



MASTERPLAN

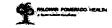


TABLE 7-1
TRIP GENERATION SUMMARY

			Daily Trip Ends (ADT)			AM Peak Hour				PM Peak Hour					
Use	Si	ze	Rate		% Of		% Of In:Out		Volume		% OF	In:C	Out	Vol	ume
				Rate	Volume	ADT	Sp	lit	In	Out	ADT	Sp	lit	In	Out
Medical Facility ¹	, ,														
Hospital	453	beds	20	/ bed	9,060	、8%	70%	30%	507	217	10%	40%	60%	362	544
Medical Office	160	KSF	50	/KSF/	8,000	<i>)</i> 6%	80%	20%	384	96	11%	30%	70%	264	616
Total					17,060				891	313	_			626	1,160

Footnotes:

- 1. Generation rates obtained from the SANDAG Brief Guide (April 2002).
- 2. KSF = 1,000 Square Foot

TABLE 7-2
Project Trip Generation Comparison

	Daily Trip E			inds (ADT) AM Peak Hour					PM Peak Hour					
Use	Size	Rate		Volume	Volume % Of	f In:Out		Volume		% OF	In:Out		Volume	
			\ <u>\</u>	Volume	ADT	S	olit	ln	Out	ADT	S	olit	ln	Out
A. Industrial / Business Park ¹	631,900 SF	16	/KSF	10,110	12%	80%	20%	971	243	12%	20%	80%	243	971
Total				10,110	7	_	_	971	243	-	_	_	243	971
B. Medical Facility ²			$\overline{}$											
Hospital	453 beds	20	/ bed	9,060	8%	70%	30%	507	217	10%	40%	60%	362	544
Medical Office	160 KSF	50	/KSF	8,000	6%	80%	20%	384	96	11%	30%	70%	264	616
Total			-	17,060	_	_	_	891	313	_	_	_	626	1,160

NOTES:

1. Source: LLG Traffic Study for the ERTC, 11/9/02. (PA 4 & PA 5)

2. Rates based on SANDAG's "Brief Guide to Vehicular Traffic Generation Rates for the San Diego Region", April 2002.

8,000 = 47%

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Building Data

Planning Area 1		
Building A	(1st Floor)	
Building B	(1st Floor)	
Building C	(1st Floor)	
Building D	(1st Floor)	
Subtotal Total Building		
Area Planning Area 1		

Planning Area 2				
Building A	33,000 SF (1st Floor)			31,400 SF
Building B	33,000 SF (1st Floor)			33,000 SF
Building C	54,000 SF (1st Floor)	+	4,000 SF (Mezz)	56,000 SF
Building D	49,800 SF (1st Floor)	+	4,000 SF (Mezz)	53,800 SF
Subtotal Total Br	uilding			174,200 SF
Area Planning A	rea 2			

Planning Area	3	
Building A	18,600 SF (1st Floor)	18,600 SF
Building B	18,600 SF (1st Floor)	18,600 SF
Building C	18,600 SF (1st Floor)	18,600 SF
Building D	18,600 SF (1st Floor)	18,600 SF
Subtotal Total B	uilding	74,400 SF
Area Planning A	rea 3	

Planning Area 4	1	
Building A	20,000 SF (2 Floors)	4 0,000 SF
Building B	20,000 SF (3 Floors)	60,000 SF
Building C	20,000 SF (4 Floors)	80,000 SF
Building D	20,000 SF (5 Floors)	100,000 SF
Guldadal Tadal D	:1.1:	280,000 <u>SFS</u>ee
Subtotal Total Barea Planning A	———————————————————————————————————————	Concept Site Plan
Area <u>Franking A</u>	10a 4	Exhibit 5A

Planning Area	5	
Building A	24,000 SF (2 Floors)	4 8,000 SF
Building B	20,600 SF (3 Floors)	4 1,200 SF
Building C	200,000 SF (1st Floor)	200,000 SF
Building D	18,900 SF (1st Floor)	18,900 SF
Building E	22,400 SF (1st Floor)	22 ,4 00 - <u>11,200</u> SF
Building F	21,400 SF (1st Floor)	<u>21,400</u> SF
Subtotal Total F	Building	351,900 <u>32,600</u> SF
Area Planning A		

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Planning Area	6	
Building A	33,000 SF (1st Floor)	28,000 SF
Building B	33,000 SF (1st Floor)	28,000 SF
Subtotal Total B	uilding	56,800 SF
Area Planning A	<u>rea 6</u>	Ť

Planning Area	7				
Building A	26,600 SF (1st Floor)	+	2,000 SF	(Mezz)	28,600 SF
Building B	24,300 SF (1st Floor)	+	2,000 SF	(Mezz)	26,300 SF
Building C	30,700 SF (1st Floor)	+	2,000 SF	(Mezz)	32,700 SF
Building D	19,600 SF (1st Floor)	+	2,000 SF	(Mezz)	21,600 SF
Building E	19,600 SF (1st Floor)	+	2,000 SF	(Mezz)	21,600 SF
Building F	21,400 SF (1st Floor)	+	2,000 SF	(Mezz)	23,400 SF
Building G	22,400 SF (1st Floor)	+	2,000 SF	(Mezz)	24,400 SF
Building H	21,200 SF (1st Floor)	+	2,000 SF	(Mezz)	23,200 SF
Subtotal Total B	Building Area Planning				201,800 SF
Area 7					201,600 SF

Planning Area	8				
Building A	8,400 SF (1st Floor)				8,400 SF
Building B	15,400 SF (1st Floor)				15,400 SF
Building C	23,400 SF (1st Floor)	+	2,000 SF	(Mezz)	25,400 SF
Building D	23,400 SF (1st Floor)	+	2,000 SF	(Mezz)	25,400 SF
Building E	15,100 SF (1st Floor)				15,100 SF
Subtotal Total P	Building Area Planning				89,700 SF

^{*}If a hospital/medical campus is not developed and a lot line adjustment is approved, a total of 599,300 square feet of business park uses are permitted within the 17.37 net acres that comprised Planning Area 4 and 32,600 square feet of business park uses are permitted within the 4.8 net acres that comprise Planning Area 5.

4. Architectural Design (Planning Areas 1, 2, 3, 5, 6, 7 and 8)

Design strategies contained in this section describe in graphic and written form the application of primary and secondary design elements. Creative use of these strategies by design professionals will lead to a distinctive yet unified business park environment.

The following diagrams and text illustrate building, site and landscape components intended to define a palette from which designers can create unique yet cohesive design solutions. This approach will foster creative solutions applied to a variety of building types achieved within the aesthetic structure contained in these guidelines.

The aesthetic character of the architecture relies on simplicity of scale, massing, proportion, articulation, color and texture. The success of an individual composition will be due to the individual design professional's creative application of the following concepts:

Space Program Summary

Administrative Services	Group#	Group Name	Key Ro	om Driver Room Type	TOTAL NSF	Grossing Factor	TOTAL DGSF
2 Admitting 3,210 1,35 4,500		Administrative Services		i	-	Tactor	
2 Formuna 3,010 1.40 4,300	1				3 270	125	4 800
Content content content		Admitting		 			4,500
Present immartation Services		Conference/Education/Resource Center			3 770		
Filtrans Filtrans	4						5,100
Section Cardiology & Procedure 1,345 1,350 1				 			
The content of the		Human Resources	···	 			
Claim Wight Chilling Resource Mgmt	6	Medical Staff Services	 		2,200		
Diagnostic & Treatment Services .1,000 .1,500 .2,500	7	Quality Mgmt./Clinical Resource Mgmt	 				
8 Cardiac Rehabilitation 3,255 1.40 4,600 9 Cardiology Services 1,200 1.50 1.50 1.600 10 Emergency Services 42 Exam 18,760 1.60 35,000 11 Emergency Services 42 Exam 18,760 1.60 35,000 11 Employee & Corporate Health 7 Exam 2,470 1.45 3,500 12 Imaging/Interventional Radiology 17 Procedure 15,402 1.60 24,500 13 Interventional Platform 17 Procedure 13,145 1.65 21,700 14 Employee & Corporate Health 7 Exam 2,470 1.45 3,500 15 Interventional Platform 17 Procedure 13,145 1.65 21,700 16 Cardiology & Radiology 17 Procedure 13,145 1.65 21,700 17 Clean Procedures 3 Procedure 13,145 1.65 21,700 18 Cardiology & Radiology 17 Procedure 1,830 1.65 3,000 19 Ancillary Support 2,225 1.65 3,000 19 Ancillary Support 2,225 1.65 3,000 10 Perioperative Services/Periop, Care Unit 47 Positions 10,870 1.80 17,400 17 Perioperative Services/Per-Admit Testing 4 Exam 1,885 1.40 2,200 14 Laboratory Services 14,000 1.30 18,200 15 Neurodiagnostics/Pulmonary/Respiratory 890 1.50 1,300 16 Rehabilitation 3,320 1.45 2,800 17 Neurodiagnostics/Pulmonary/Respiratory 890 1.50 1,500 18 Repairatory Therapy 1,960 1.45 2,800 19 Rep-Down/IMC/Telemetry 60 Beds 30,970 1.60 49,800 19 Step-Down/IMC/Telemetry 60 Beds 23,550 1.60 37,600 19 Step-Down/IMC/Telemetry 60 Beds 23,550 1.60 37,600 20 L&D/Postpatrum/Women's Services Program 1,465 1.35 1.25 2,300 21 NICU/Peds 12+16 Beds 17,631 1.401.80 28,700 22 Blomedical Engineering 1,465 1.35 1.25 2,300 23 Environmental Services 12+16 Beds 17,631 1.401.80 28,700 24 Pacility/Engineering 1,465 1.30 1.30 3,500 25 Food Services 12+16 Beds 17,631 1.401.80 28,700 26 Gift Shop/Audillary 2,700 1.30 3,500 27 Morgue 9,46 1.35 1.30 3,500 28 Parmarcy		Diagnostic & Treatment Services	 		1,960	1.30	2,500
9 Cardiology Services	8	Cardiac Rehabilitation	 				
Outpatient Diag. Center-Non Invasive Cardiodiagnostics					3,255	1.40	4,600
10 Emergency Services		Outpatient Diag. Center-Non Invasive Cardiodiagn	oction				
Observation Unit	10	Emergency Services		F.v.			
11							
12	11						
13 Interventional Platform Surgical Services 12 Procedure 13,145 1.65 21,700		Imaging/Interventional Padiology					3,600
Surgical Services 12			1/	Procedure	15,402	1.60	24,600
Cardiology & Radiology			ļ				
Clean Procedures 3 Procedure 1,830 1,55 3,000 Ancillary Support 4,830 1,65 3,000 Perloperative Services/Perlop. Care Unit 47 Positions 10,870 1,80 17,400 Perloperative Services/Perlop. Care Unit 47 Positions 10,870 1,80 17,400 Admin. & Amenities 4 Exam 1,585 1,40 2,200 Admin. & Amenities 6,260 1,40 8,800 Admin. & Amenities 6,260 1,40 8,800 It		Cardiology & Badiology	12	Procedure			21,700
Ancillary Support 1,830 1,85 3,000	<u> </u>	Close Procedures			6,750	1.70	
Perichary Support Services/Periop. Care Unit 47 Positions 10,870 1.80 17,400		Applicat Current	3	Procedure	1,830		
Perioperative Services/Pre-Admit Testing		Andilary Support			2,225	1.65	
Fertipperature Services Fertipperature Services Fertipperature Services Fertipperature Services Fertipperature Services Fertipperature Services Fertipperature F		Perioperative Services/Periop. Care Unit		Positions	10,870		
Authorities 6,260 1,40 8,800 14 Laboratory Services 14,000 1,30 16,200 15 Neurodiagnostics/Pulmonary/Respiratory 890 1,50 1,300 1,300 1,300 1,300 1,300 1,300 1,300 1,300 1,300 1,300 1,500			4	Exam	1,585	1.40	2,200
14 Laboratory Services 14,000 1.30 18,200					6,260		
15 Neurodiagnostics/Pulmonary/Respiratory	14	Laboratory Services					
Outpatient Diag. Center-Shared Support 3,920 1.50 5,800		Neurodiagnostics/Pulmonary/Respiratory					1 300
Respiratory Therapy		Outpatient Diag. Center-Shared Support					
Inpatient Rehabilitation		Respiratory Therapy					
Outpatient Rehabilitation 7,195 1.45 10,400	16	Rehabilitation Services			.,,,,,,	1,40	2,300
Outpatient Rehabilitation 7,195 1.45 10,400					3,320	145	4.800
Inpatient Services 17							10,400
18 Medical/Surgical 240 Beds 94,100 1.60 150,600 19 Step-Down/IMC/Telemetry 60 Beds 23,550 1.60 37,600 20 L&D/Postpartum/Women's Services Program Labor & Delivery 17 Rooms 12,315 1.65 20,300 Postpartum 44 Beds 16,040 1.60 25,700 Women's Outpatient Center 14 Treatment 8,490 1.45 12,300 L&D Floor Support 4,370 1.60 7,000 21 NICU/Peds 12 + 16 Beds 17,631 1.40/1.60 26,700 Support Services					-,,		10,400
18 Medical/Surgical 240 Beds 94,100 1.60 150,600 19 Step-Down/IMC/Telemetry 60 Beds 23,550 1.60 37,600 20 L&D/Postpartum/Women's Services Program			60	Beds	30.970	160	10 800
Step-Down/IMC/Telemetry 60 Beds 23,550 1.60 37,600	18	Medical/Surgical	240		94,100		150 600
Labor & Delivery 17	19	Step-Down/IMC/Telemetry					37 600
Labor & Delivery 17	20	L&D/Postpartum/Women's Services Program			20,000	1.00	37,000
Postpartum		Labor & Delivery	17	Rooms	12 215	1.65	20 200
Women's Outpatient Center							20,300
L&D Floor Support		Women's Outpatient Center			8 400		42 200
NICU/Peds 12 + 16 Beds 17,631 1.40/1.60 26,700 Total Beds 432 * * Excludes L&D Rooms	1	L&D Floor Support	<u> </u>	Hodullon			
Total Beds 432 * Excludes L&D Rooms Support Services			12 + 16	Rede	4,370	1.00	
Support Services					17,031	1.40/1.00	20,700
22 Biomedical Engineering 1,465 1.35 2,000 23 Environmental Services Department 3,866 1.20 4,600 24 Facility/Engineering 5,000 1.35 6,800 25 Food Services 23,654 1.20 29,200 26 Gift Shop/Auxiliary 2,700 1.30 3,500 27 Morgue 946 1.35 1,300 28 Pharmacy 4,550 1.35 6,100 29 Security 1,065 1.30 1,400 30 Sterile Processing Department 6,266 1.20 7,520 31 Supply Chain Management Department 6,831 1.20 8,200 TOTAL 403,851 612,220 Building Grossing Factor 1,325		Support Services	704	LAGIGUES LOL	/ COOLIS		
23 Environmental Services Department 3,866 1.20 4,600 24 Facility/Engineering 5,000 1.35 6,800 25 Food Services 23,654 1.20 29,200 26 Gift Shop/Auxiliary 2,700 1.30 3,500 27 Morgue 946 1.35 1,300 28 Pharmacy 4,550 1.35 6,100 29 Security 1,065 1.30 1,400 30 Sterile Processing Department 6,266 1.20 7,520 31 Supply Chain Management Department 6,831 1.20 8,200 TOTAL 403,851 612,220 Building Grossing Factor 1,325	22	Riomedical Engineering			4 455		
24 Facility/Engineering 5,000 1.35 6,800 25 Food Services 23,654 1.20 29,200 26 Gift Shop/Auxiliary 2,700 1.30 3,500 27 Morgue 946 1.35 1,300 28 Pharmacy 4,550 1.35 6,100 29 Security 1,065 1.30 1,400 30 Sterile Processing Department 6,266 1.20 7,520 31 Supply Chain Management Department 6,831 1.20 8,200 TOTAL 403,851 612,220 Bullding Grossing Factor 1.325	23	nvironmental Services Department				1.35	
25 Food Services 23,654 1.20 29,200 26 Gift Shop/Auxiliary 2,700 1.30 3,500 27 Morgue 946 1.35 1,300 28 Pharmacy 4,550 1.35 6,100 29 Security 1,065 1.30 1,400 30 Sterile Processing Department 6,266 1.20 7,520 31 Supply Chain Management Department 6,831 1.20 8,200 TOTAL 403,851 612,220 Building Grossing Factor 1.325	24	- acility/Engineering			2 2 2 2		
26 Gift Shop/Auxiliary 2,700 1.30 3,500 27 Morgue 946 1.35 1,300 28 Pharmacy 4,550 1.35 6,100 29 Security 1,065 1.30 1,400 30 Sterile Processing Department 6,266 1.20 7,520 31 Supply Chain Management Department 6,831 1.20 8,200 TOTAL 403,851 612,220 Building Grossing Factor 1.325							
27 Morgue 946 1.35 1,300 28 Pharmacy 4,550 1.35 6,100 29 Security 1,065 1.30 1,400 30 Sterile Processing Department 6,266 1.20 7,520 31 Supply Chain Management Department 6,831 1.20 8,200 TOTAL 403,851 612,220 Building Grossing Factor 1.325				[_			
28 Pharmacy 4,550 1.35 6,100 29 Security 1,065 1.30 1,400 30 Sterile Processing Department 6,266 1.20 7,520 31 Supply Chain Management Department 6,831 1.20 8,200 TOTAL 403,851 612,220 Building Grossing Factor 1.325							
29 Security 1,065 1,30 1,400 30 Sterile Processing Department 6,266 1,20 7,520 31 Supply Chain Management Department 6,831 1,20 8,200 TOTAL 403,851 612,220 Building Grossing Factor 1,325							
30 Sterile Processing Department 6,266 1.20 7,520						1.35	
Supply Chain Management Department 6,831 1.20 8,200							
TOTAL 403,851 612,220 Building Grossing Factor 1.325							
TOTAL 403,851 612,220 Building Grossing Factor 1.325	31 (6,831	1.20	
		TOTAL			403,851		612,220
011,200		TOTAL BGSF					811,200



