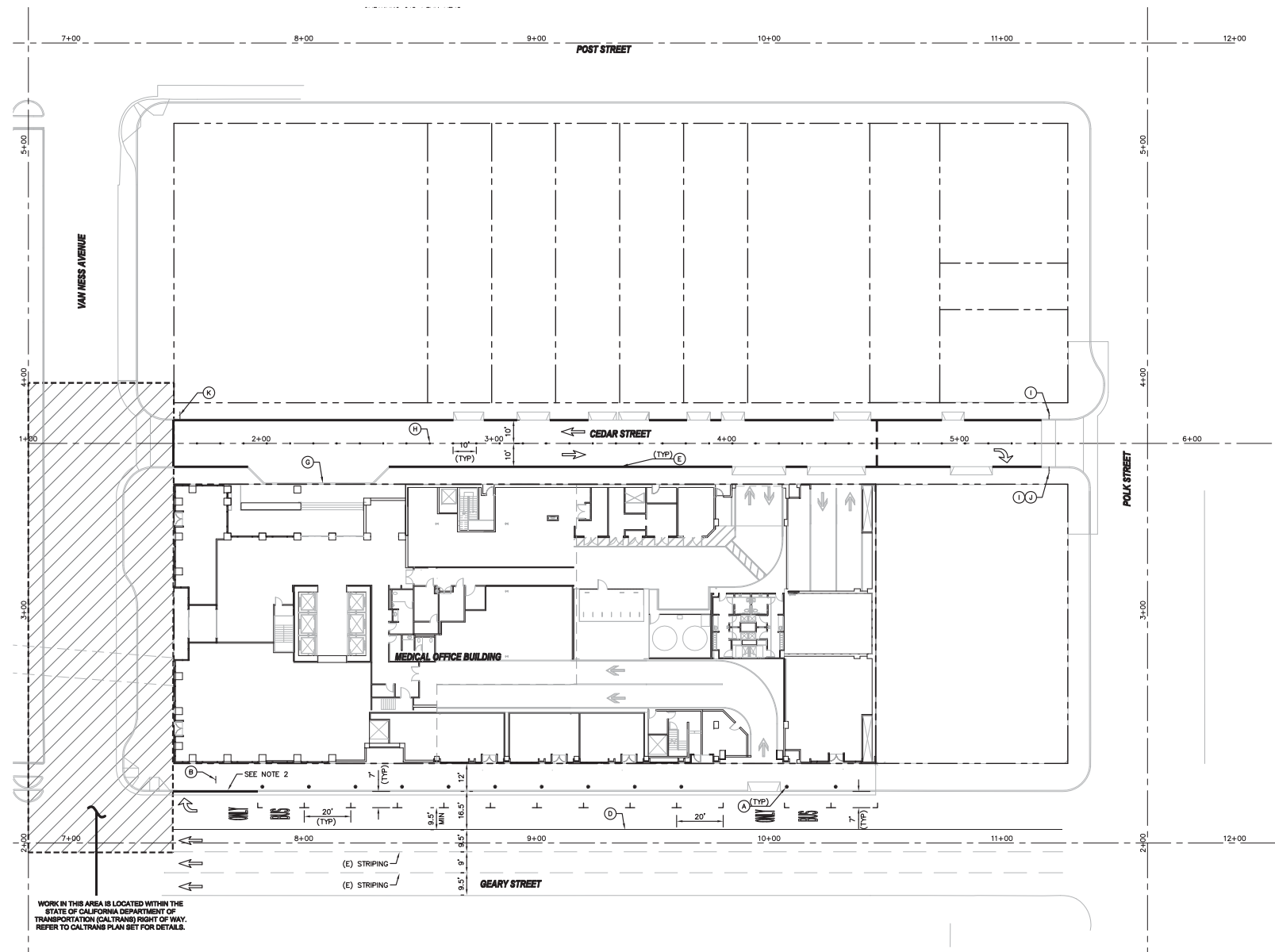
SIGNAGE AND STRIPING PLAN

SCALE AS SHOWN

PROJECT NUMBER 081540.03

DRAWING NUMBER

C9.0



LEGEND

- (A) INSTALL STANDARD CITY OF SAN FRANCISCO PARKING METER 2' AWAY FROM FACE OF CURB.
- (B) INSTALL TAXI DROP OFF AREA SIGN
- (C) 4" WHITE THERMOPLASTIC STRIPING PER DETAIL 2 OF PAVEMENT MARKERS AND TRAFFIC LINES TYPICAL. DETAILS FILE NUMBER 46012 (CITY AND COUNTY OF SAN FRANCISCO STANDARDS)
- (D) 4" YELLOW THERMOPLASTIC STRIPING
- (E) PAINT RED CURB
- (F) TEMPORARY PARKING DROP-OFF / PICK-UP AREA
- (G) INSTALL TWO-WAY YELLOW RETROREFLECTIVE MARKERS
- (H) INSTALL "STOP" SIGN WITH "ONE WAY ONLY" SIGN PER MUTCD.
- (I) INSTALL "RIGHT TURN ONLY" SIGN PER MUTCD
- (K) INSTALL "STOP" SIGN PER MUTCD.

1/4"

PARKING STRIPING



TYPE I (18"-0") ARROW PER CALTRANS STD PLAN A24A

TYPE IV (R)/(L) ARROW PER CALTRANS STD PLAN A24A. SEE PLAN FOR LAYOUT

PAVEMENT MARKING WORDS PER CALTRANS STD PLAN A24D

NOTES

- 1) UNLESS OTHERWISE NOTED ALL PARKING STALLS SHALL BE 20'x7' PER STANDARD PARKING STALL MARKING DETAIL FILE NUMBER STR-2756.1 (CITY AND COUNTY OF SAN FRANCISCO STANDARDS)
- 2) NO PARKING AREA (RED CURB) TO BE 30' MINIMUM FROM INTERSECTION.

WORK IN THIS AREA IS LOCATED WITHIN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) RIGHT OF WAY. REFER TO CALTRANS PLAN SET FOR DETAILS.

SIGNAGE AND STRIPING PLAN

SCALE 1"=20'



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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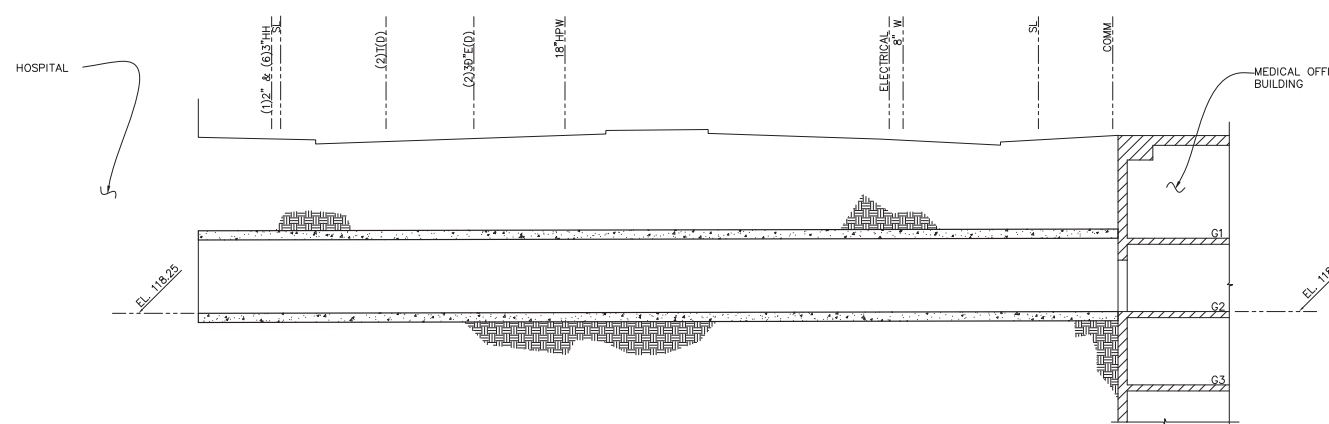
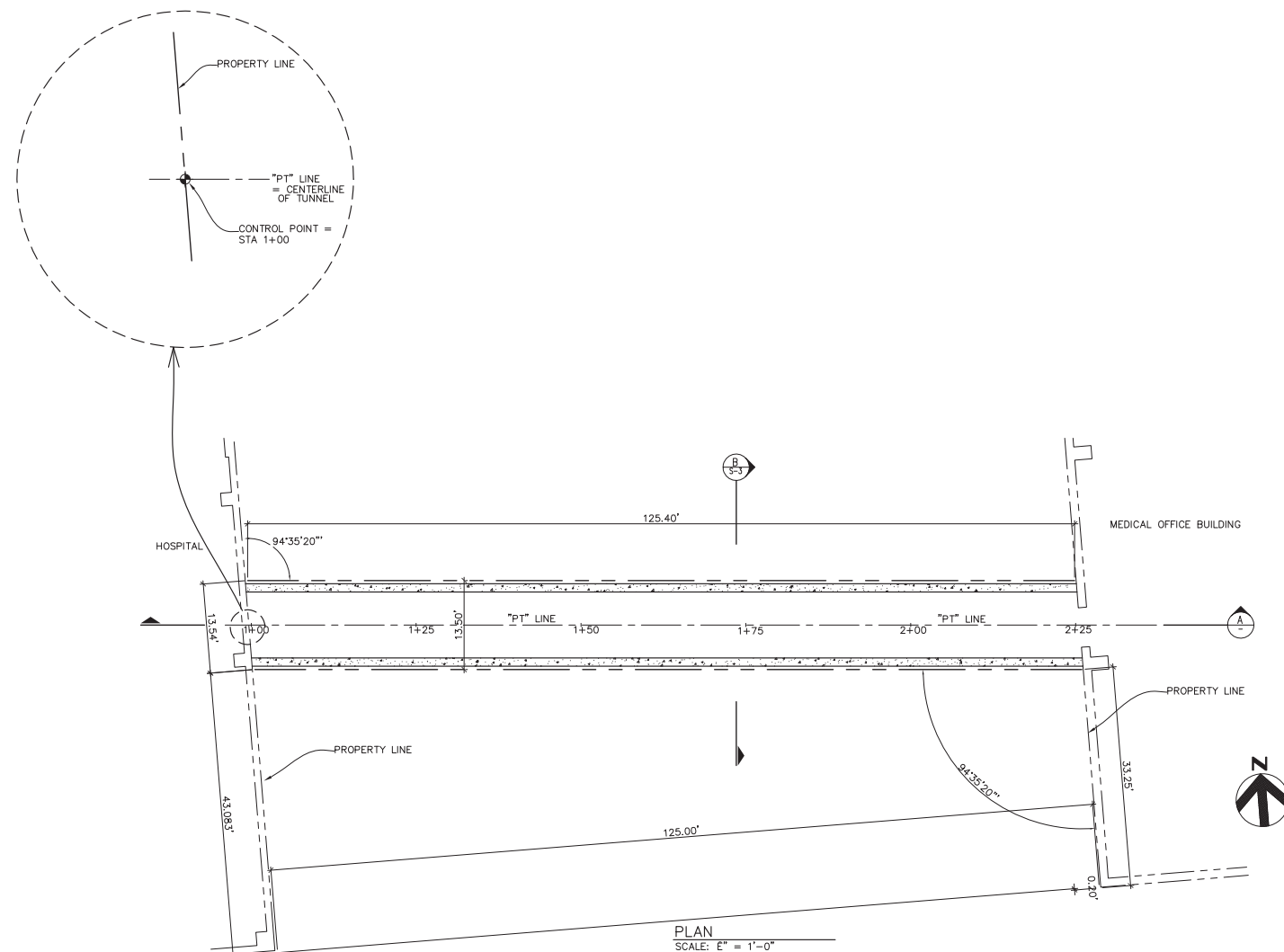


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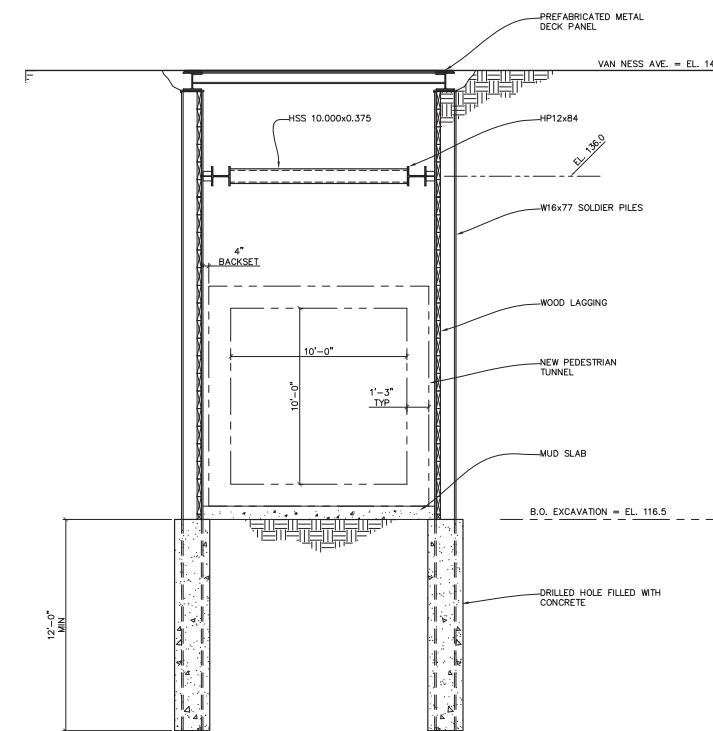
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A LONGITUDINAL SECTION LOOKING NORTH
SCALE: E" = 1"-0"



SECTION
SCALE: 1" = 1'-0"

FOR REFERENCE ONLY

**WORK DONE AS PART OF CPMC MEDICAL
OFFICE BUILDING PEDESTRIAN TUNNEL
CONSTRUCTION (N.I.C.). SEE CPMC
MEDICAL OFFICE BUILDING PEDESTRIAN
TUNNEL CONSTRUCTION DOCUMENTS
FOR DETAILS.**

SEALS AND SIGNATURES



**STREET IMPROVEMENT
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DRAWING TITLE

PEDESTRIAN
TUNNEL AND
LONGITUDINAL
SECTION

SCALE

PROJECT NUMBER 081540.03

DRAWING NUMBER **C11.0**



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CIVIL ENGINEER



1646 N. California Blvd., Suite 400
Walnut Creek, CA 94596
925.940.2200

LANDSCAPE ARCHITECT

Wallace Roberts & Todd, Inc.
444 Townsend Street, Suite 4
San Francisco, CA 94107
415.575.4722

SEALS AND SIGNATURES



**STREET IMPROVEMENT
SUBMITTAL PERMIT**

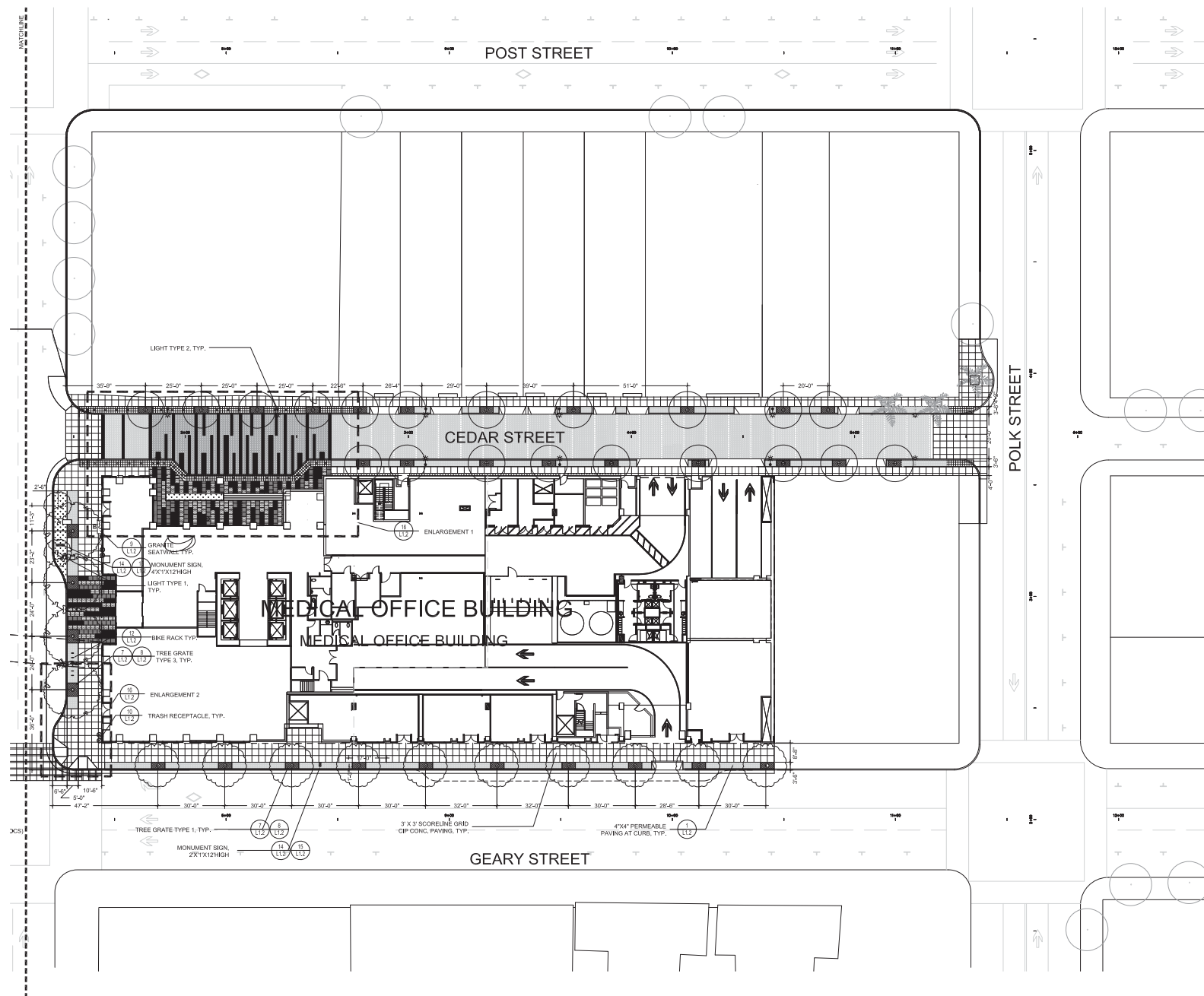
ISSUE	REV	DATE
100% DD		08/23/2010
PERMIT SET		07/15/2011
PERMIT SET	1	11/30/2011
PERMIT SET	2	02/17/2012

FOR PERMIT APPROVAL
NOT FOR CONSTRUCTION

DRAWING TITLE

LAYOUT PLAN

SCALE AS SHOWN
PROJECT NUMBER 081540.03
DRAWING NUMBER **L1.1**



LAYOUT NOTES

1. LOCATE EXPANSION JOINTS IN SIDEWALK AT INTERVAL CLOSEST TO 30' BUT NO MORE THAN 30 FEET APART. PLACE EXPANSION JOINTS AT THOSE INTERVALS IN LIEU OF SCORE LINES SHOWN ON PLAN.
2. ELIMINATE SCORE LINES THAT WOULD OCCUR TWO INCHES OR LESS FROM AN EXISTING WALL OR THE LIMIT OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL NOTIFY UTILITY SERVICES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT.
4. ALL "LAYOUT" WORK SHALL BE APPROVED BY THE ENGINEER PRIOR TO THE START OF ANY EXCAVATION.
5. CONTRACTOR SHALL REPAIR AT HIS/HER OWN EXPENSE ANY DAMAGE, WHETHER INSIDE OR OUTSIDE OF THE LIMIT OF WORK LINE, TO UTILITY SYSTEMS, SURFACE PAVEMENTS, FIXTURES OR STRUCTURES THAT ARE NOT SPECIFICALLY INDICATED TO BE REMOVED OR RELOCATED AS PART OF THE PROJECT CONSTRUCTION.
6. ALL DIMENSIONS AND ELEVATIONS ON THE DRAWINGS ARE IN FEET UNLESS OTHERWISE STATED.
7. THE CONTRACTOR SHALL EXERCISE PARTICULAR CARE WHILE WORKING IN THE VICINITY OF ACTIVE UTILITY AND DRAINAGE STRUCTURES. IN THE EVENT THAT ANY EXISTING STRUCTURES OR UTILITIES ARE DAMAGED AND THE SERVICES DISRUPTED, THE LINES SHALL BE IMMEDIATELY REPAIRED AND THE SERVICES RESTORED AS DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER.

FURNISHING AND SITE ELEMENTS

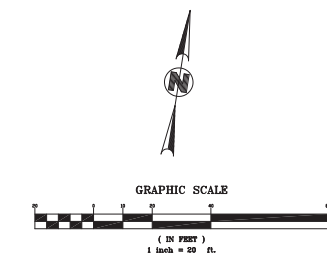
SYMBOL	DESCRIPTION
+	BOLLARD
■	TREE GRATE TYPE 1 (3'x3')
■	TREE GRATE TYPE 2 (3'x3')
■	BIKE RACK
■	CUSTOMIZED SEATWALL (DIMENSION VARIES)
☼	NEW VAN NESS STREETLIGHTS PER BRT STANDARD
●	LIGHT TYPE 2
●	TRASH RECEPTACLE
■	STORAGE

PAVEMENT SCHEDULE

SYMBOL	MATERIAL & THICKNESS	DESCRIPTION	FINISH	FRICTION COEFFICIENT
■	GRANITE PAVING, TYPE 1	ENTRANCE PLAZA, VAN NESS CORRIDOR, SIDEWALK & VEHICULAR ACCESS AREA	FLAME	0.70 - 0.80
■	GRANITE PAVING, TYPE 2	ENTRANCE PLAZA, VAN NESS CORRIDOR, VEHICULAR ACCESS AREA	SANDBLAST	0.70 - 0.80
■	GRANITE PAVING, TYPE 3	ENTRANCE PLAZA, VAN NESS CORRIDOR	HYDRO	0.70 - 0.80
■	PERMEABLE PAVING	SIDEWALK	LIGHT SANDBLAST	0.84
■	3' X 3' SCORELINE GRID CIP CONC. PAVING	SIDEWALK	LIGHT SANDBLAST	0.84
■	UNIT PAVING REFER TO DETAIL 161.1.2	VEHICULAR PAVING AT CEDAR ST.	LIGHT SANDBLAST	0.84

GRANITE SEATWALL LENGTH SCHEDULE

SYMBOL	LENGTH
A	4'-0"
B	6'-0"
C	8'-0"
D	10'-0"

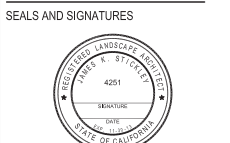


MEDICAL OFFICE BUILDING

ARCHITECT
BOULDER ASSOCIATES, INC.
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795
www.boulderassociates.com

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ENGINEERS / SURVEYORS / PLANNERS
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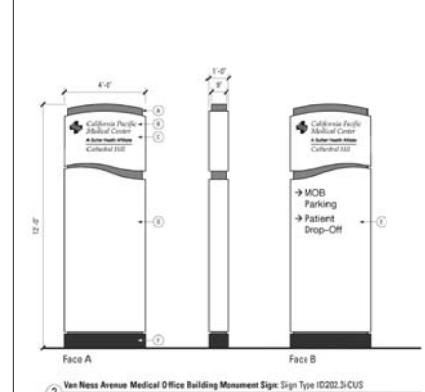
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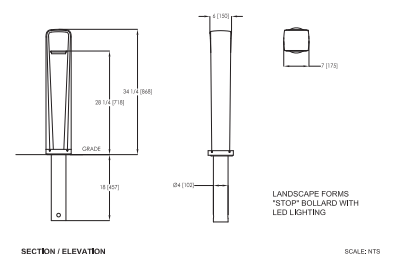
FOR PERMIT APPROVAL
NOT FOR CONSTRUCTION

DRAWING TITLE
PAVING & FURNISHING DETAILS

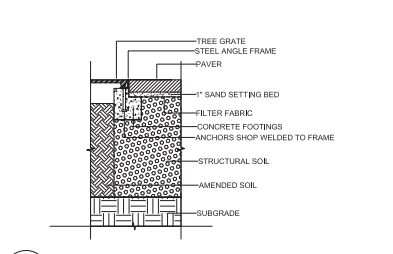
SCALE AS SHOWN
PROJECT NUMBER 081540.03
DRAWING NUMBER **L1.2**



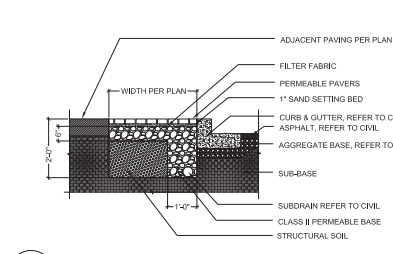
15 DIRECTIONAL MONUMENT SIGN
ELEVATION



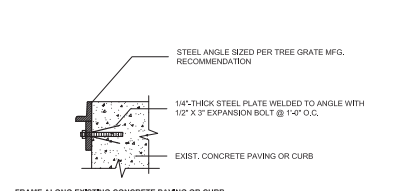
11 BOLLARD - EMBEDMENT MOUNT
SECTION & PLAN NTS



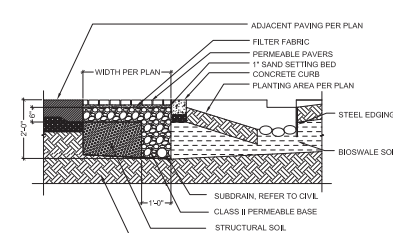
7 TREE GRATE AT PERMEABLE PAVING
SECTION 1/2"=1'-0"



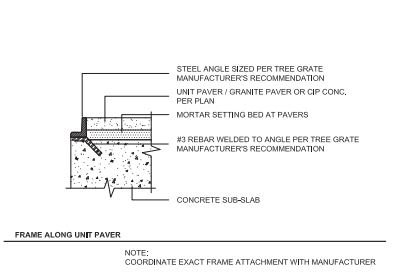
1 PERMEABLE PAVING AT CURB
SECTION 1/2"=1'-0"



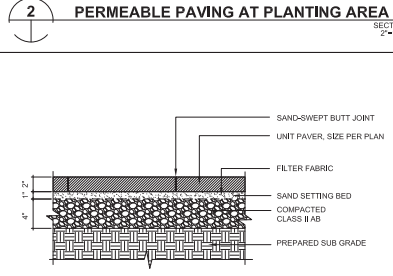
FRAME ALONG EXISTING CONCRETE PAVING OR CURB



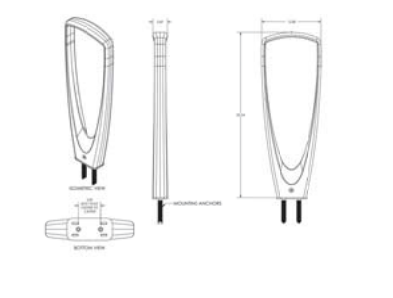
2 PERMEABLE PAVING AT PLANTING AREA
SECTION 2"=1'-0"



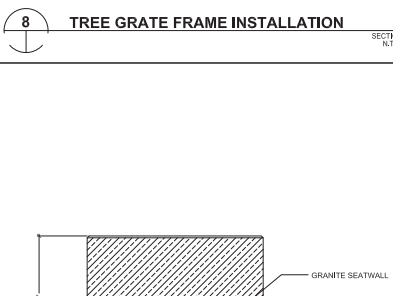
8 TREE GRATE FRAME INSTALLATION
SECTION N.T.S.



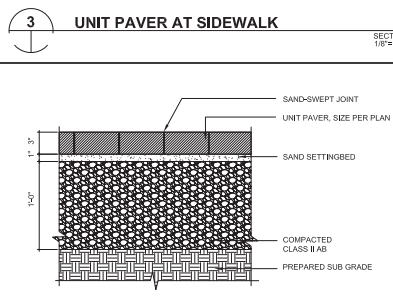
3 UNIT PAVER AT SIDEWALK
SECTION 1/8"=1'-0"



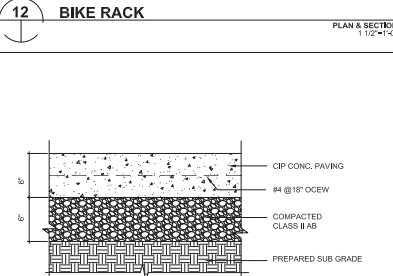
12 BIKE RACK
PLAN & SECTION 1/4"=1'-0"



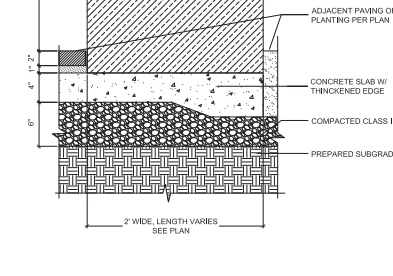
9 GRANITE SEATWALL
PLAN & SECTION 1/2"=1'-0"



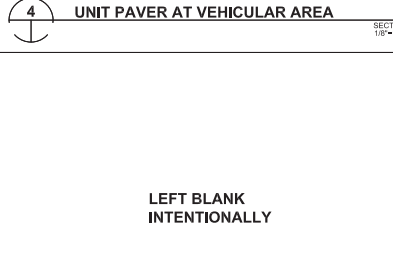
4 UNIT PAVER AT VEHICULAR AREA
SECTION 1/8"=1'-0"



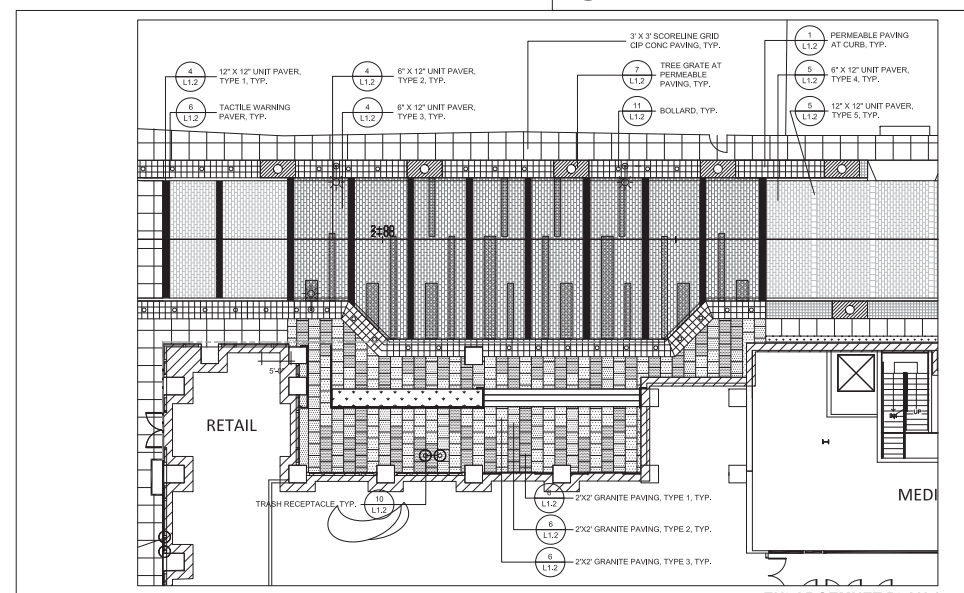
13 CIP CONC. CROSSWALK
SECTION 1/8"=1'-0"



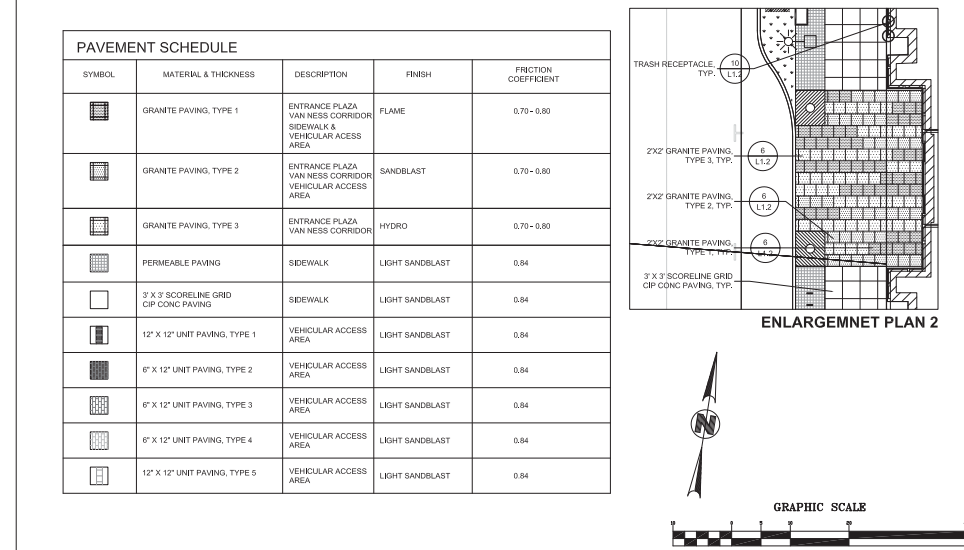
10 TRASH RECEPTACLE SURFACE MOUNT
SECTION 1/8"=1'-0"



5 GRANITE PAVER
SECTION 1/8"=1'-0"



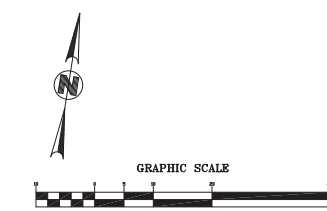
ENLARGEMENT PLAN 1



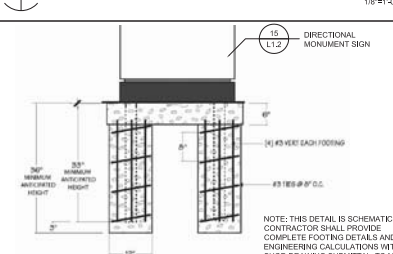
ENLARGEMENT PLAN 2

SYMBOL	MATERIAL & THICKNESS	DESCRIPTION	FINISH	FRICTION COEFFICIENT
[Symbol]	GRANITE PAVING, TYPE 1	ENTRANCE PLAZA VAN NESS CORRIDOR SIDEWALK & VEHICULAR ACCESS AREA	FLAME	0.70-0.80
[Symbol]	GRANITE PAVING, TYPE 2	ENTRANCE PLAZA VAN NESS CORRIDOR VEHICULAR ACCESS AREA	SANDBLAST	0.70-0.80
[Symbol]	GRANITE PAVING, TYPE 3	ENTRANCE PLAZA VAN NESS CORRIDOR SIDEWALK	HYDRO	0.70-0.80
[Symbol]	PERMEABLE PAVING	SIDEWALK	LIGHT SANDBLAST	0.84
[Symbol]	3" X 3" SCORELINE GRID CIP CONC PAVING	SIDEWALK	LIGHT SANDBLAST	0.84
[Symbol]	12" X 12" UNIT PAVING, TYPE 1	VEHICULAR ACCESS AREA	LIGHT SANDBLAST	0.84
[Symbol]	6" X 12" UNIT PAVING, TYPE 2	VEHICULAR ACCESS AREA	LIGHT SANDBLAST	0.84
[Symbol]	6" X 12" UNIT PAVING, TYPE 3	VEHICULAR ACCESS AREA	LIGHT SANDBLAST	0.84
[Symbol]	6" X 12" UNIT PAVING, TYPE 4	VEHICULAR ACCESS AREA	LIGHT SANDBLAST	0.84
[Symbol]	12" X 12" UNIT PAVING, TYPE 5	VEHICULAR ACCESS AREA	LIGHT SANDBLAST	0.84

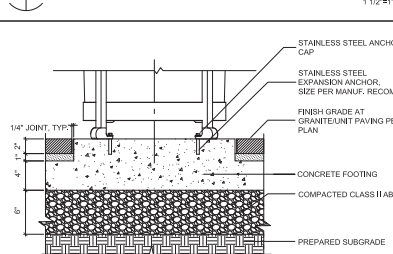
16 ENLARGEMENT PLAN
PLAN 1/8"=1'-0"



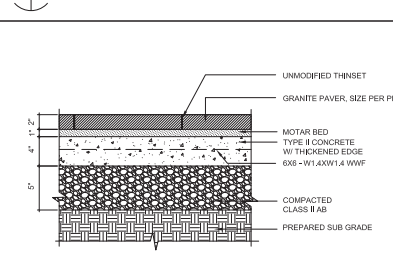
GRAPHIC SCALE
(IN FEET)
1 Inch = 10 Ft.



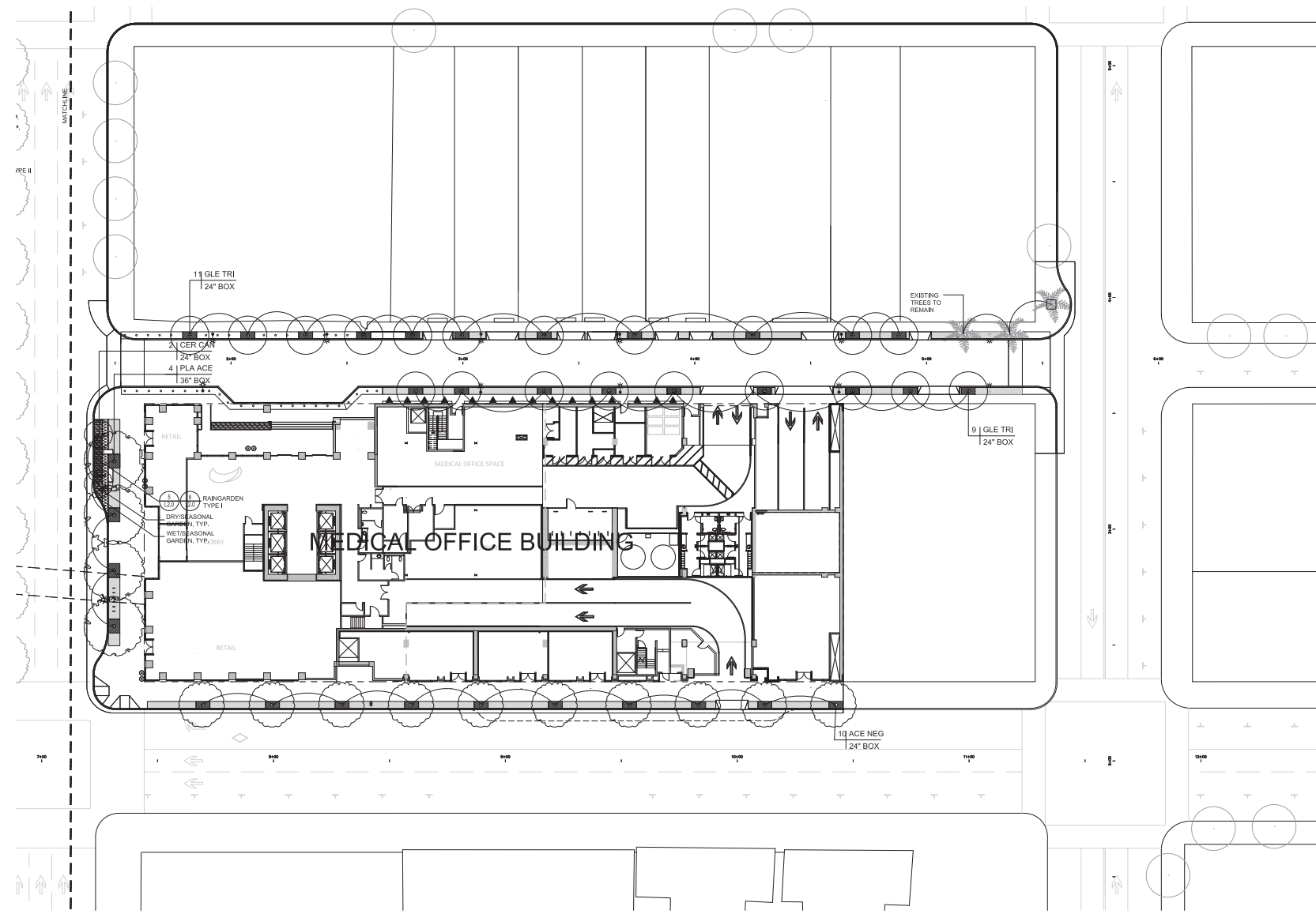
14 DIRECTIONAL MONUMENT SIGN FOOTING
SECTION



10 TRASH RECEPTACLE SURFACE MOUNT
SECTION 1/8"=1'-0"



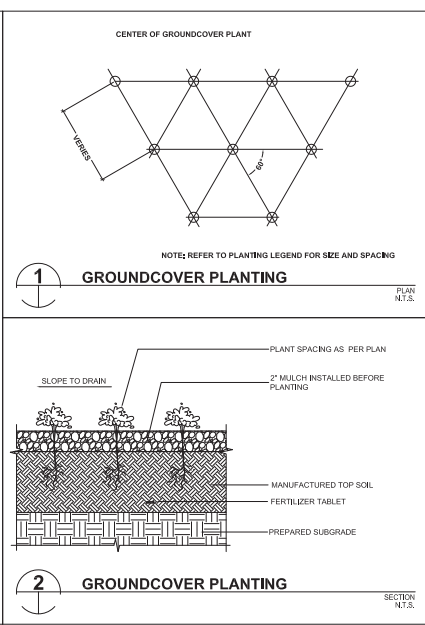
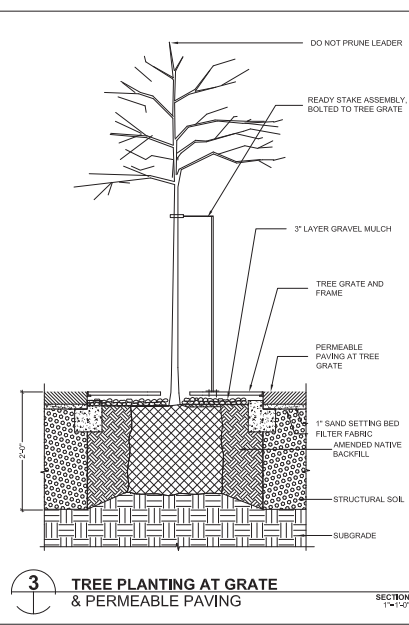
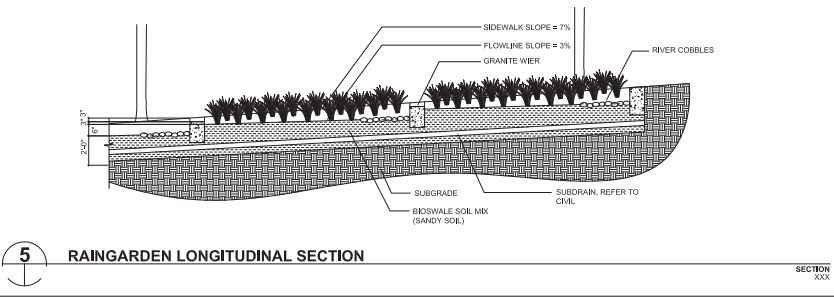
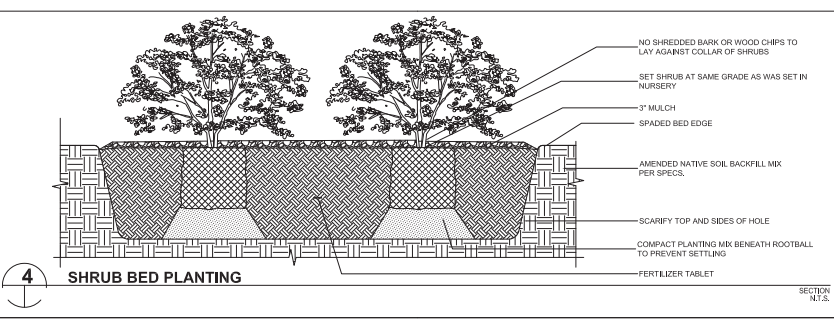
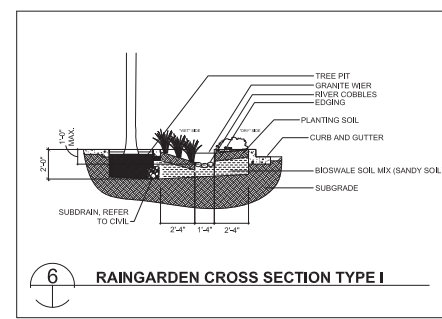
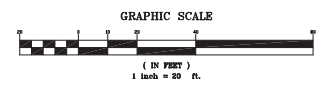
6 GRANITE PAVER
SECTION 1/8"=1'-0"



- PLANTING NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
 - CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE AUTHORIZED CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
 - SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, EXECUTION, AND MAINTENANCE.
 - SEE DETAILS AND SPECIFICATIONS FOR PLANTING STAKING METHOD AND BACKFILL REQUIREMENTS.
 - IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT CITY ENGINEER FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
 - GROUNDCOVERS SHALL BE SPACED PER DETAILS.
 - TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SPECIFIC SITE REQUIREMENTS AS DIRECTED BY CITY ENGINEER. STAKE ALL TREE PLANTING LOCATIONS FOR APPROVAL PER SPECIFICATION.
 - ALL WORK TO BE PERFORMED BY LICENSED (C27) CONTRACTORS AND EXPERIENCED WORKERS, BY CONSTRUCTION MANAGER PRIOR TO PLANTING.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING THAT IS DESIGNATED TO REMAIN PER SPECIFICATION. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING, BARRICADES OR OTHER SUITABLE GUARDS OUTSIDE DRIP LINE (OUTER PERIMETER OF BRANCHES) TO PROTECT FROM DAMAGE TREES AND OTHER PLANTS THAT ARE TO REMAIN. DO NOT STORE CONSTRUCTION MATERIALS WITHIN DRIP LINES OF TREES TO REMAIN. DO NOT PERMIT VEHICLES WITHIN DRIP LINE. RESTRICT FOOT TRAFFIC WITHIN DRIP LINE TO AVOID EXCESSIVE SOIL COMPACTION. ALL BARRICADES AND PROTECTIVE FENCING SHALL BE PUT IN PLACE PRIOR TO COMMENCEMENT OF ANY OTHER CONSTRUCTION ACTIVITY.
 - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - INDICATES PLANT SPECIES
 - INDICATES PLANT QUANTITY
 - INDICATES SIZE OR SQUARE FOOTAGE/ SIZE

PLANTS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREE			
ACE NEG	ACER NEGUNDO	BOX ELDER	AS NOTED
GLE TRI	GLEDITSIA TRIACANTHOS	HONEY LOCUST	AS NOTED
PLA ACE	PLATANUS ACERIFOLIA 'COLOMBIA'	LONDON PLANE TREE	AS NOTED
CER CAN	CERIS CANADENSIS	EASTERN REDBUD	AS NOTED
SHRUBS AND GROUNDCOVERS			
DRY / SEASONAL GARDEN	ACHILLEA SUMMERINNE	NARROW	1 GAL / 18" O.C.
	CERANTHUS GIBRISUS VAR. HORIZONTALIS 'YANKEE POINT'	CARAMEL CEANOTHUS	5 GAL / 24" O.C.
	IBIS COPPER	PACIFIC COAST BBS	1 GAL / 24" O.C.
	EUPHORBIA DULCIS 'CHAMELEON'	EUPHORBIA	1 GAL / 18" O.C.
	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	5 GAL / 24" O.C.
	LOROPETALUM 'PURPLE PIXIE'	LOROPETALUM	1 GAL / 18" O.C.
WET / SEASONAL GARDEN	LAVANDULA X INERMEDIA CV. PHOENIX 'CREAM DELIGHT'	WHITE GROSSO LAVENDER	5 GAL / 24" O.C.
	CAREX MORROWILL 'SILVER SCEPTER'	SILVER SCEPTER	1 GAL / 18" O.C.
	LEYMUS ARENARIUS 'GLAUCUS'	BLUE WILD EYE	1 GAL / 12" O.C.
VINES	MISCANTHUS SCIENSIS 'KIDNEY'	ADKID WANDERER GRASS	1 GAL / 24" O.C.
	▲	FIGUS PUMILA	CREEPING FIG



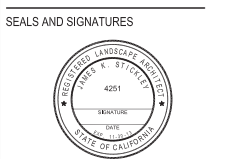
California Pacific Medical Center
A Sutter Health Affiliate
California Pacific Medical Center
P.O. Box 7999
San Francisco, CA 94120

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NOT FOR CONSTRUCTION

DRAWING TITLE
PLANTING PLAN & DETAILS

SCALE AS SHOWN
PROJECT NUMBER 081540.03
DRAWING NUMBER **L2.0**

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
04	SFO	101	5.6	5	27

REGISTERED CIVIL ENGINEER DATE _____
 PLANS APPROVAL DATE _____
 THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.
 BKF ENGINEERS 1646 N.CALIFORNIA BLVD, STE 400 WALNUT CREEK, CA. 94596
 CALIFORNIA PACIFIC MEDICAL CENTER P.O. BOX 7999 SAN FRANCISCO, CA. 94120

LAYOUT PLAN LEGEND

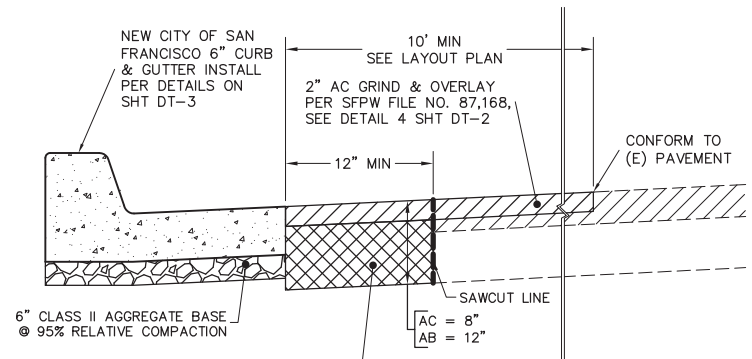
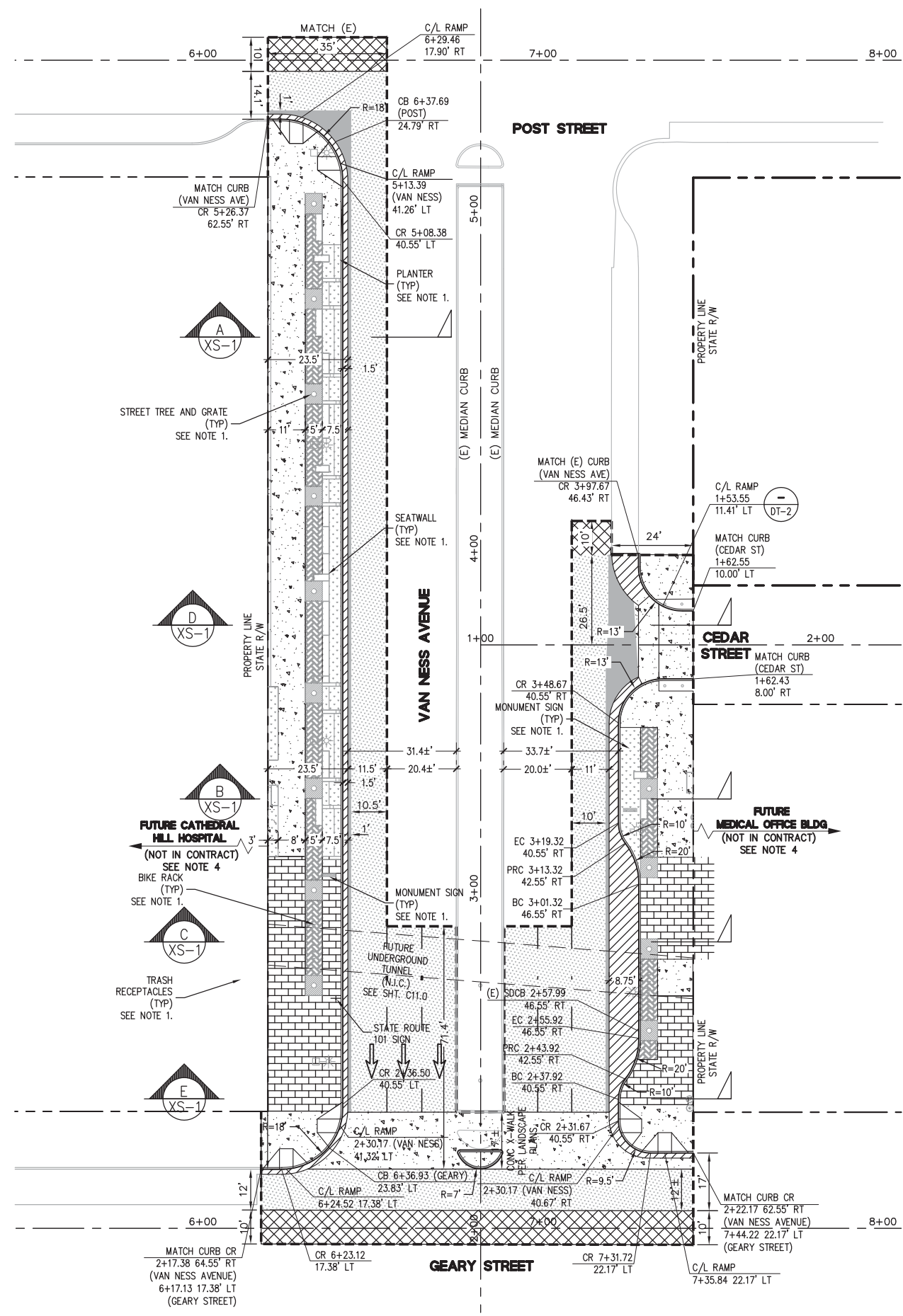
- PCC PAVING. 4" PCC/4" AB. SEE NOTE 2
- GRANITE PAVING. REFER TO LANDSCAPE PLANS FOR DETAILS.
- STANDARD CURB AND GUTTER PER SFPW STANDARD DETAIL SEE DETAIL 1 SHT DT-3
- AC PLUG. CONTRACTOR TO MATCH FULL DEPTH OF EXISTING STREET
- GRIND AND OVERLAY (2" MIN) TO LIMIT OF WORK PER SFPW STANDARD DETAIL
- WEDGE SHAPE COLD PLANNING CONFORM PER SFPW STANDARD DETAIL, SEE DETAIL 4 SHT DT-2
- PERMEABLE PAVERS. REFER TO LANDSCAPE PLANS FOR DETAILS.
- UNIT PAVING. REFER TO LANDSCAPE PLANS FOR DETAILS.
- LANDSCAPE. REFER TO LANDSCAPE PLANS FOR DETAILS.
- CURB & GUTTER, PER SFPW STANDARD DETAILS, SEE DETAILS ON SHT DT-3
- LIMIT OF WORK
- CURB RAMP PER SFPW STANDARD DETAILS, SEE DETAILS ON SHT DT-2. ALSO, SEE SHT CR-1 FOR ADDITIONAL GRADING INFORMATION

NOTE

1. REFER TO LANDSCAPE PLANS FOR TREE, SITE FURNISHINGS, AND OTHER SITE ELEMENTS DETAILS.
2. REFER TO LANDSCAPE PLANS FOR PAVEMENT FINISH, PAVER INFORMATION, AND SCORE PATTERN.
3. ALL UTILITIES WITHIN LIMIT OF WORK SHALL BE ADJUSTED TO NEW GRADE UNLESS OTHERWISE NOTED.
4. MEDICAL OFFICE BUILDING AND CATHEDRAL HILL HOSPITAL WILL BE CONSTRUCTED AS PART OF THE FUTURE IMPROVEMENT PROJECTS.

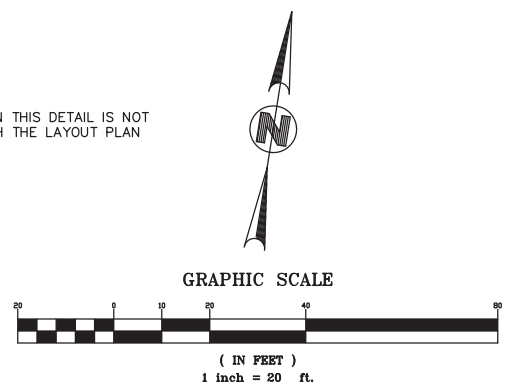
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BEGINNING OF CURVE
CB	CATCH BASIN
C/L	CENTER LINE
CR	CURB RETURN
DT	DETAIL
(E)	EXISTING
EC	END OF CURVE
LT	LEFT
MIN	MINIMUM
NIC	NOT IN CONTRACT
PCC	PORTLAND CEMENT CONCRETE
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
RT	RIGHT
SFPW	SAN FRANCISCO PUBLIC WORKS
SHT	SHEET
TYP	TYPICAL



PLACE ASPHALT PLUG AT LIP OF GUTTER TO MATCH FULL DEPTH OF EXISTING STRUCTURAL SECTION, TOP 2" OF EXISTING PAVEMENT SURFACE SHALL BE PLACED DURING FINAL GRIND & OVERLAY.

NOTE: HATCHING SHOWN IN THIS DETAIL IS NOT INTENDED TO MATCH THE LAYOUT PLAN LEGEND (THIS SHT).



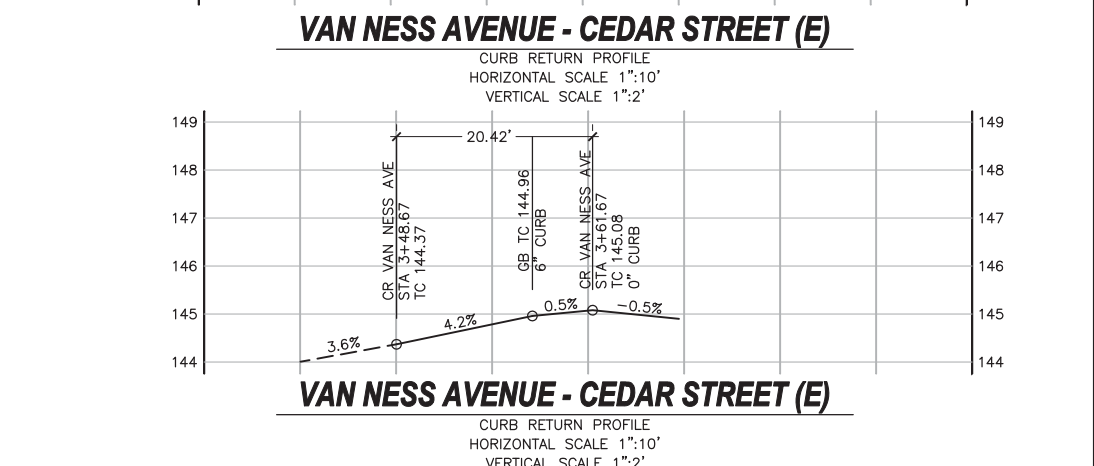
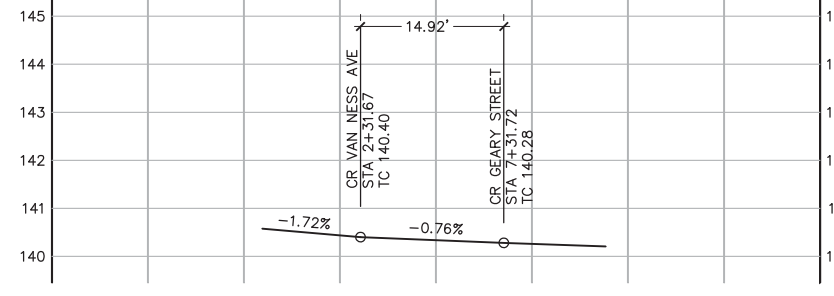
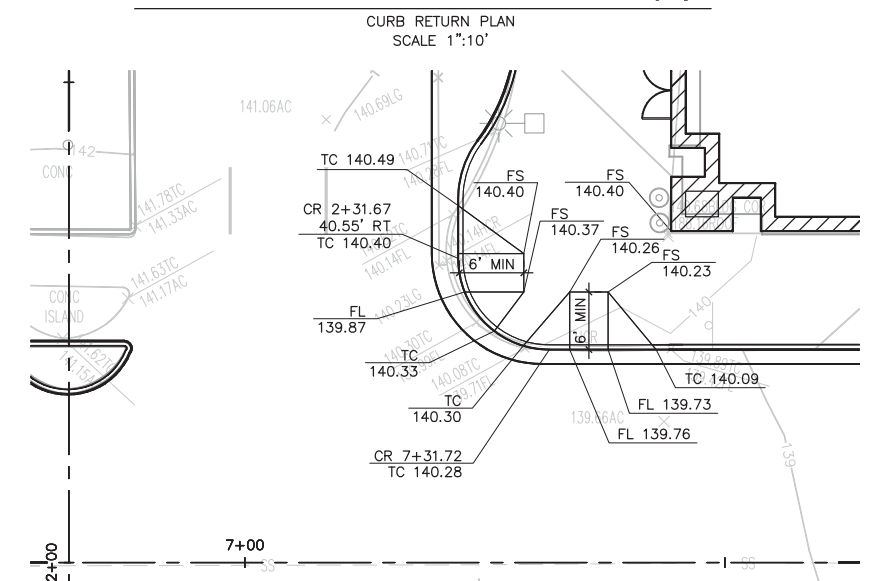
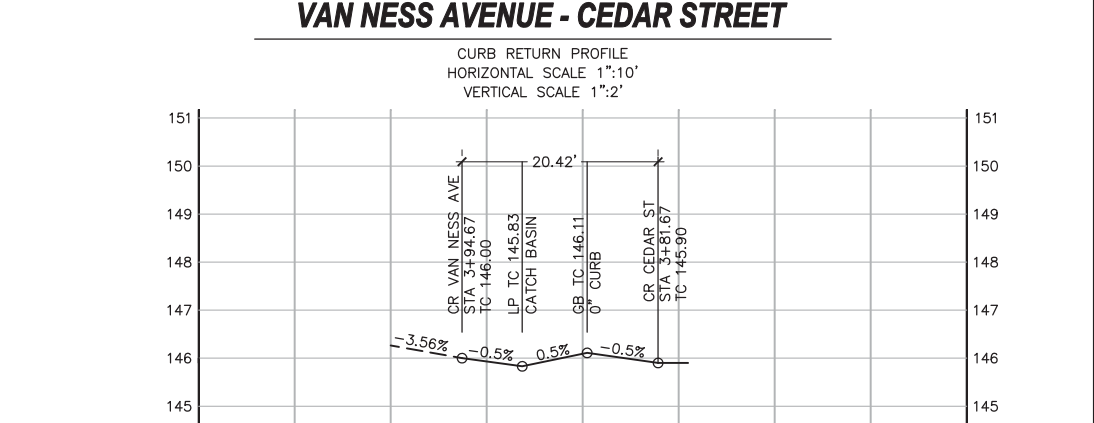
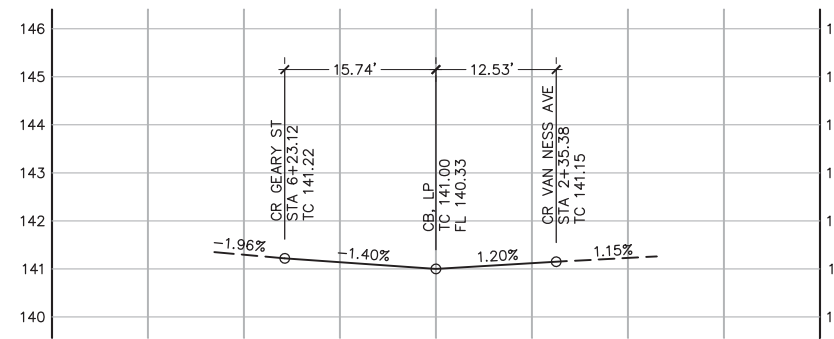
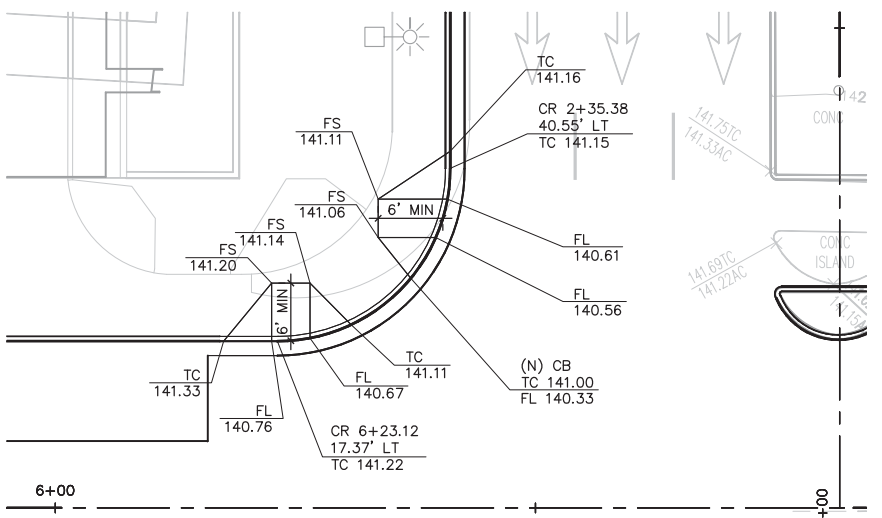
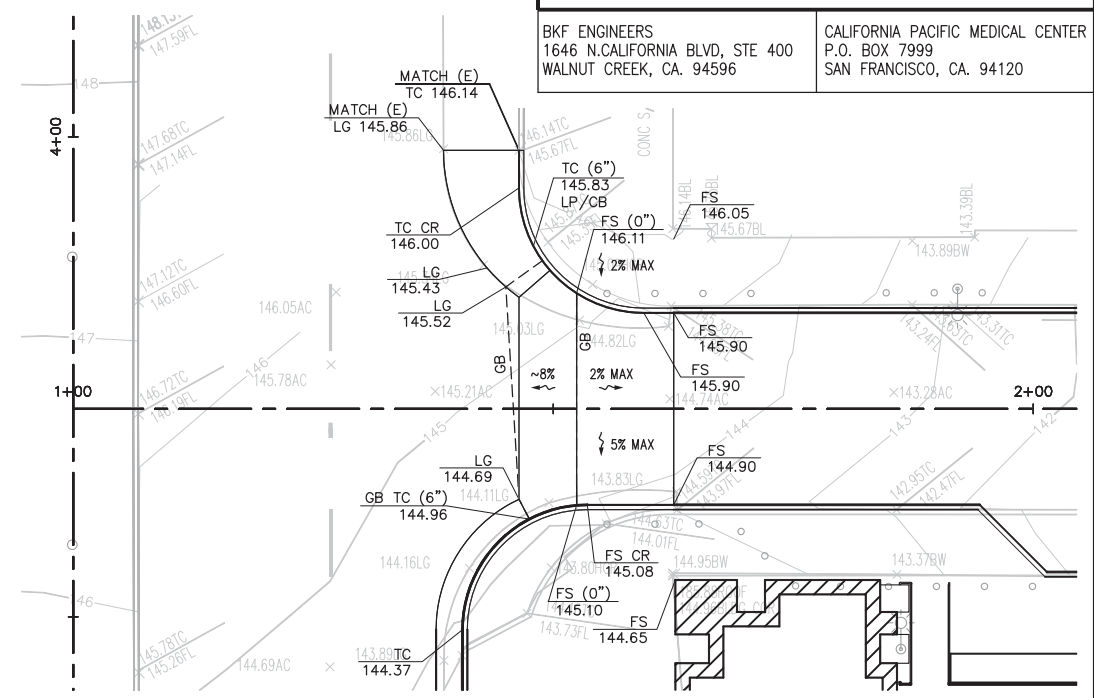
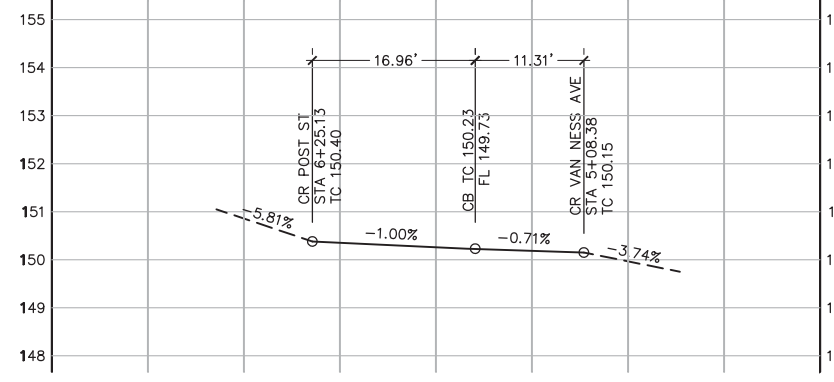
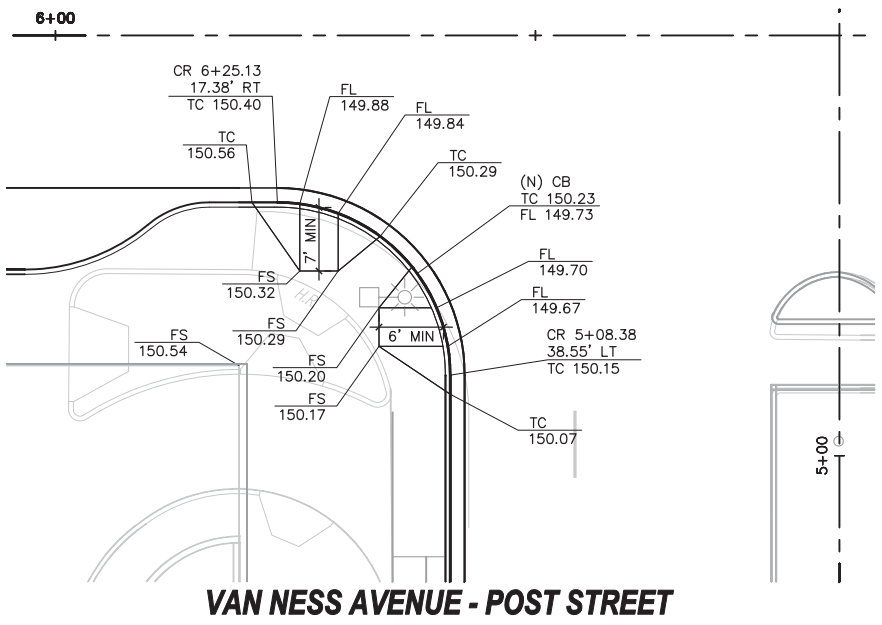
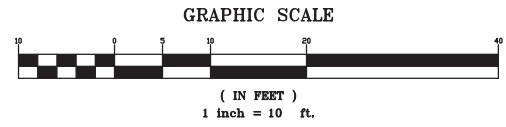
LAYOUT PLAN

LAYOUT AND PAVING PLAN
 SCALE 1"=20'
 LP-1

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
04	SFO	101	5.6	7	27

REGISTERED CIVIL ENGINEER	DATE
PLANS APPROVAL DATE	

BKF ENGINEERS 1646 N.CALIFORNIA BLVD, STE 400 WALNUT CREEK, CA. 94596	CALIFORNIA PACIFIC MEDICAL CENTER P.O. BOX 7999 SAN FRANCISCO, CA. 94120
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STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 CONSULTANT FUNCTIONAL SUPERVISOR: ROBERT C. STEVENS
 CALCULATED BY: MM
 DESIGNED BY: DU
 CHECKED BY: MM
 REVISIONS: (None listed)



CURB RETURN PROFILES
 SCALE 1"=10'
CR-1

DATE PLOTTED => Feb. 19. 2012
 TIME PLOTTED => 4:16 pm

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
04	SFO	101	5.6		27

REGISTERED LANDSCAPE ARCHITECT DATE

PLANS APPROVAL DATE

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BKF ENGINEERS
1646 N.CALIFORNIA BLVD, STE 400
WALNUT CREEK, CA. 94596

CALIFORNIA PACIFIC MEDICAL CENTER
P.O. BOX 7999
SAN FRANCISCO, CA. 94120

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION

CONSULTANT FUNCTIONAL SUPERVISOR: ROBERT C. STEVENS

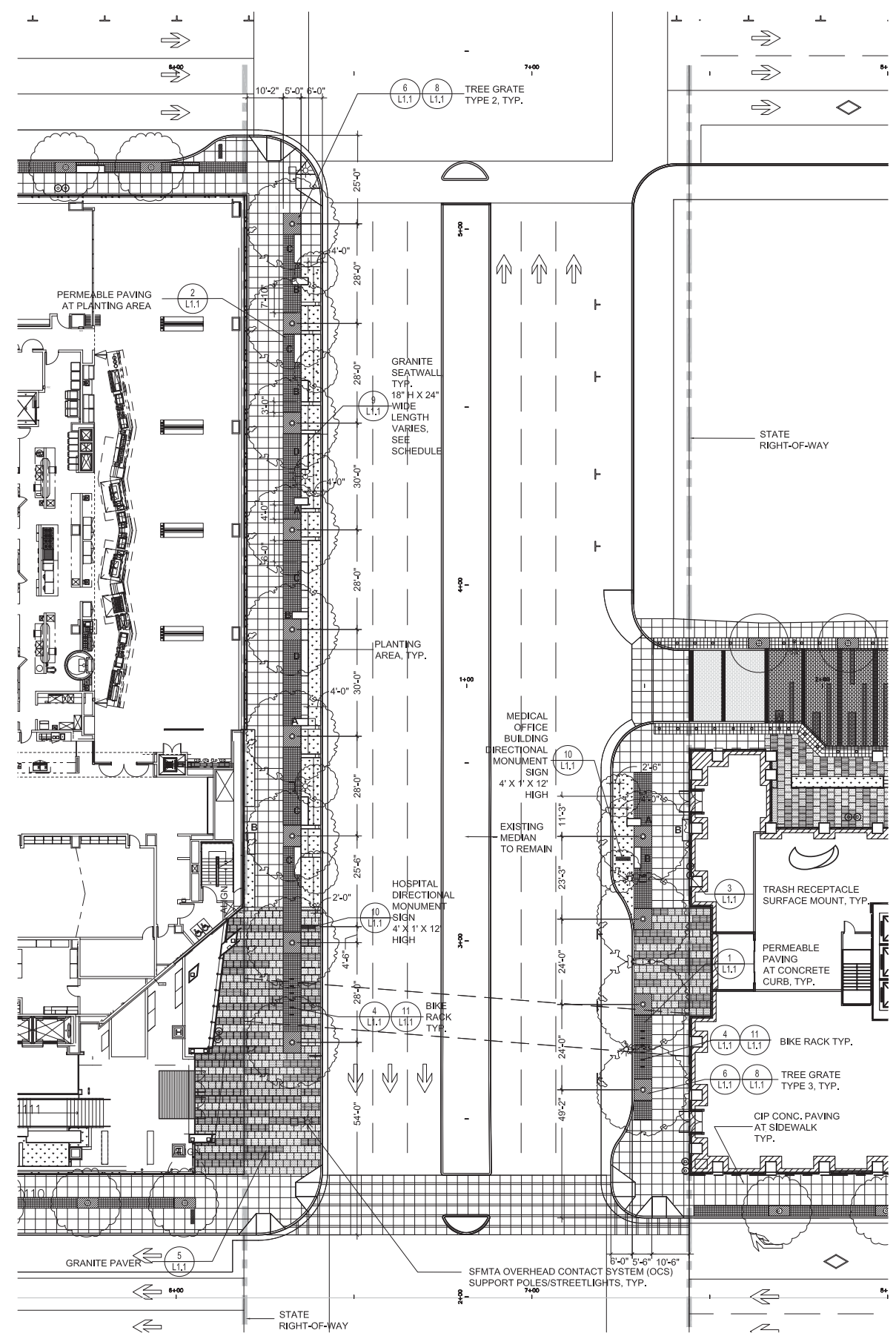
REVISOR: MM

DATE: 11/30/11

DATE REVISION: DU

DATE PLOTTED => Feb. 23 2012

TIME PLOTTED => 4:01 pm



LAYOUT NOTES

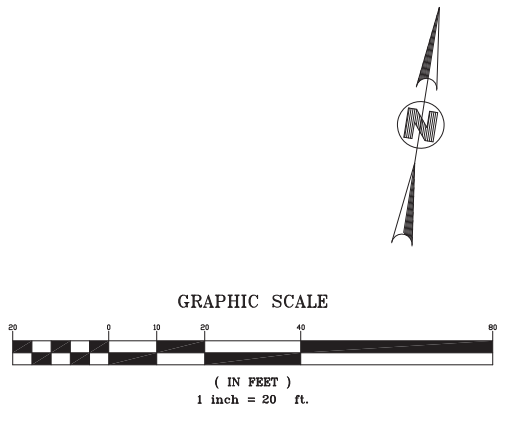
- LOCATE EXPANSION JOINTS IN SIDEWALK AT INTERVAL CLOSEST TO 30' BUT NO MORE THAN 30 FEET APART. PLACE EXPANSION JOINTS AT THOSE INTERVALS IN LIEU OF SCORE LINES SHOWN ON PLAN.
- ELIMINATE SCORE LINES THAT WOULD OCCUR TWO INCHES OR LESS FROM AN EXISTING WALL OR THE LIMIT OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL NOTIFY UTILITY SERVICES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT.
- ALL "LAYOUT" WORK SHALL BE APPROVED BY THE ENGINEER PRIOR TO THE START OF ANY EXCAVATION.
- CONTRACTOR SHALL REPAIR AT HIS/HER OWN EXPENSE ANY DAMAGE, WHETHER INSIDE OR OUTSIDE OR OUTSIDE OF THE LIMIT OF WORK LINE, TO UTILITY SYSTEMS, SURFACE PAVEMENTS, FIXTURES OR STRUCTURES THAT ARE NOT SPECIFICALLY INDICATED TO BE REMOVED OR RELOCATED AS PART OF THE PROJECT CONSTRUCTION.
- ALL DIMENSIONS AND ELEVATIONS ON THE DRAWINGS ARE IN FEET UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL EXERCISE PARTICULAR CARE WHILE WORKING IN THE VICINITY OF ACTIVE UTILITY AND DRAINAGE STRUCTURES. IN THE EVENT THAT ANY EXISTING STRUCTURES OR UTILITIES ARE DAMAGED AND THE SERVICES DISRUPTED, THE LINES SHALL BE IMMEDIATELY REPAIRED AND THE SERVICES RESTORED AS DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER.

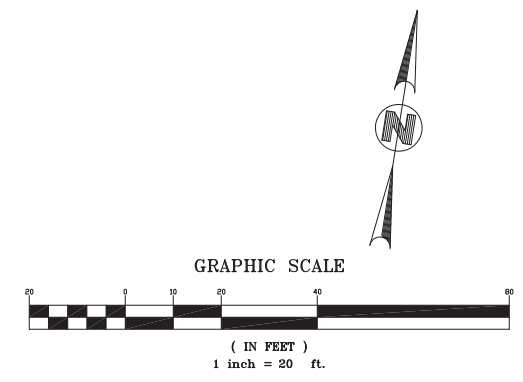
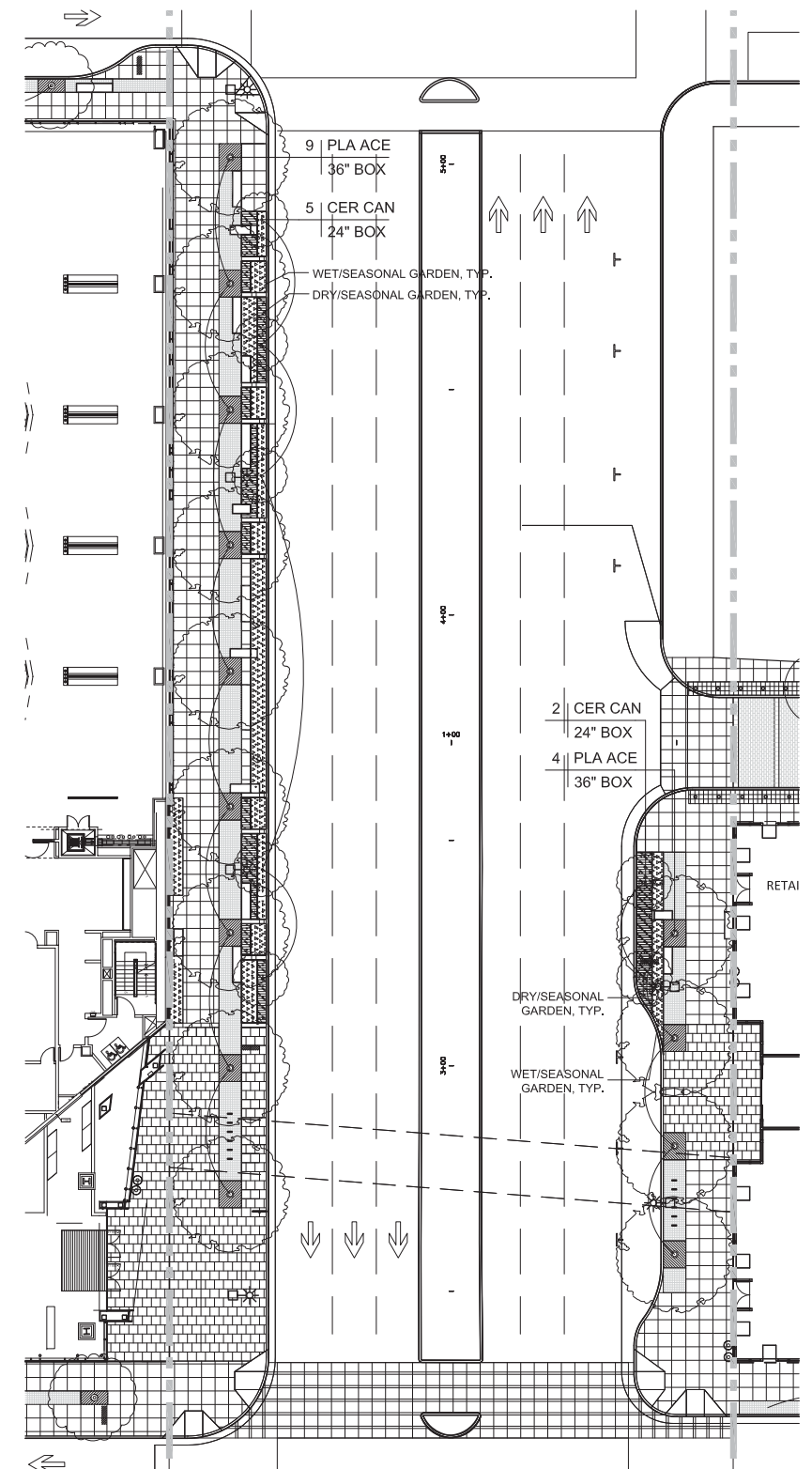
PAVEMENT SCHEDULE (OVERALL PLAN SHEET L1.0)

SYMBOL	MATERIAL	FINISH	FRICTION COEFFICIENT
[Symbol]	GRANITE PAVING, TYPE 1	FLAME	0.70-0.80
[Symbol]	GRANITE PAVING, TYPE 2	SANDBLAST	0.70-0.80
[Symbol]	GRANITE PAVING, TYPE 3	HYDRO	0.70-0.80
[Symbol]	PERMEABLE PAVING	LIGHT SANDBLAST	0.84
[Symbol]	CIP CONC. PAVING WITH SCORELINES AT 3' X 3'	LIGHT SANDBLAST	

GRANITE SEATWALL LENGTHS SCHEDULE

SYMBOL	LENGTH
A	4'-0"
B	6'-0"
C	8'-0"
D	10'-0"





PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIM/HER SELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE AUTHORIZED CITY ENGINEER, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, EXECUTION, AND MAINTENANCE.
- SEE DETAILS AND SPECIFICATIONS FOR PLANTING STAKING METHOD AND BACKFILL REQUIREMENTS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT ENGINEER FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
- GROUNDCOVERS SHALL BE SPACED PER DETAILS.
- ALL WORK TO BE PERFORMED BY LICENSED (C27) CONTRACTORS AND EXPERIENCED WORKERS, BY CONSTRUCTION MANAGER PRIOR TO PLANTING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING THAT IS DESIGNATED TO REMAIN. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING, BARRICADES OR OTHER SUITABLE GUARDS OUTSIDE DRIP LINE (OUTER PERIMETER OF BRANCHES) TO PROTECT FROM DAMAGE TREES AND OTHER PLANTS THAT ARE TO REMAIN. DO NOT STORE CONSTRUCTION MATERIALS WITHIN DRIP LINES OF TREES TO REMAIN. DO NOT PERMIT VEHICLES WITHIN DRIP LINE. RESTRICT FOOT TRAFFIC WITHIN DRIP LINE TO AVOID EXCESSIVE SOIL COMPACTION. ALL BARRICADES AND PROTECTIVE FENCING SHALL BE PUT IN PLACE PRIOR TO COMMENCEMENT OF ANY OTHER CONSTRUCTION ACTIVITY.
- INDICATES PLANT SPECIES
 INDICATES PLANT QUANTITY
 INDICATES SIZE OR SQUARE FOOTAGE/ SIZE

PLANTS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
TREE			
PLA ACE	PLATANUS ACERIFOLIA 'COLOMBIA'	LONDON PLANE TREE	AS NOTED
CER CAN	CERSIS CANADENSIS	EASTERN REDBUD	AS NOTED
SHRUBS AND GROUNDCOVERS			
DRY / SEASONAL GARDEN	ACHILEA 'SUMMERVINE' CEANOTHUS GRISEUS VAR. 'YANKEE POINT' IRIS 'COPPER' EUPHORBIA DULCIS 'CHAMELEON' WESTRINGIA FRUTICOSA 'SMOKEY' LOROPETALUM 'PURPLE PIXIE' LAVANDULA X INERMEDIA CV. PHORMIUM 'CREAM DELIGHT'	YARRROW CAMEL CEANOTHUS PACIFIC COAST IRIS EUPHORBIA COASE ROSEMARY LOROPETALUM WHITE GROSSO LAVENDER NEW ZEALAND FLAX	SHRUBS: 5 GAL. GROUNDCOVERS & GRASSES: 1GAL.
WET / SEASONAL GARDEN	CARES MORROWLL 'SILVER SCEPTER' LEYMUS ARENARIUS 'GLAUCUS' MISCANTHUS SCIENSIS 'ADAGIO'	SILVER SCEPTER BLUE WILD EYE ADAGIO MAIDERN GRASS	

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PLANTING PLAN L2.0