

EXISTING HOSPITAL
 FF2 = 454.80
 FF1 = 439.80

PROPOSED OCEAN VIEW TOWER
 FF2 = 454.80
 FF1 = 439.80

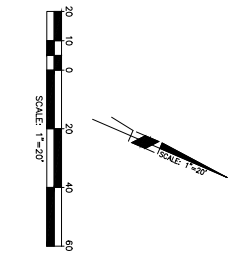
MACTCHLINE SEE SHT. C3.01

LEGEND

ITEM	STANDARD DRAINING	SYMBOL
EXISTING MAJOR CONTOUR		---
EXISTING MAJOR CONTOUR		---
LIMIT OF WORK		---
EXISTING SIDEWALK		---
EXISTING ASPHALT		---
EXISTING WALL		---
EXISTING IRRIGATION LINE		---
EXISTING FIRE WATER MAIN		---
EXISTING WATER MAIN		---
EXISTING FIRE HYDRANT		⊙
EXISTING VALVE (GATE/BUTTERFLY)		⊙
EXISTING NATURAL GAS LINE		---
EXISTING NATURAL GAS LINE		---
EXISTING MANS		---
EXISTING CONDENSATE SUPPLY		---
EXISTING CONDENSATE RETURN		---
EXISTING STORM DRAIN LINE		---
EXISTING ELECTRICAL SERVICE		---
EXISTING STREET LIGHT		*

LEGEND

ITEM	STANDARD DRAINING	SYMBOL
PROPOSED SEWER LINE		---
PROPOSED FIRE WATER		---
PROPOSED IRRIGATION		---
PROPOSED WATER		---
PROPOSED STORM DRAIN LINE		---
PROPOSED STORM DRAIN MAIN		---
PROPOSED FIRE HYDRANT		⊙
PROPOSED VALVE (GATE/BUTTERFLY)		⊙
STORAGE TANK (LABELLED RESERVE/VENT)		⊙



LEGAL DESCRIPTION

BEING A PORTION OF LOT 12, MAP 882, OTAY RANCHO, CITY OF CHULA VISTA
 TOTAL AREA OF IMPACT (S/F) = 107,560 SF

SHARP
 351 Medical Center Court
 Chula Vista, CA 91911
 619.502.5600

HENSEL PHELPS
 General Contractor
 6044 Geneva Avenue, Suite 140
 San Diego, CA 92121
 619.717.8600

SMITHERGROUP JR
 585 San Diego Plaza, Suite 1950
 San Diego, CA 92161
 619.594.8000
 www.smithegroup.com

avmstudios
 200 10th Street, Suite 200
 San Diego, CA 92101
 619.704.2700

United Linx & Greenway
 Project Engineer
 5100 La Jolla Village Drive, Suite 100
 San Diego, CA 92121
 619.594.8000

Wadei Federovics Design
 165 S. Broadway
 San Diego, CA 92101
 619.594.8000

CONSULTING
 FIRE PROTECTION / FIRE CODE CONSULTANT
 105 S. Broadway, Suite 100
 San Diego, CA 92101
 619.594.8000

SPURLOCK ROHRER
 LANDSCAPE ARCHITECT
 5100 La Jolla Village Drive, Suite 100
 San Diego, CA 92121
 619.594.8000

EXP
 Electrical / Mechanical / Plumbing / Fire Protection
 105 S. Broadway, Suite 100
 San Diego, CA 92101
 619.594.8000

DEGENCO B
 STRUCTURAL ENGINEER
 228 Broadway, Suite 505
 San Diego, CA 92101
 619.594.8000

MICHAEL BAKER INTL
 CIVIL ENGINEER
 105 S. Broadway, Suite 100
 San Diego, CA 92101
 619.594.8000

DATE: 1/23/2015
DESIGNER: RE-SUBMITTAL
REVISION: 1-25-2015

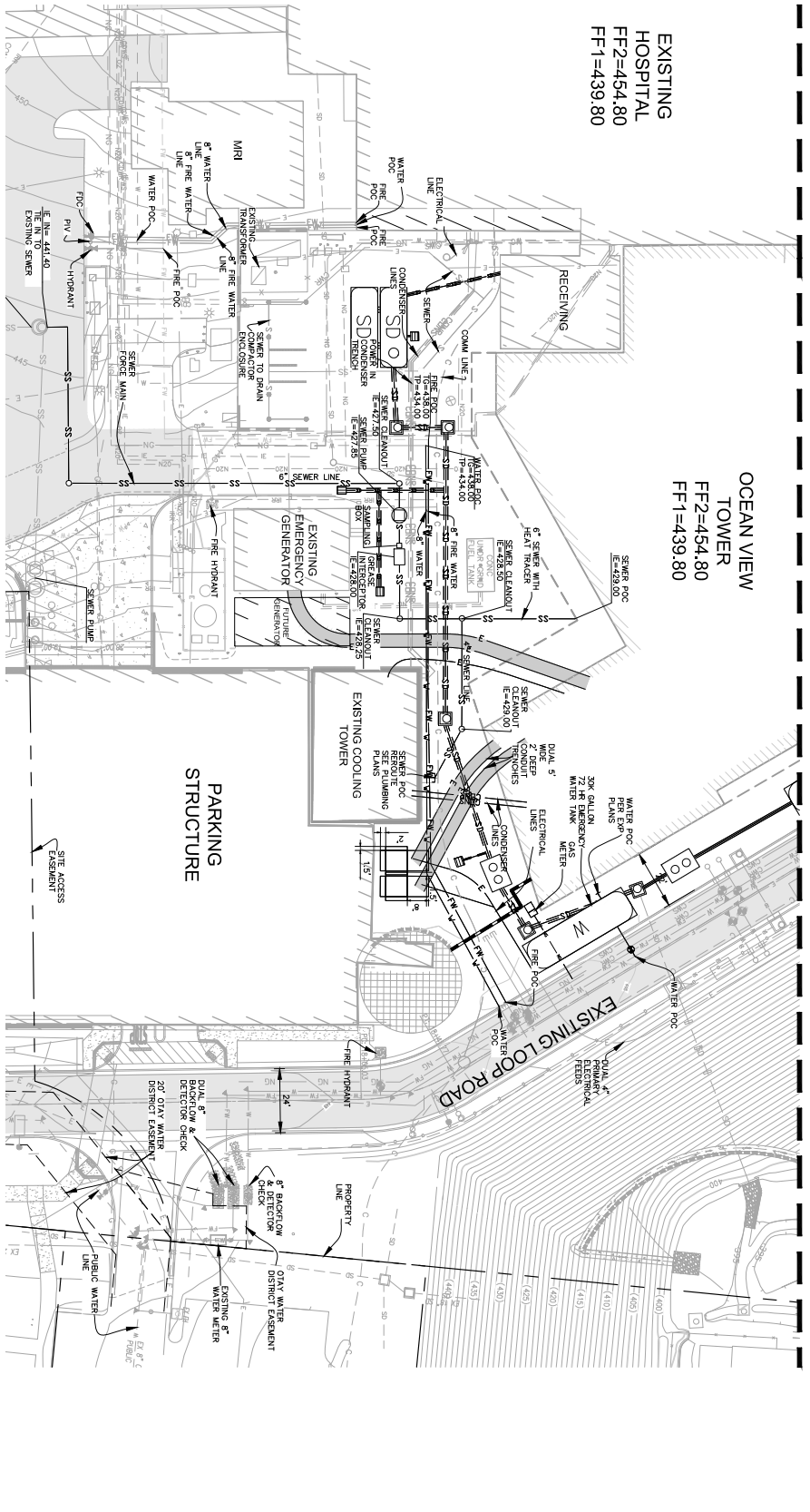
UTILITY PLAN
 SCALE: 1" = 20'
 1" = 20'
 SCALE: 1/4" = 10'
 1/4" = 10'

CITY OF CHULA VISTA
 COMMUNITY DEVELOPMENT
C3.00

MACTHLINE SEE SHIT. C3.00

EXISTING HOSPITAL
FF2=454.80
FF1=439.80

OCEAN VIEW TOWER
FF2=454.80
FF1=439.80

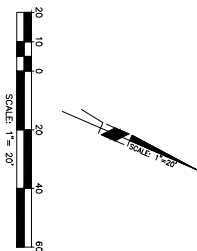


LEGEND

ITEM	SYMBOL
EXISTING MAJOR CONTOUR	(solid line)
EXISTING MINOR CONTOUR	(dashed line)
LIMIT OF WORK	(dashed line with 'X' markers)
EXISTING SIDEWALK	(line with 'X' markers)
EXISTING ASPHALT	(line with 'X' markers)
EXISTING WALL	(line with 'X' markers)
EXISTING IRRIGATION LINE	(line with 'X' markers)
EXISTING FIRE WATER MAIN	(line with 'X' markers)
EXISTING FIRE HYDRANT	(circle with 'X' in center)
EXISTING VALVE (GATE/BUTTERFLY)	(circle with 'X' in center)
EXISTING SEWER LINE	(line with 'X' markers)
EXISTING NATURAL GAS LINE	(line with 'X' markers)
EXISTING INTAKES	(line with 'X' markers)
EXISTING CONDENSER SUPPLY	(line with 'X' markers)
EXISTING CONDENSER RETURN	(line with 'X' markers)
EXISTING STORM DRAIN LINE	(line with 'X' markers)
EXISTING ELECTRICAL SERVICE	(line with 'X' markers)
EXISTING TELECOM SERVICE	(line with 'X' markers)
EXISTING STREET LIGHT	(circle with 'X' in center)

LEGEND

ITEM	SYMBOL
PROPOSED SEWER LINE	(line with 'S' markers)
PROPOSED FIRE WATER	(line with 'F' markers)
PROPOSED IRRIGATION	(line with 'X' markers)
PROPOSED WATER	(line with 'W' markers)
PROPOSED STORM DRAIN LINE	(line with 'SD' markers)
PROPOSED FIRE HYDRANT	(circle with 'X' in center)
PROPOSED VALVE (GATE/BUTTERFLY)	(circle with 'X' in center)
PROPOSED FIRE HYDRANT	(circle with 'X' in center)
STORAGE TANK (LABELED RESPECTIVELY)	(circle with 'X' in center)
SEWER PUMP	(circle with 'X' in center)



LEGAL DESCRIPTION
BEING A PORTION OF LOT 12, MAP 662, OYAY MANOJO, CITY OF CHULA VISTA
TOTAL AREA OF IMPACT (SF) = 107,560 SF



751 Medical Center Court
Chula Vista, CA 91911
T 619.522.5800



General Contractor
9404 Geneva Avenue, Suite 40
Los Angeles, CA 90017
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150 South Main Street, Suite 1930
Los Angeles, CA 90011
213.228.8600
www.smithpoujr.com



703 6th Street, Suite 200
Los Angeles, CA 90011
T 619.726.2700



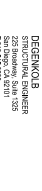
703 6th Street, Suite 200
Los Angeles, CA 90011
T 619.726.2700



105 S. Riverside Avenue
Los Angeles, CA 90012
T 310.203.8888



150 S. Broadway Street
Los Angeles, CA 90011
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11450 Wilshire Blvd.
Los Angeles, CA 90025
T 310.203.8888



2000 Century Blvd., Suite 110
Los Angeles, CA 90045
T 310.203.8888



200 Wilshire Blvd., Suite 705
Los Angeles, CA 90010
T 310.203.8888



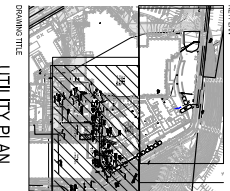
10000 Wilshire Blvd.
Los Angeles, CA 90024
T 310.203.8888



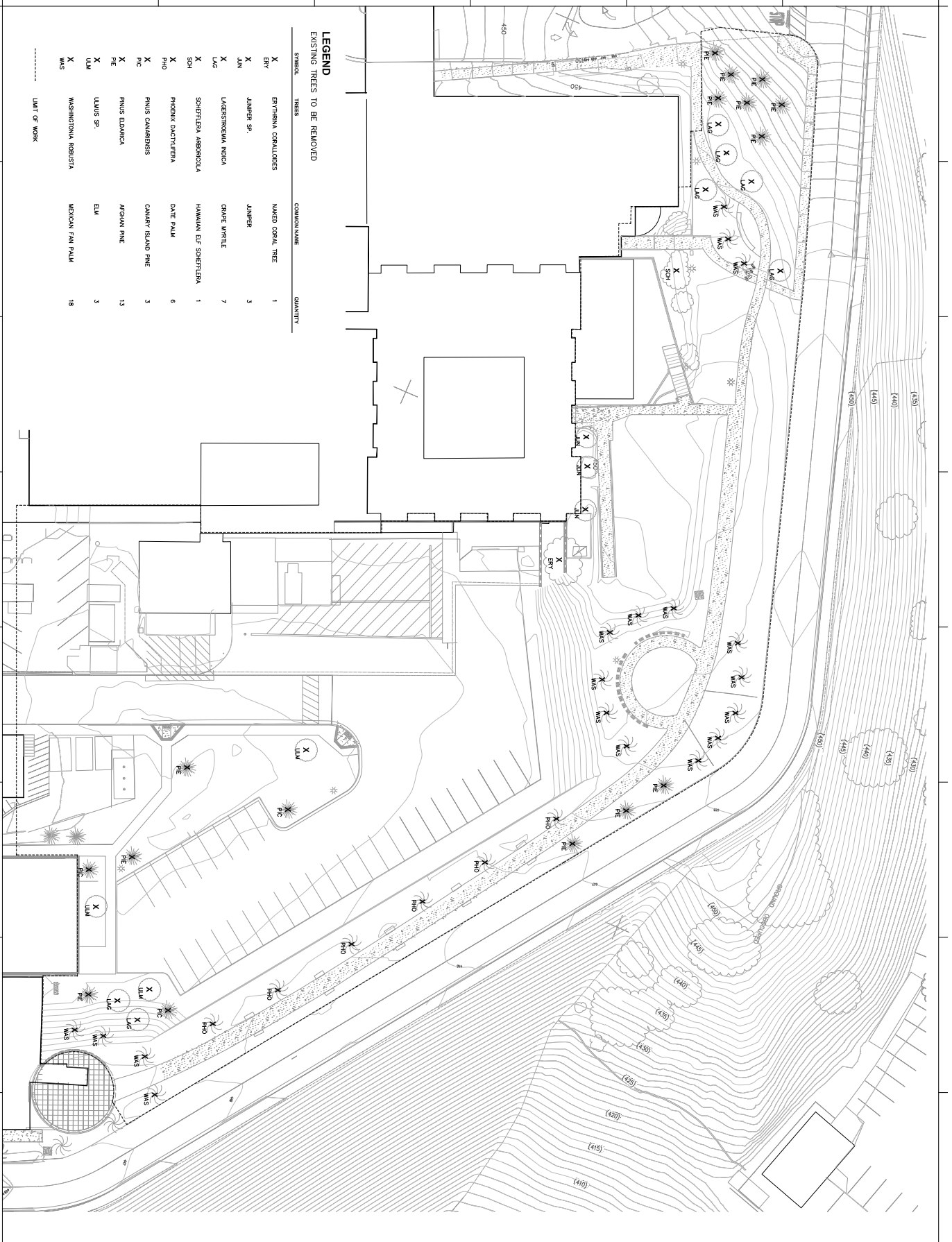
15200 Wilshire Blvd.
Los Angeles, CA 90025
T 310.203.8888



C3.01



UTILITY PLAN



LEGEND
EXISTING TREES TO BE REMOVED

SYMBOL	TREES	COMMON NAME	QUANTITY
X	ERYTHRA COBALLOIDES	NAKED CORAL TREE	1
W	JUNIPER SP.	JUNIPER	3
L	LAGERSTRONGIA NODICA	GRAPE MYRTLE	7
S	SCHETLERIA ABERNACIA	HAWAIIAN EFF SCHETLERIA	1
P	PHOENIX DACTYLYFERA	DATE PALM	6
H	PHOENIX CANNARIENSIS	CANTARY ISLAND PALM	3
M	PINUS EDWARDSII	AFGHAN PINE	13
W	ULMUS SP.	ELM	3
L	WASHINGTONIA ROBERTSA	MEXICAN FAN PALM	18

LIMIT OF WORK



751 Medical Center Court
Oxnard, CA 93030
T 819.502.5600

OFF OF CULIA VISTA
PLANNING & BUILDING
DIVISION
CONDITIONAL USE PERMIT



Grand Central Building
1400 Broadway
New York, NY 10018
T 212.512.2000



550 South Hope Street, Suite 1500
Los Angeles, CA 90071
www.smitthoroug.com



703 16th Street, Suite 200
Los Angeles, CA 90015
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MICHAEL BAKER INTL
6755 Hillcrest Avenue, Suite 100
T 858.94.4000

SPERDICK FORNER
2122 Wilshire Blvd
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DESIGNCO B
STRUCTURAL ENGINEER
5800 Wilshire Blvd, Suite 200
T 310.555.9298

ICP
MECHANICAL, ELECTRICAL, PLUMBING, IR
5870 Central Ave
T 858.975.9553

UNISOL LAW & CONSULTING
4402 Wilshire Blvd, Suite 100
T 310.855.9210

Wahil Frederick Design
FOOD SERVICES CONSULTANT
131 S. Vermont Avenue
T 714.938.1800

COSENTINI
FIRE PROTECTION RIS CODE CONSULTANT
131 S. Vermont Avenue
T 714.938.1800

DATES SHAWTAL
1500016
RESUBMITTAL 174-452016
RESUBMITTAL 174-452016
RESUBMITTAL 174-452016

PROJECT NAME

PROJECT NUMBER

DRAWING NUMBER

SCALE

PROJECT TITLE

1" = 20' 0"

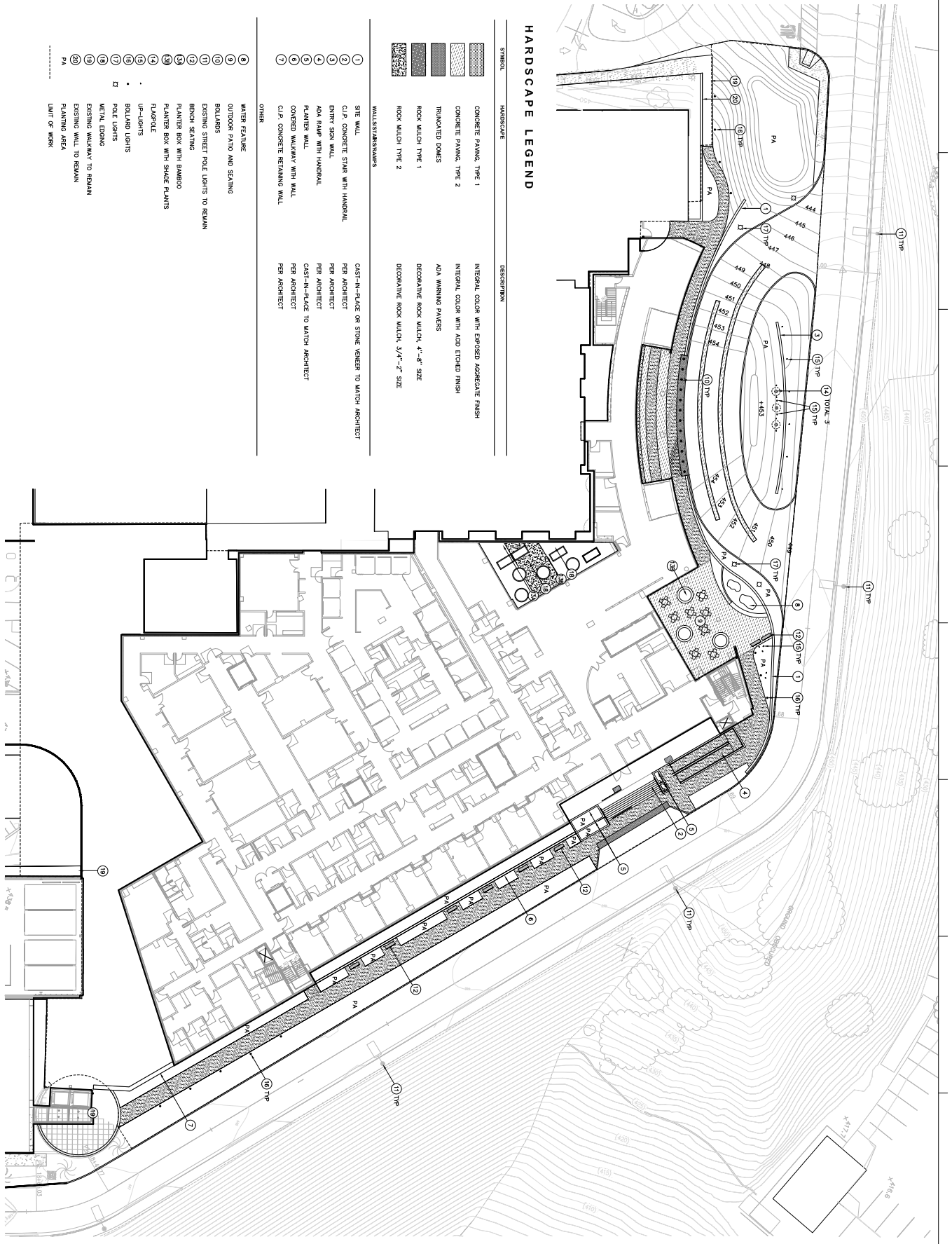
L1.00

DRIVING NUMBER

DRAWING NUMBER

HARDSCAPE LEGEND

SYMBOL	HARDSCAPE	DESCRIPTION
[Pattern]	CONCRETE PAVING, TYPE 1	INTERNAL COLOR WITH EXPRESSED APPROPRIATE FINISH
[Pattern]	CONCRETE PAVING, TYPE 2	INTERNAL COLOR WITH AOD ETCHED FINISH
[Pattern]	TRUNCATED DOMES	ADA WARNING PAVERS
[Pattern]	ROCK MULCH TYPE 1	DECORATIVE ROCK MULCH, 4"-6" SIZE
[Pattern]	ROCK MULCH TYPE 2	DECORATIVE ROCK MULCH, 3/4"-2" SIZE
[Pattern]	WALLETS/STAIRWAYS	
1	SITE WALL	CAST-IN-PLACE OR STONE KNEES TO MATCH ARCHITECT
2	CLIP CONCRETE STAIR WITH HANDRAIL	PER ARCHITECT
3	ENTRY SIDE WALL	PER ARCHITECT
4	ADA RAMP WITH HANDRAIL	PER ARCHITECT
5	PLANTER WALL	CAST-IN-PLACE TO MATCH ARCHITECT
6	COVERED WALKWAY WITH WALL	PER ARCHITECT
7	CLIP CONCRETE RETAINING WALL	PER ARCHITECT
OTHER		
8	WATER FEATURE	
9	OUTDOOR PATIO AND SEATING	
10	ROLLABOS	
11	EXISTING STREET POLE LIGHTS TO REMAIN	
12	BENCH SEATING	
13	PLANTER BOX WITH BAMBOO	
14	PLANTER BOX WITH SHADE PLANTS	
15	PLANTER	
16	UP-DOWNS	
17	ROLLED LIGHTS	
18	POLE LIGHTS	
19	METAL EDGING	
20	EXISTING WALKWAY TO REMAIN	
21	EXISTING WALL TO REMAIN	
22	PLANTING AREA	
PA	LIMIT OF WORK	



SHARP
 751 Medical Center Court
 Chula Vista, CA 91911
 T 619.502.5500

OFF OF CULIA VEST
 PLANNING & BUILDING
 CONDITIONAL USE PERMIT

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 140 California Street
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 www.smithgroup.com

avrsstudios
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DESIGNCO B
 STRUCTURAL ENGINEER
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 Los Angeles, CA 90071
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ICP
 5870 Ocean Drive, Suite 200
 Newport Beach, CA 92646
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UNISTeel
 4402 Wilshire Blvd, Suite 100
 Los Angeles, CA 90049
 T 310.471.0210

White Friedman Design
 FOOD SERVICES CONSULTANT
 101 S. Vermont Avenue
 Los Angeles, CA 90015
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COSENTINI
 FIRE PROTECTION / AS CODE CONSULTANT
 14500 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90049
 T 310.471.0210

DATES SHAWTAL
 11500 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90049
 T 310.471.0210

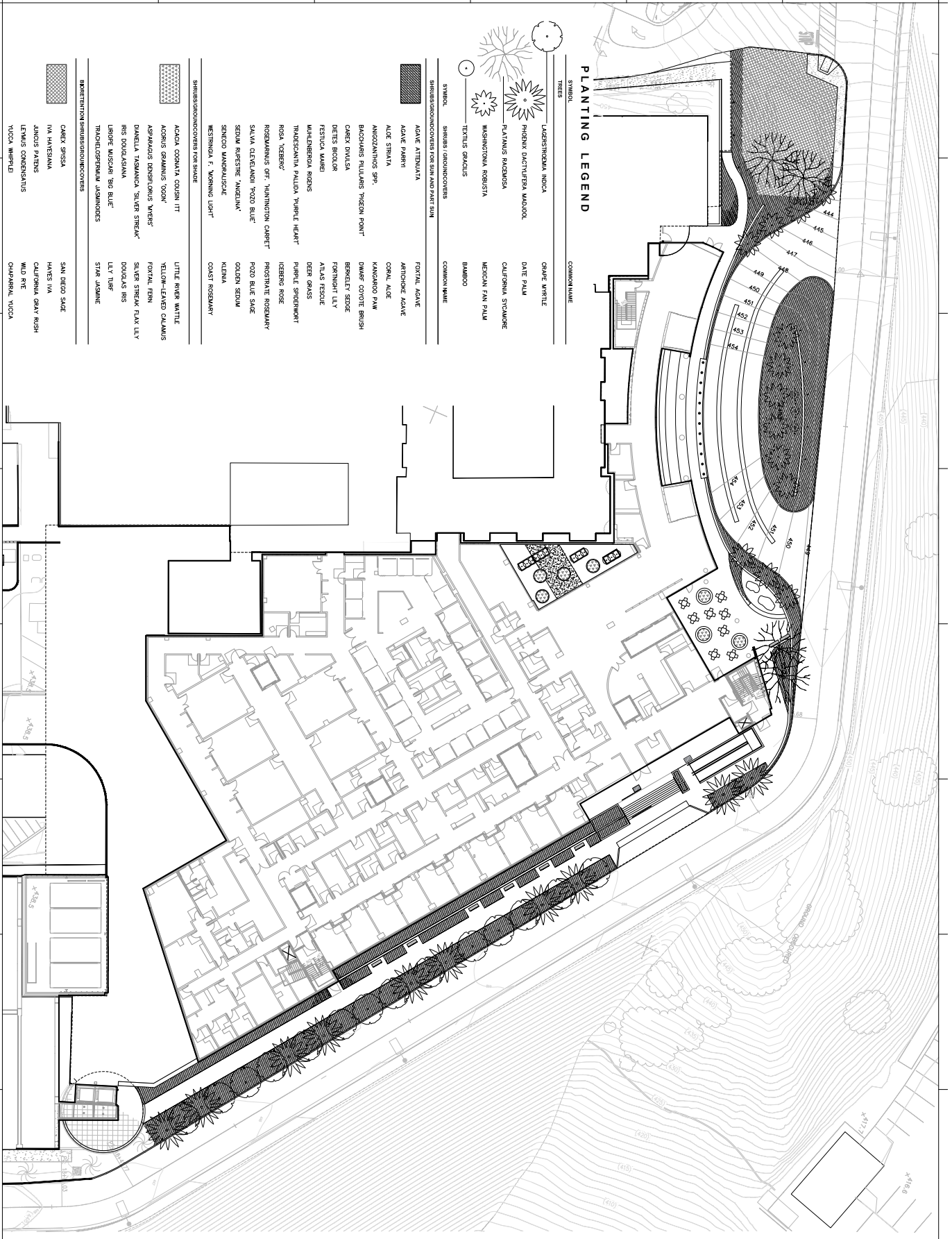
KEITHMAN
 PROJECT MARKER

DRAWING TITLE
HARDSCAPE PLAN

SCALE
 1" = 20'-0"

PROJECT NUMBER
L2.00

DRAWING NUMBER



PLANTING LEGEND

SYMBOL	SHRUBS / GROUNDCOVERS	COMMON NAME
	LAGERSTRÖMIA INDICA	GRAPE WATTLE
	PONGORA DOLABRIFERA MADROCA	DATE PALM
	PLATANUS RACEMOSA	CALIFORNIA Sycamore
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
	TETELIDUS GRACILIS	BANANO
SYMBOL	SHRUBS / GROUNDCOVERS FOR SUN AND PART SHAD	COMMON NAME
	ACAIE ATTENUATA	FOXGLOV ACACIE
	ACAIE PARVIFLORA	ANTHOCHE ACACIE
	ACAIE STRICTA	CORAL ACACIE
	ANACARDIUM SP.	KANGAROO PAW
	BACCHARIS PILULARIS THORN POINT	DMAR COYOTE BRUSH
	CAREX PROSTRATA	BERRYLET SCOE
	OETES BICOLOR	FORTNIGHT LILY
	FESTUCA MARITIMA	ATLAS FESCUE
	MUHLENBERGIA RIGENS	DEER GRASS
	THLASCAULIUM PATULA PURPLE HEART	PURPLE SPRECKWART
	ROSA 'ROBERTA'	ICEBERG ROSE
	ROSMARINUS OFF. NUNNINGTON CARPET	PROSTRATE ROSEMARY
	SALVIA CLEVELANDII POZO BLUE	POZO BLUE SAGE
	SEDUM RUPESTRIS 'ANGELINA'	GOLDEN SEDUM
	SENECIO VANCOUVERIAE	KELVENA
	WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY
SYMBOL	SHRUBS/GROUNDCOVERS FOR SHADE	COMMON NAME
	ACAIA COCCINEA	LITTLE RIVER WATTLE
	ACAIA GRANATA 'NOON'	YELLOW-LEAVED CALAMUS
	ASPIDISTRA DENSIFLORUS 'YVES'	FOXGLOV FERN
	DANELLA TASMANICA SILVER STREAK	SILVER STREAK FLAX LILY
	IRIS DOUGLASIANA	DOUGLAS IRIS
	LIMNOPHILA 'BIG BLUE'	LILY TURF
	THALICTRUM 'JASMYNOIDES'	STAR JASMINE
SYMBOL	SHRUBS/GROUNDCOVERS	COMMON NAME
	CAREX SPISSA	SAND DICO SAGE
	IVA HIRTISSIMA	HAYS IVA
	JUNCUS PATENS	CALIFORNIA GRAY BUSH
	LEMNUS CONDENSATUS	WILD RICE
	YUCCA WHIPPLEI	CHAMPARREL YUCCA

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Los Angeles, CA 90015
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SPRILLOCK FORBES
9755 Wilshire Blvd, Suite 200
Beverly Hills, CA 90212
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DESIGNCUB
2122 Wilshire Blvd, Suite 100
Beverly Hills, CA 90212
T 310.777.0000 F 310.777.0000

STRUCTURAL ENGINEER
5600 Wilshire Blvd, Suite 200
Los Angeles, CA 90048
T 310.553.0299

MEP
5670 Wilshire Blvd, Suite 200
Los Angeles, CA 90048
T 818.877.0555 F 818.877.0555

UNISTeel Law & Construction
4442 Wilshire Blvd, Suite 100
Beverly Hills, CA 90212
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Wahle Federleher Duggan
FOOD SERVICES CONSULTANT
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1440 Wilshire Blvd, Suite 200
Los Angeles, CA 90017
T 310.820.8800 F 310.820.8800

DAVIES SHAWKIN
1500 Wilshire Blvd, Suite 200
Los Angeles, CA 90017
T 310.820.8800 F 310.820.8800

KEITHWAY
PROJECT NUMBER

SHARP
371 W. Medical Center Court
Oxnard, CA 91321
T 819.502.5500

HENSEL PHELPS
General Contractor
9614 Genesee Avenue, Suite 140
La Jolla, CA 92037
T 619.717.8850

OFF OF CUIA VISTA
PLANNING & BUILDING
CONDITIONAL USE PERMIT

SCALE
1" = 20' 0"

PROJECT NUMBER
L3.00

DRAWING NUMBER
PLANTING PLAN

PLANTING LEGEND

SYMBOL	COMMON NAME	CONTAINER SIZE
	LAGERSTROEMIA INDICA	3" BOX
	PHORADENDRON MACDONNELLII	DATE PALM
	PLATANUS RACEMOSA	CALIFORNIA Sycamore
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
	THUELLA GMELINI	BAMBOO
	SHRUBBERY	COMMON NAME
	GROUNDCOVER	CONTAINER SIZE
	SHRUBBERY FOR SUN AND PART SUN	
	ACAIIE ALTERNATA	FOXTAIL, Acaie
	ACAIIE PALMIERI	ANTHOCHE Acaie
	ACAIIE STRYCHNA	CORAL Acaie
	ANACARDIUM SP.	208 15 GAL. ● 4"-0" O.C.
	BACCHARIS PILULARIS	PIECHE POINT
	CADEI DULCIS	DIAPER COYOTE BRUSH
	CETEI BICOLOR	BURGLET SEED
	FESTUCA MAREII	FORNIGHT LILY
	MUHLENBERGIA RIGENS	ATLAS FESCUE
	PAPPUS STRIGOSUS	DEER GRASS
	ROSA YVESBERG	PIERCE SPIDERWORT
	ROSOQUINUS OF HUNTINGTON CARPET	ICEBERG ROSE
	SALVIA CLEVELANDII	PROSTRATE ROSEMARY
	SEIDUM ALBERTENSE	POZO BLUE SAGE
	SEIDUM MOUNDSIAE	GOLDEN SEDUM
	WESTRINGIA F. MORNING LIGHT	KELINA
	SHRUBBERY FOR SHADE	COAST ROSEMARY
	ACAIIE CONZANIA	LITTLE RIVER WHITE
	ACAIIE COCCINEA	508 1 GAL. ● 18" O.C.
	ACAIIE GEMMANSII	508 5 GAL. ● 30" O.C.
	ASPALATHUS DENSIFLORA	VELVET-LEAVED CALAMUS
	DANELLA THOMSONII	FOLIUM FERN
	DANELLA THOMSONII SILVER STREAK	SILVER STREAK FOLIUM
	DANELLA THOMSONII BIG BLUE	DOODLES RIB
	TRACHELOSPERMUM JASMINOIDES	LILY TUBE
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	STAR JASMINE
	SHRUBBERY FOR SUN AND PART SUN	
	CADEI SP.	508 1 GAL. ● 18" O.C.
	IVA HIANSA	HAWES IVA
	JUNOS PARRISI	CALIFORNIA GRAY RUSH
	LEMNYS CONDENSATUS	WILD RICE
	YUCCA WHIPPLEI	CHAPARRAL YUCCA

LANDSCAPED AREA	LANDSCAPED AREA
TOTAL SITE AREA	15,074 SF
PERCENT LANDSCAPED	96,285 SF
	16%

LANDSCAPE AND IRRIGATION SYSTEM NOTES

- LANDSCAPE IN THE COMMON AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPED AREAS SHALL BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, DESIGNED OR BEYOND PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- SOIL COMPOSITION SHALL BE DETERMINED FOR USE IN THE DESIGN OF THE LANDSCAPE.
- PLANTING SHALL BE DESIGNED TO OBTAIN VISUAL INTEREST IN THE AREA OF SIMILAR CLIMATE AND VISUAL INTEREST TO THE SITE.
- PLANTING WILL BE DESIGNED TO OBTAIN VISUAL INTEREST IN THE AREA OF SIMILAR CLIMATE AND VISUAL INTEREST TO THE SITE.
- ALL SOILS WILL BE FERTILIZED, AMENDED AND TILLED TO CORRECT TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- SOIL BARRIERS SHALL BE INSTALLED FOR ALL NEW TREES WHICH ARE PLACED WITHIN A ZONE OF IRRIGATION IMPROVEMENTS, EXCEPT WHERE SHOWN OTHERWISE.
- EXCLUDING SLOPES REQUIRING VEGETATION AND AREAS PLANTED WITH GRASS TO A MINIMUM DEPTH OF 2" VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF OAKLAND WATER CONSERVATION ORDINANCE AND CITY OF OAKLAND WATER CONSERVATION ORDINANCE.
- IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATIC SYSTEMS DESIGNED FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED IN SUCH A MANNER AS TO PREVENT OVERWATERING AND WASTAGE OF WATER. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% TO 15% OF FIELD CAPACITY.
- IRRIGATION FOR ONE-DAYE PLANTING AREAS SHALL UTILIZE SUB-SURFACE OR SPRINKLER / BURBER SYSTEMS. SPRINKLER SYSTEMS SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% TO 15% OF FIELD CAPACITY.
- EACH HEAD SHALL BE ADJUSTED TO PROVIDE THE BEST RANGE OF AREAS TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE FLOW TO PREVENT OVERWATERING. EACH HEAD SHALL BE ADJUSTED TO PROVIDE THE BEST RANGE OF AREAS TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE FLOW TO PREVENT OVERWATERING.
- NO IRRIGATION RUN-OFF SHALL BE ALLOWED TO ENTER THE PUBLIC RIGHTS-OF-WAY, STREETS, DRAINS OR ALLEYS. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SEWER SYSTEMS WITHOUT PROPER BEST MANAGEMENT PRACTICES.
- NO IRRIGATION SYSTEMS SHALL BE INSTALLED ON-SITE, IDENTIFY AND PRESERVE OR RELOCATE ANY DATE STAMPS OR HISTORIC MARKINGS IN SPECIALTY/PAVING.
- MINIMUM COVER OVER IRRIGATION SYSTEMS SHALL BE 12 INCHES. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED TO A MINIMUM DEPTH OF 12 INCHES.
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREA THROUGHOUT THE SITE.

LANDSCAPE DESIGN STATEMENT

The new Sharp Healthcare Ocean View Tower project has been developed with the intent to integrate new building with existing landscape, effectively blending the exterior landscape with arrival experience for patients. This includes creating social spaces convenient to the building, relating gardens near the new tower. This integration between the interior and exterior environments connects patients, visitors and staff to the nature environment throughout the day to visitors.

Arrival Experience:
The site design focuses on creating clarity and simplicity of arrival sequence for both cars and pedestrians contributing to accident avoidance, tops and tails, and clear paths of travel. The design team has focused on creating a sense of arrival and orientation by architectural and landscape devices to control views and provide landmarks and orientation devices that make way finding more natural.

View Management:

By carefully developing attractive landscape screening devices and plant selections that are visually appealing, the design team has focused on creating a sense of arrival and orientation by architectural and landscape devices to control views and provide landmarks and orientation devices that make way finding more natural.

Green Spaces:

The site design provides colorful and fragrant gardens to maximize patient and staff arrival experience. To bring greenery and natural beauty to the site, the design team has focused on creating a sense of arrival and orientation by architectural and landscape devices to control views and provide landmarks and orientation devices that make way finding more natural.

Sustainable Goals for Healthcare:
The design team approached this project with numerous sustainability objectives driven by the intent to achieve maximum sustainable goals for the project. The design team has focused on creating a sense of arrival and orientation by architectural and landscape devices to control views and provide landmarks and orientation devices that make way finding more natural.

Varying low-water plant palettes are used across the site to account for differing sun/shade patterns, wind conditions, screening needs and similar factors. The design team has focused on creating a sense of arrival and orientation by architectural and landscape devices to control views and provide landmarks and orientation devices that make way finding more natural.

- Low head band effect
- Native and adapted vegetation, creating habitat value
- Areas for "connection to the natural world"

371 Medical Center Court
Oakland, CA 94612
T 916.502.5800

CITY OF OAKLAND
PLANNING & BUILDING DIVISION
CONDITIONAL USE PERMIT

9642 Grand Avenue, Suite 140
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Los Angeles, CA 90048
T 818.541.6000

2122 Wilshire Blvd
Los Angeles, CA 90048
T 310.407.0000

5700 Wilshire Blvd
Los Angeles, CA 90048
T 310.407.0000

4442 Wilshire Blvd
Los Angeles, CA 90048
T 310.407.0000

111 S. Vermont Avenue
Los Angeles, CA 90013
T 714.944.1800

1500 Wilshire Blvd
Los Angeles, CA 90017
T 310.407.0000

111 S. Vermont Avenue
Los Angeles, CA 90013
T 714.944.1800

PLANTING LEGEND & NOTES

PROJECT NUMBER: **L3.01**
DRAWING NUMBER: **L3.01**

DATE: 1/25/16
SCALE: 1" = 20' 0"