

SUTTER EMERYVILLE MEDICAL CENTER

Project Description - Plan Set

Aug 05, 2026



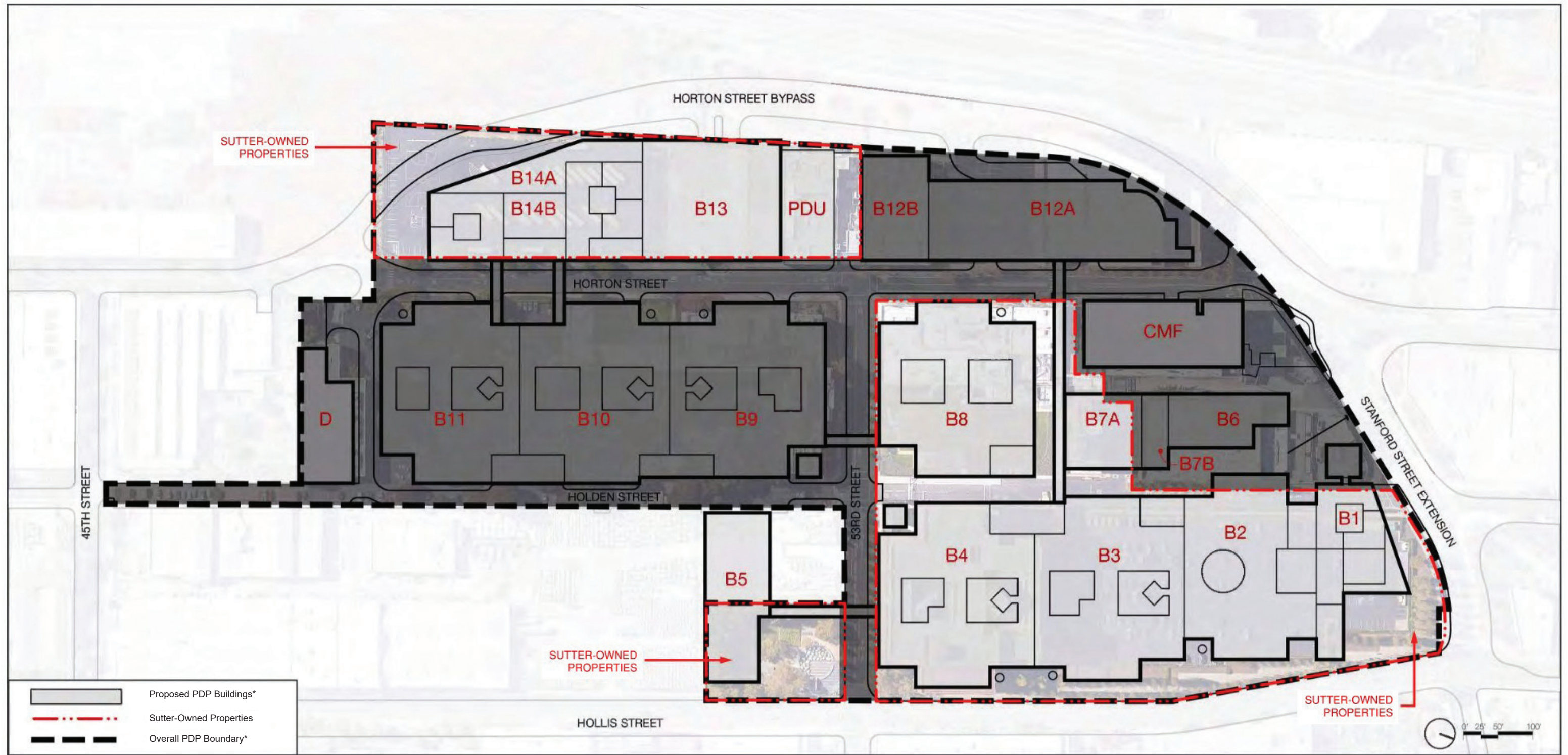
Submitted By: **Sutter Health**
Prepared By: **SmithGroup**

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01

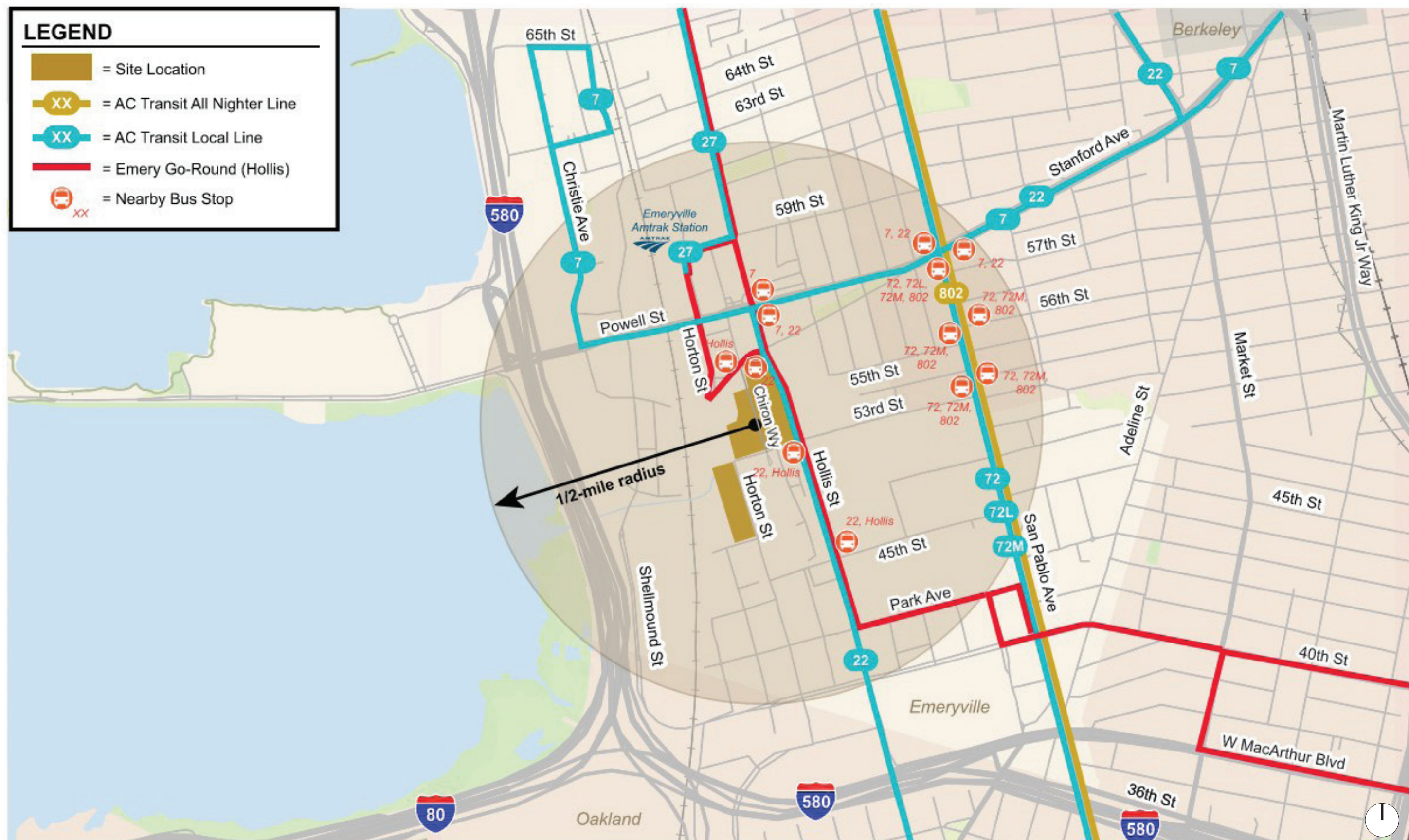
CONTEXT



*Per Preliminary Development Plan Figure 2-5 & 2-6

PDP Illustrative Plan at Full Buildout with Sutter-Acquired Properties Marked

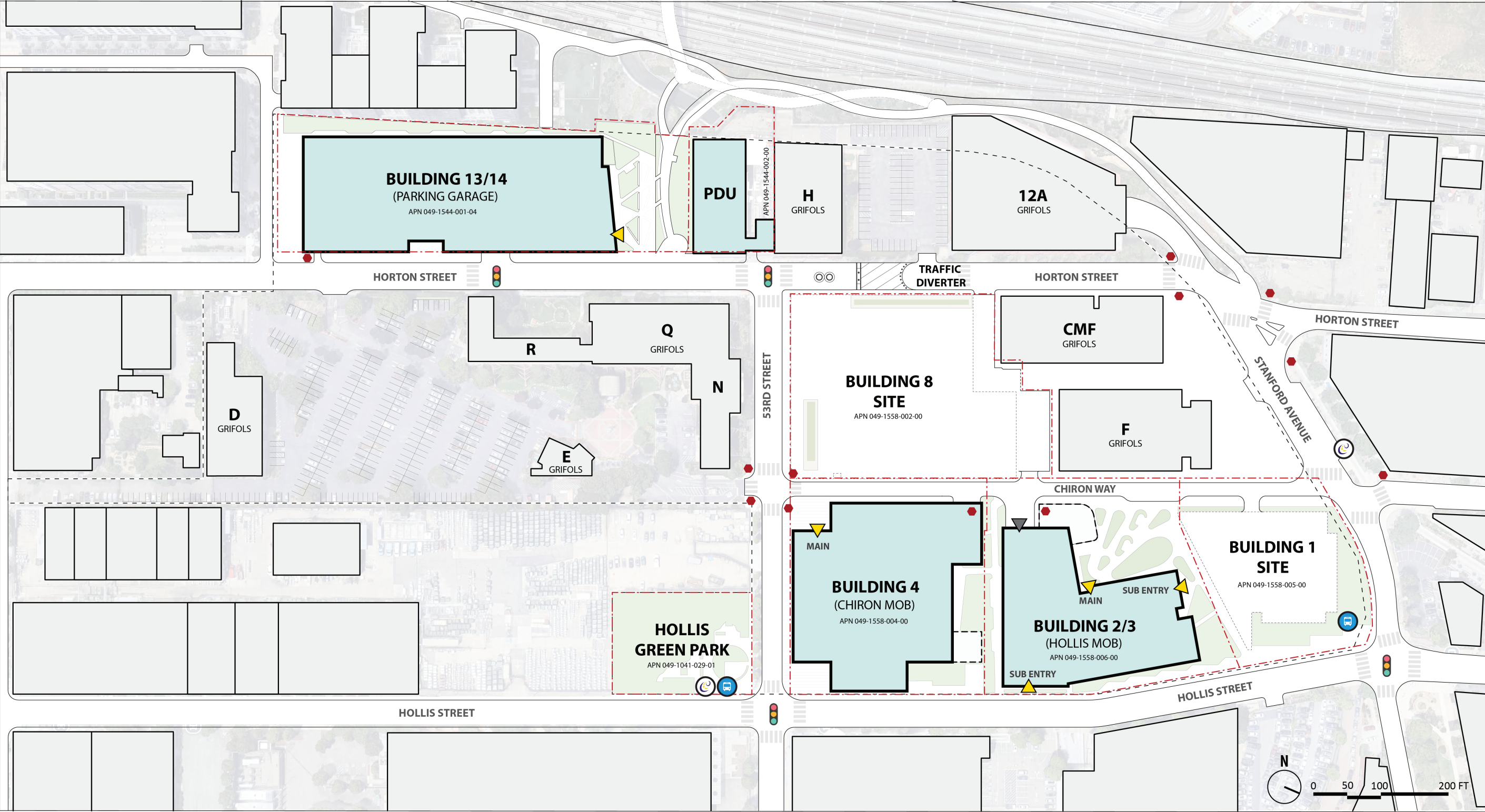




Transit Routes at Project Site

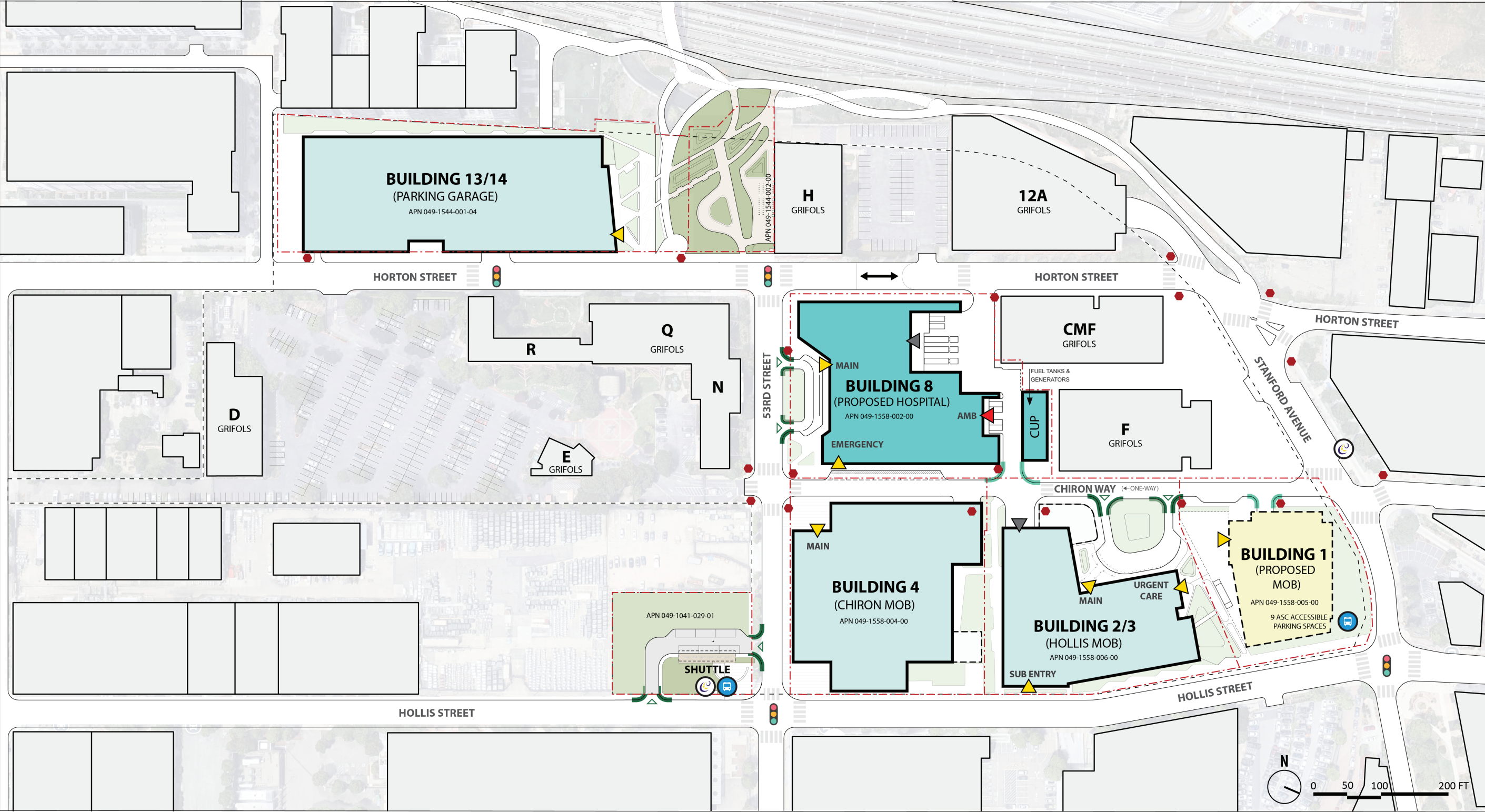
02

SITE PLAN AND SECTIONS



Site Plan - Sutter-Owned Properties Existing Conditions





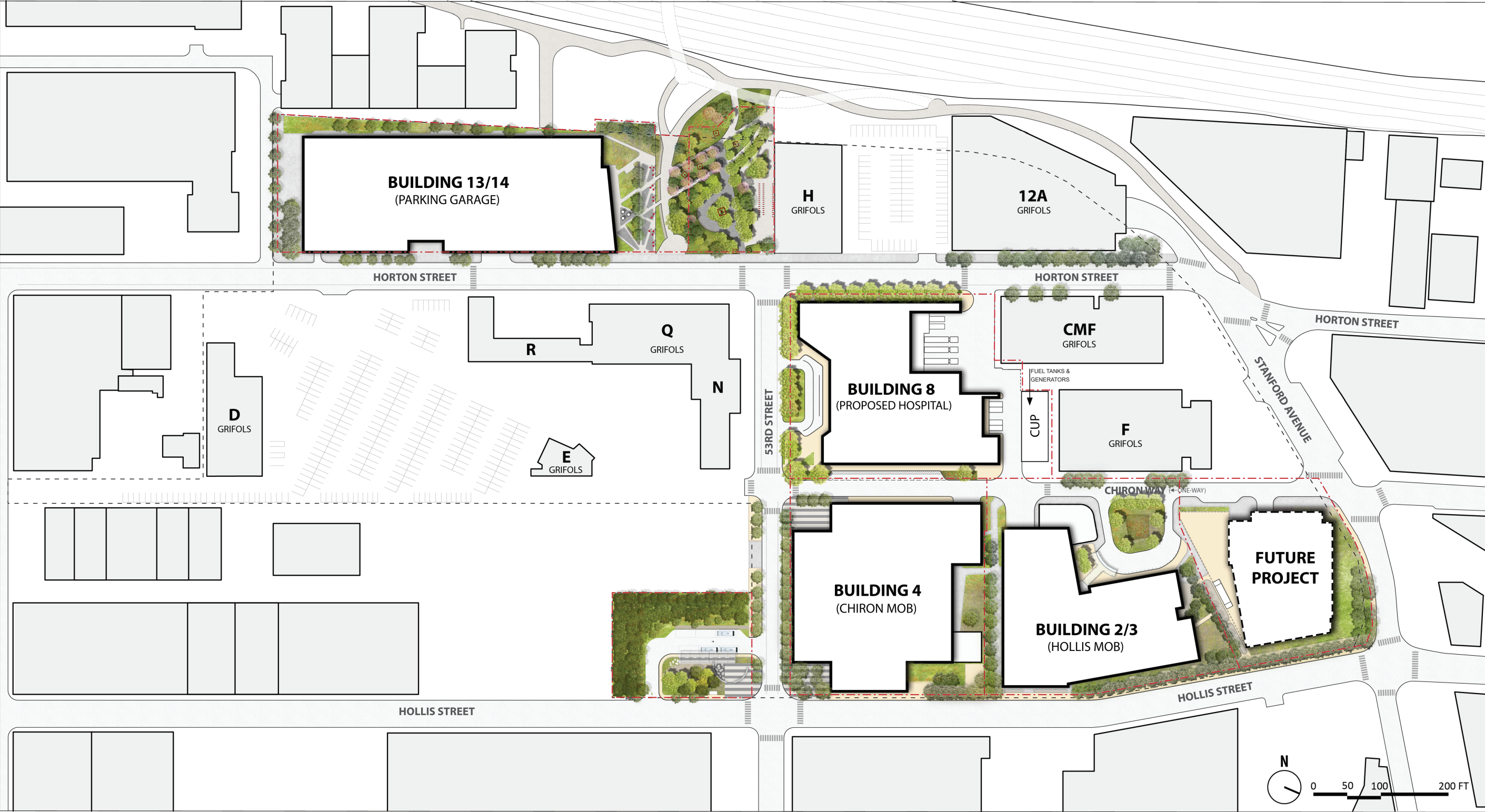
Site Plan - Proposed Emeryville Medical Center Project Site and Buildings





Existing Open Space / Landscape Plan

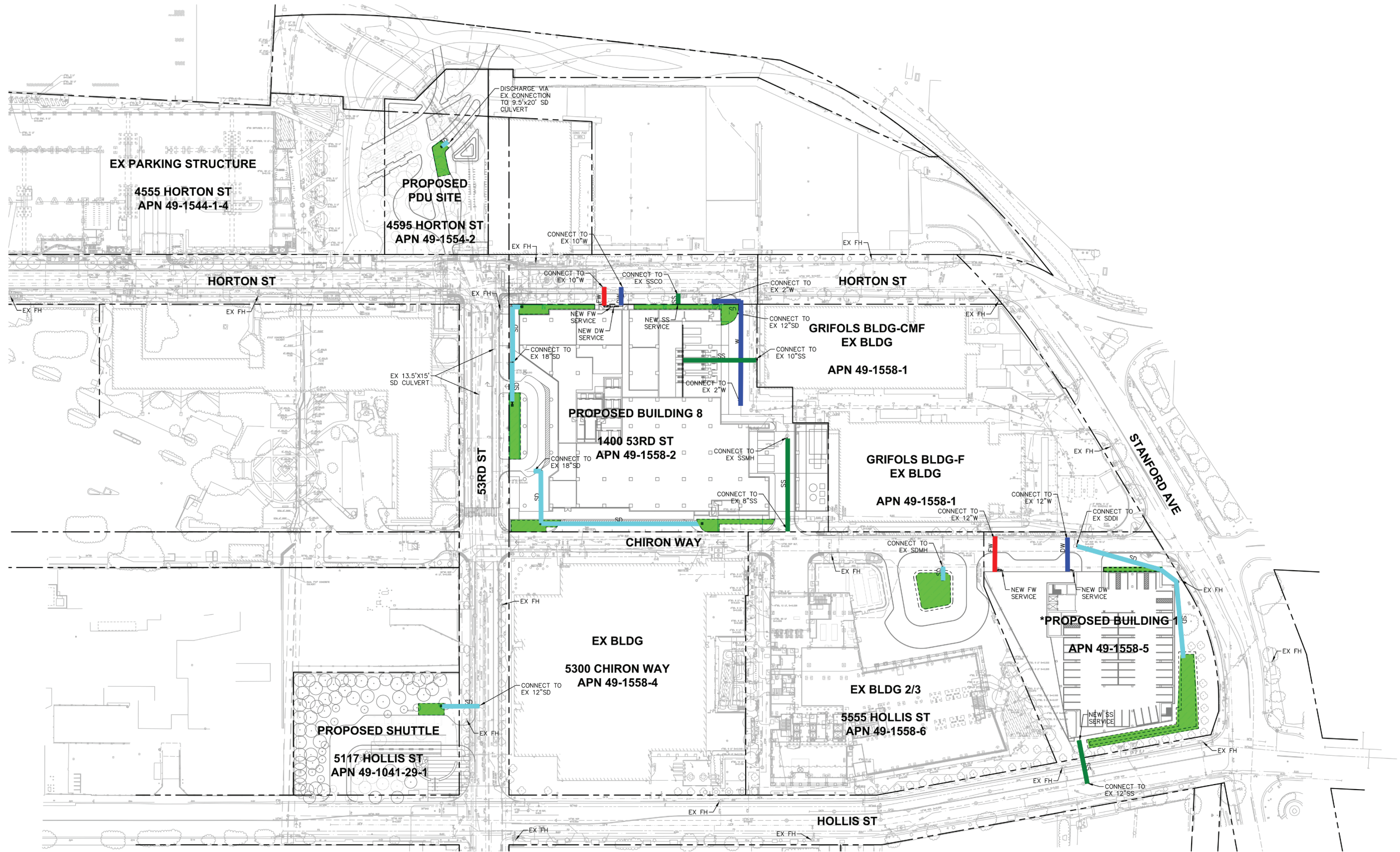




- LEGEND**
- Overall PDP Boundary
 - - - - Sutter-Owned Properties
 - Open Space
 - Public / Private Trees (Existing)
 - Public / Private Trees (Proposed - 19 Public, 55 Private)

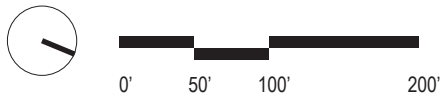
Conceptual Open Space / Landscape Plan





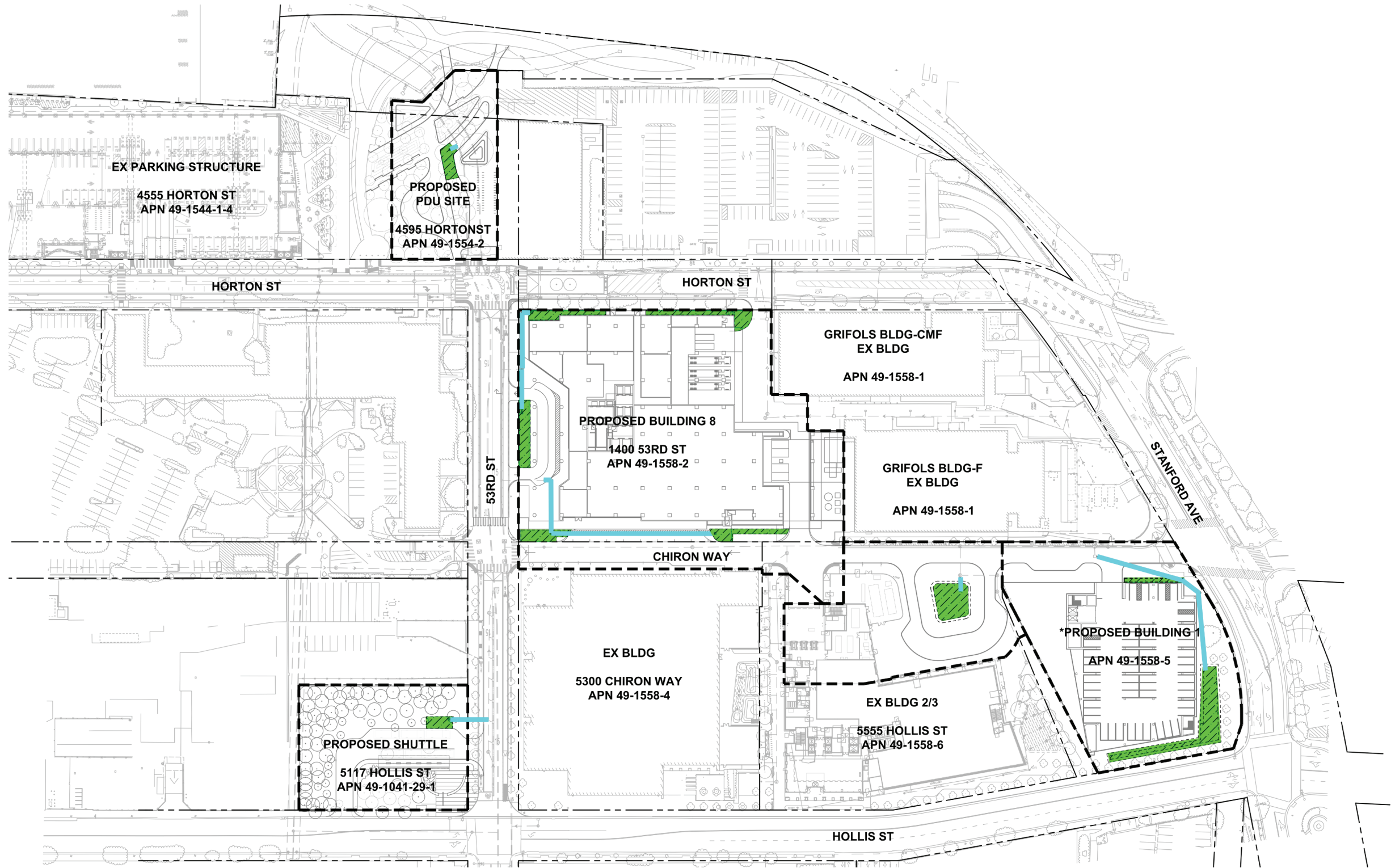
LEGEND:

- | | | | |
|-----|--------------------------|----|----------------------|
| --- | PROPERTY LINE | FW | FIRE WATER LINE (FW) |
| SD | STORM DRAIN LINE (SD) | | |
| SS | SANITARY SEWER LINE (SS) | | |
| DW | DOMESTIC WATER LINE (DW) | | |



Conceptual Utility Plan

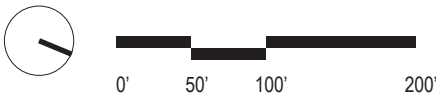




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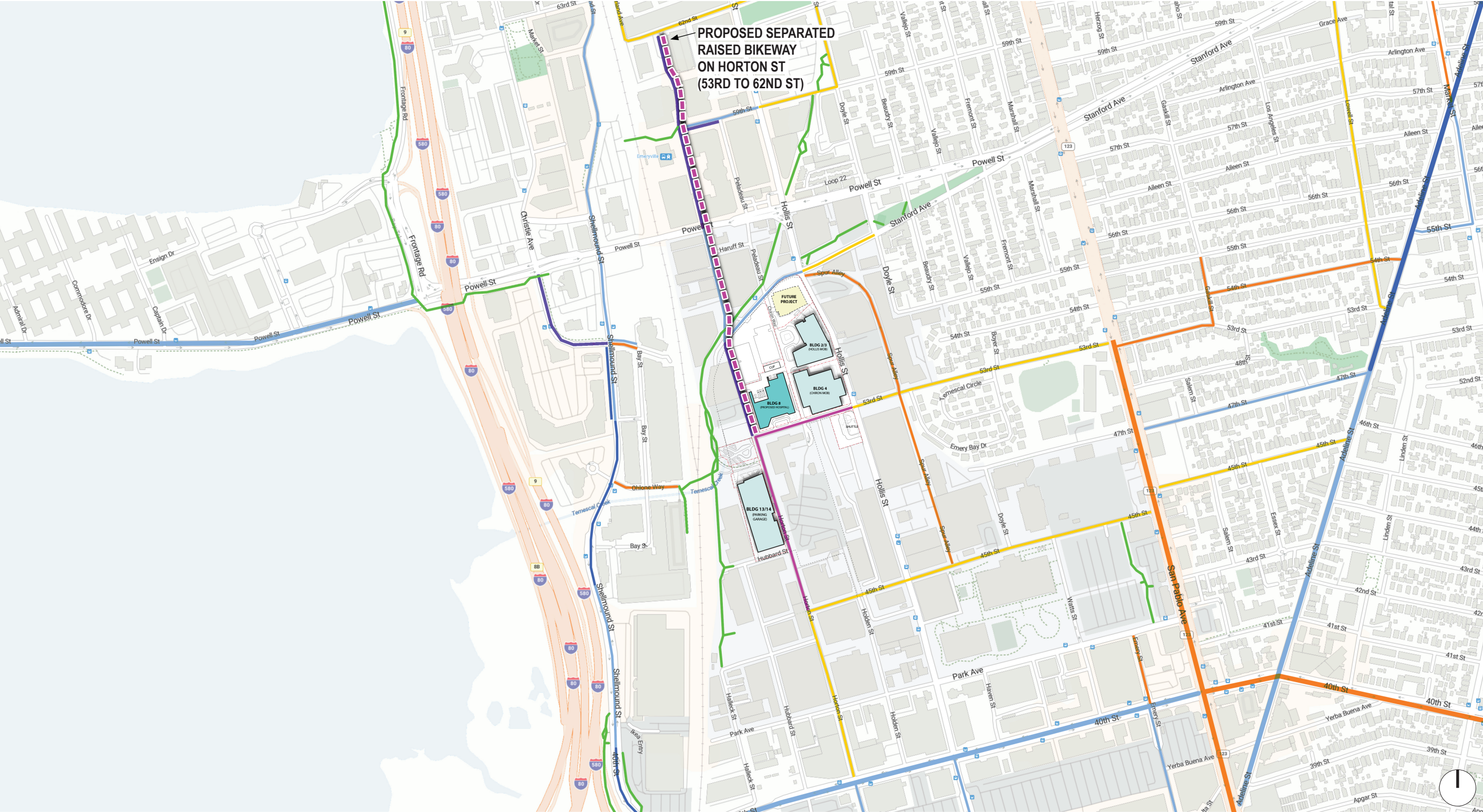
- PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- BIORETENTION AREA

PROJECT SITE	PROJECT AREA	PROVIDED BMP AREA
BUILDING 1	56,700 SF	2,300 SF
BUILDING 2/3	36,800 SF	1,600 SF
BUILDING 8	109,800 SF	4,400 SF
PDU	25,900 SF	600 SF
SHUTTLE	29,600 SF	450 SF



Conceptual On-Site Stormwater Management Plan



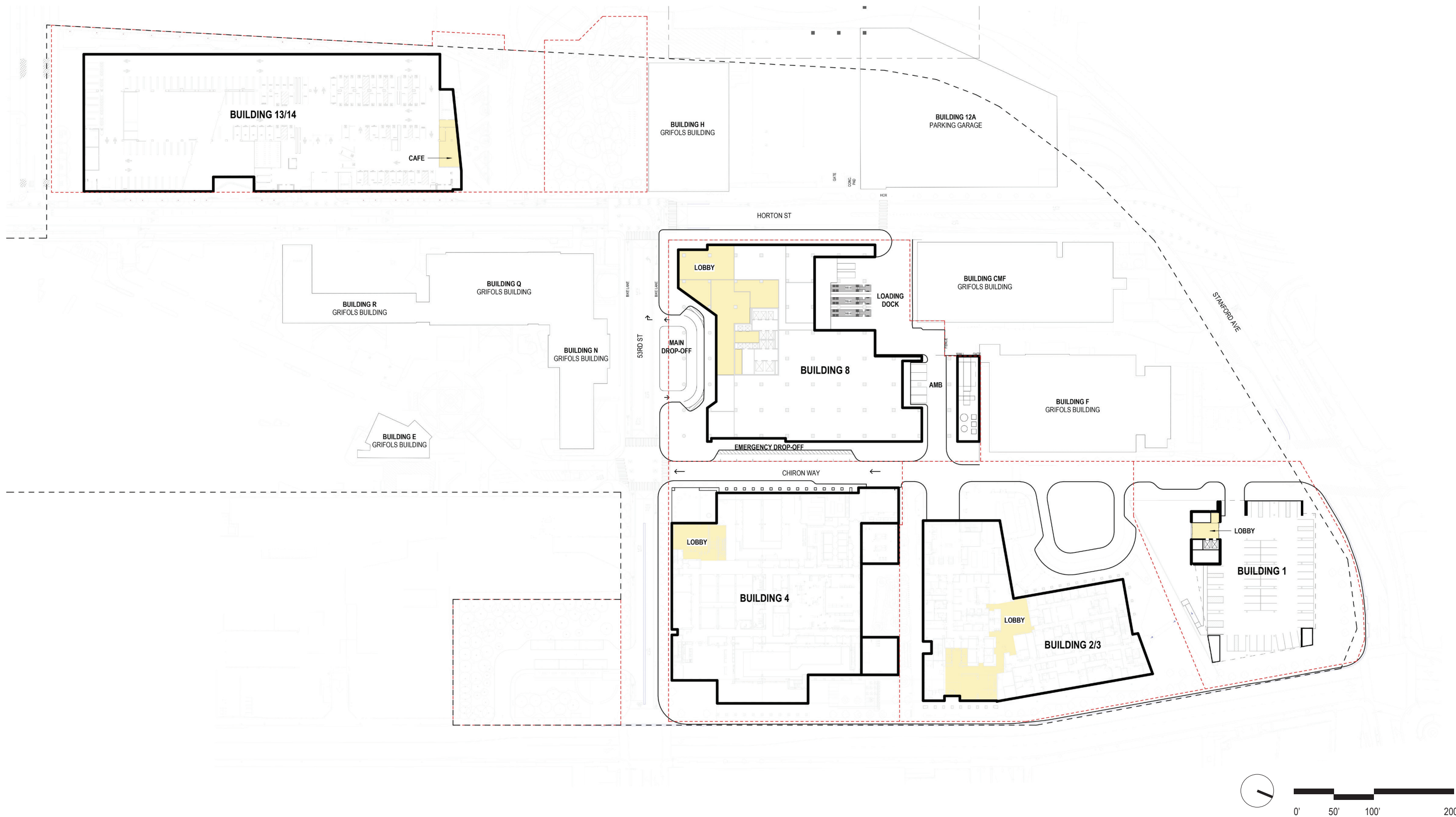


LEGEND

- | | | |
|-----------------------------------|--|--|
| --- Overall PDP Boundary | Existing Shared Use Paths (Class I Bikeway) | Existing Separated Unraised Bikeway (Class IV Bikeway) |
| --- Sutter-Owned Properties | Existing Bike Lanes (Class II Bikeway) | Existing Separated Raised Bikeway (Class IV Bikeway) |
| Existing Buildings (Sutter-Owned) | Existing Buffered Bike Lanes (Class IIB Bikeway) | Proposed Separated Raised Bikeway (Class IV Bikeway) |
| Proposed Buildings (Sutter-Owned) | Existing Bike Routes (Class III Bikeway) | |
| Future Project (Sutter-Owned) | Existing Bike Boulevard (Class IIIB Bikeway) | |

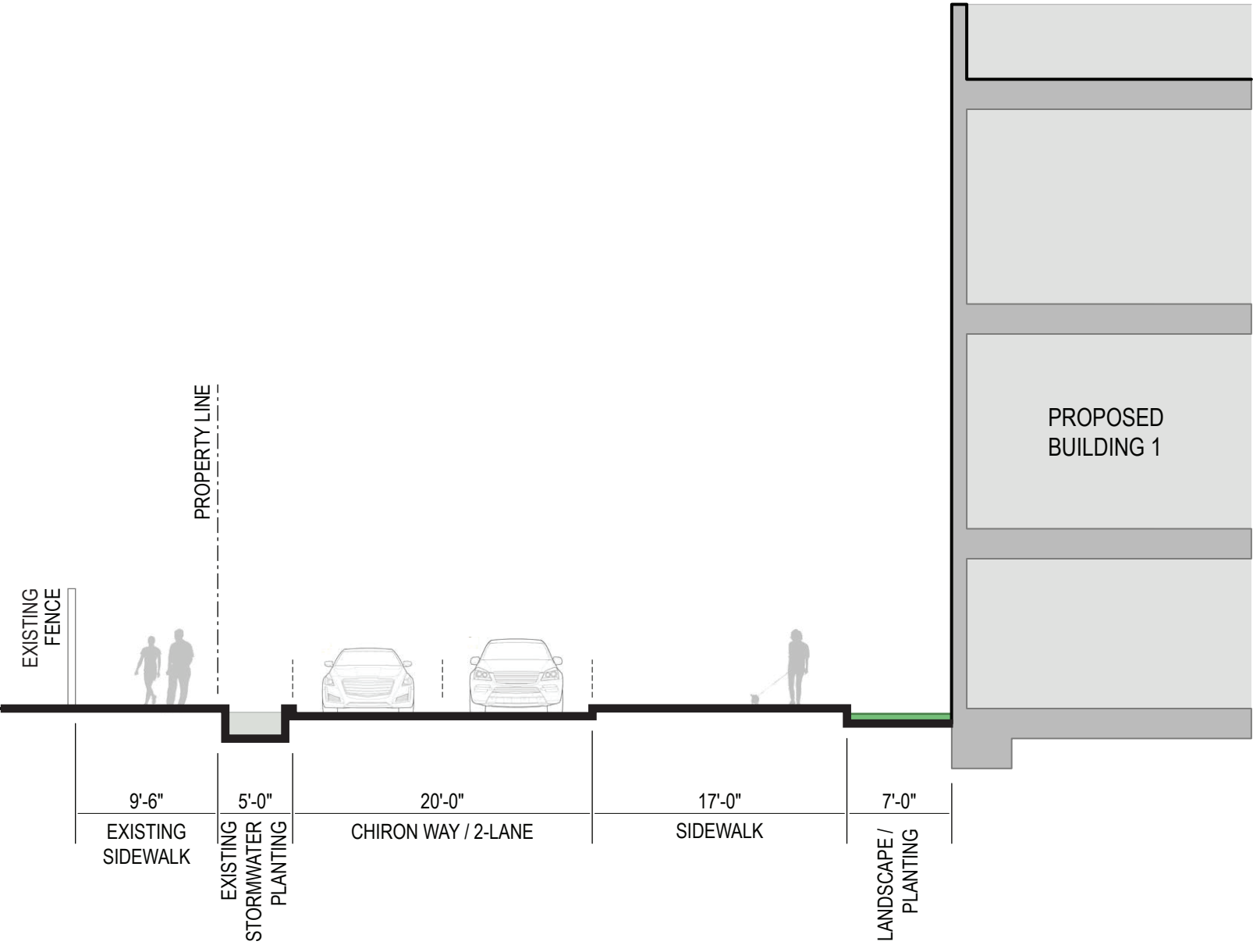
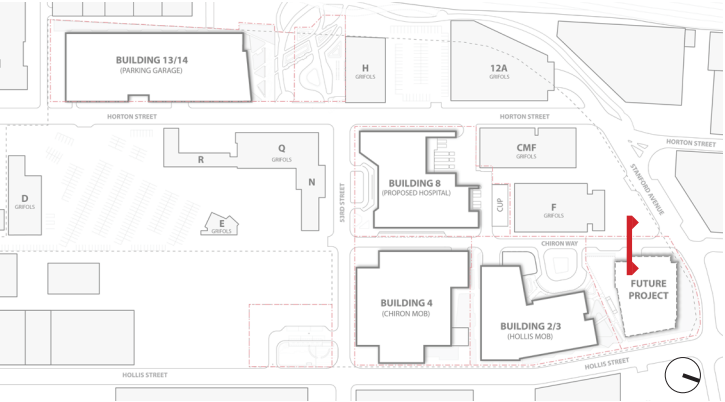
Site Plan - Proposed Raised Bicycle Lane on Horton St (53rd St to 62nd St)





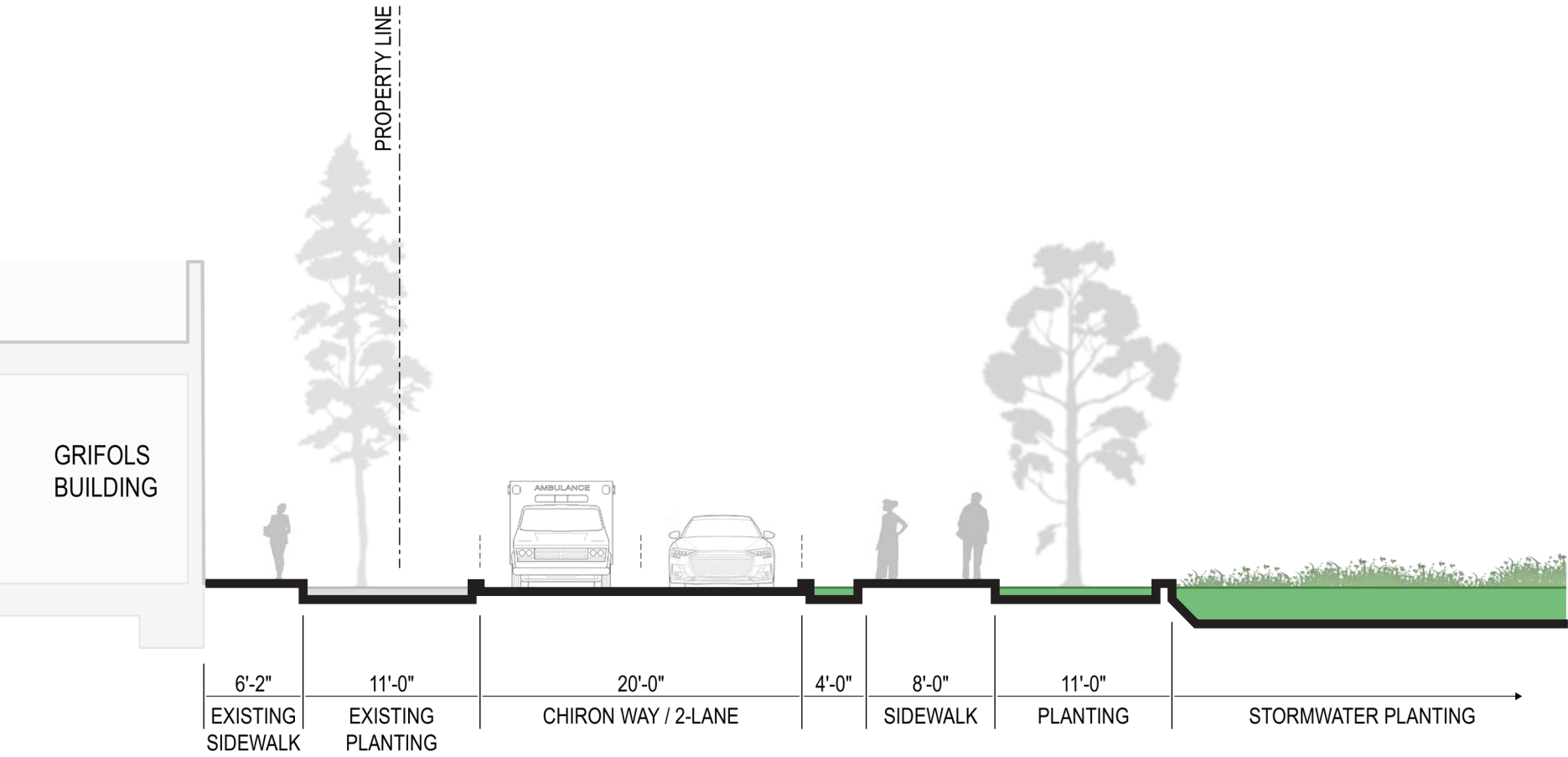
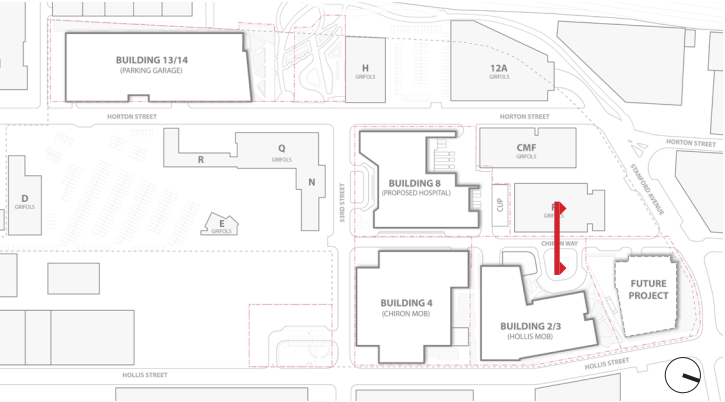
Conceptual Site Plan - Public Amenities on Ground Level

KEY PLAN



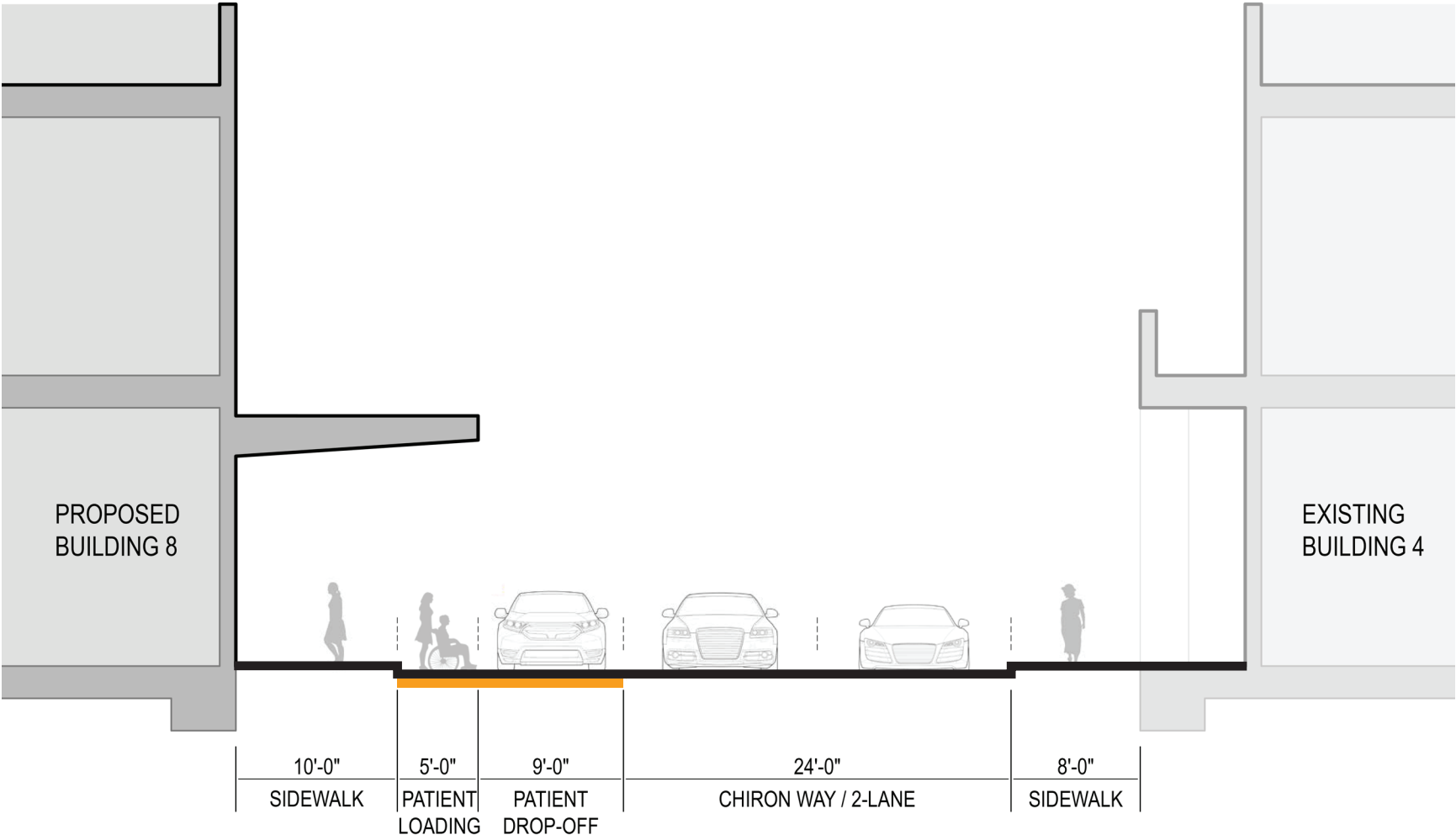
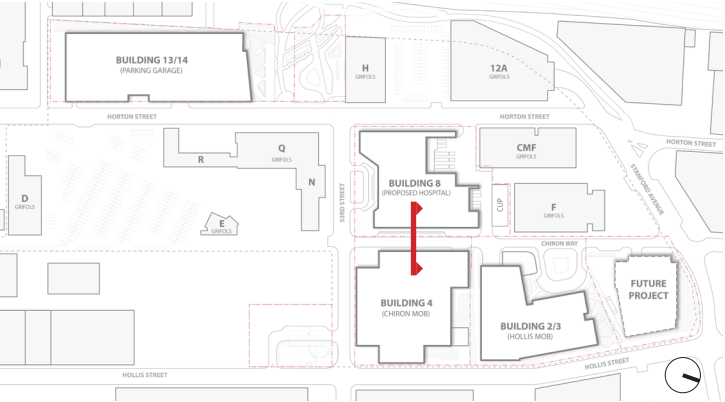
Street Section - Chiron Way at Building 1

KEY PLAN



Street Section - Chiron Way at Building 2/3

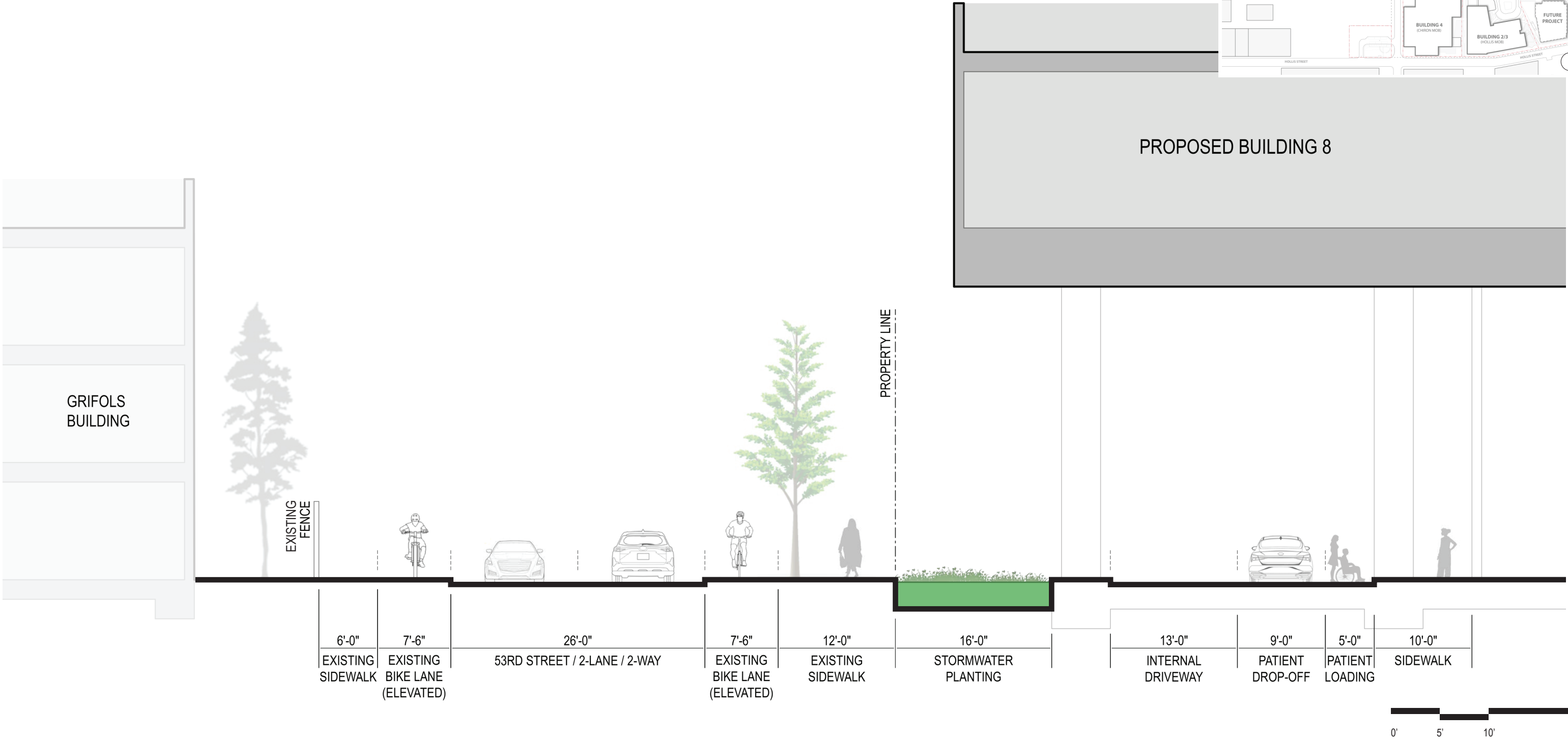
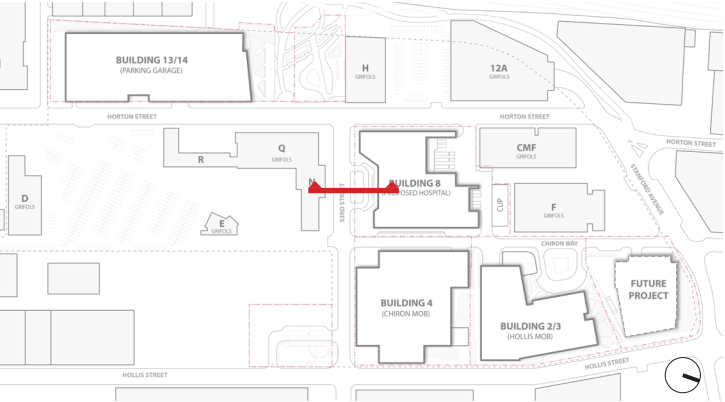
KEY PLAN



Street Section - Chiron Way at Building 8



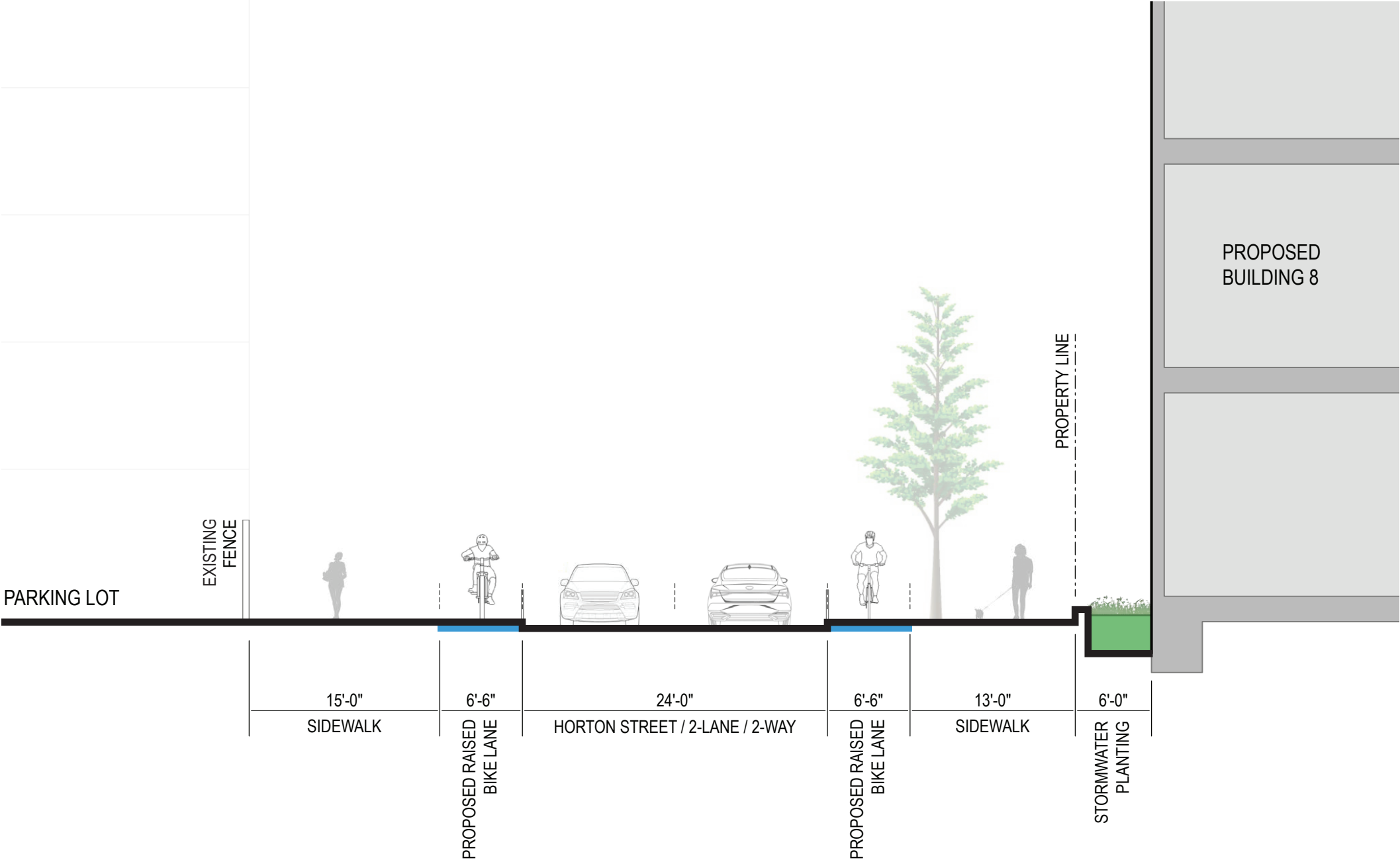
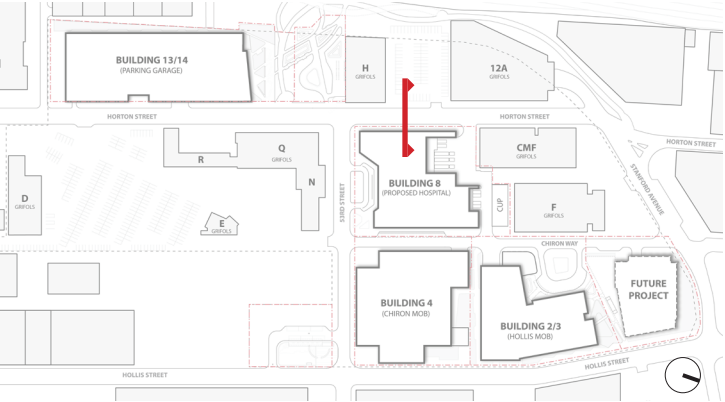
KEY PLAN



Street Section - 53rd Street at Building 8

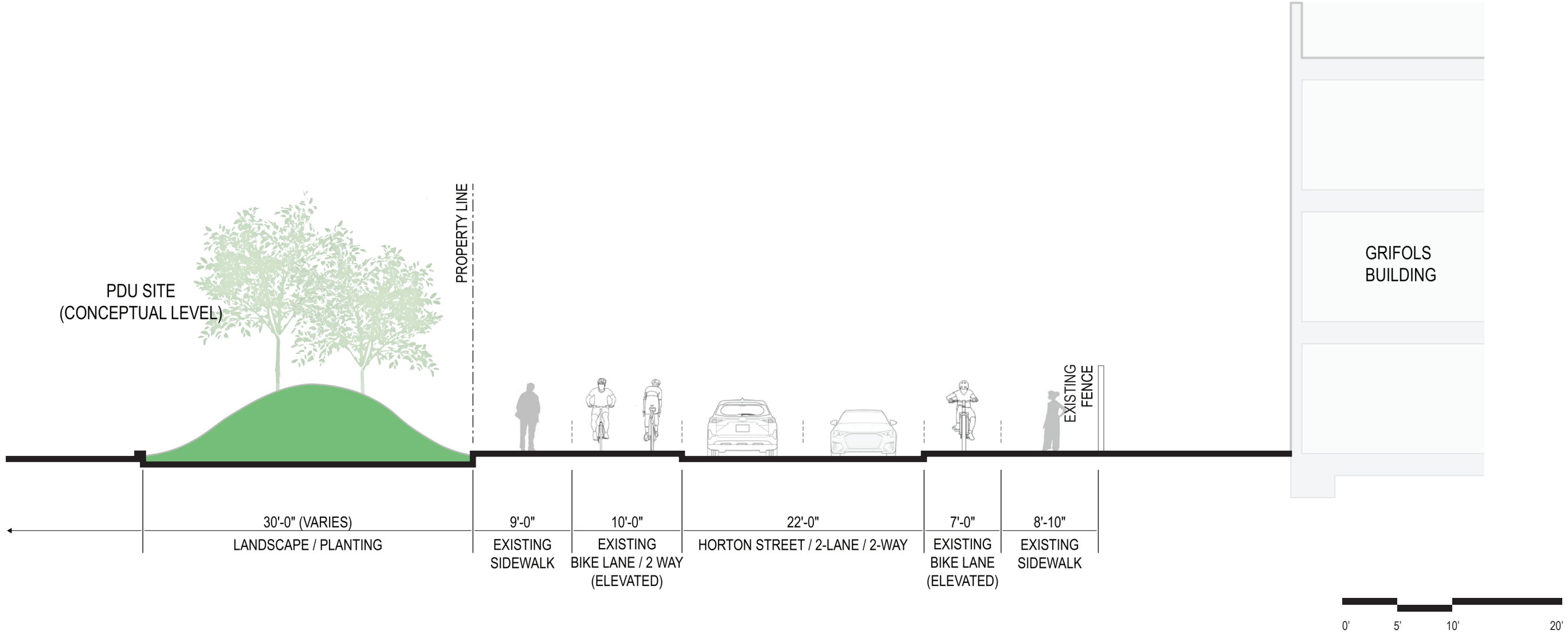
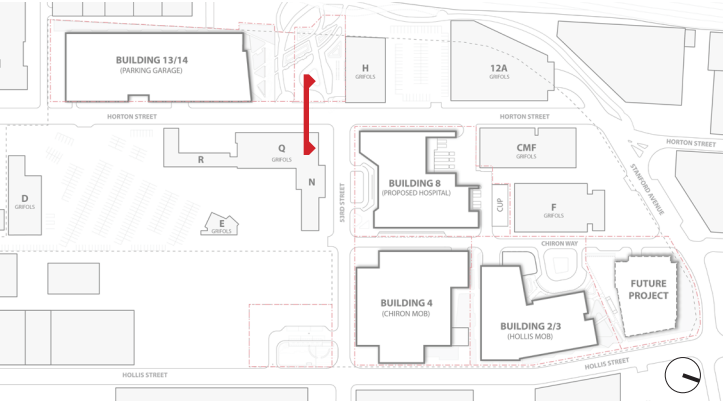


KEY PLAN



Street Section - Horton Street at Building 8

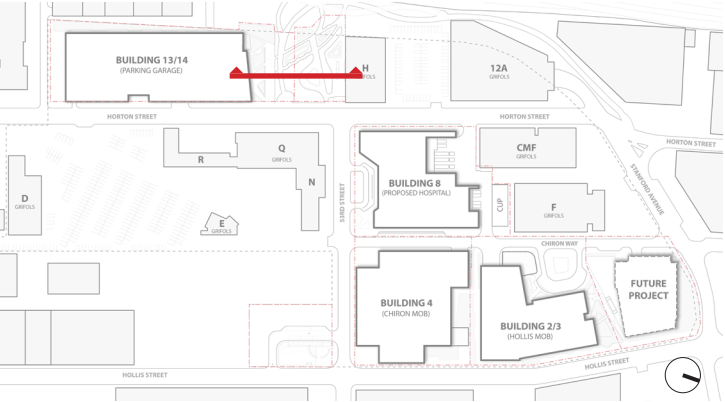
KEY PLAN



Street Section - Horton Street at Shuttle



KEY PLAN



Concept Design - PDU Site Section



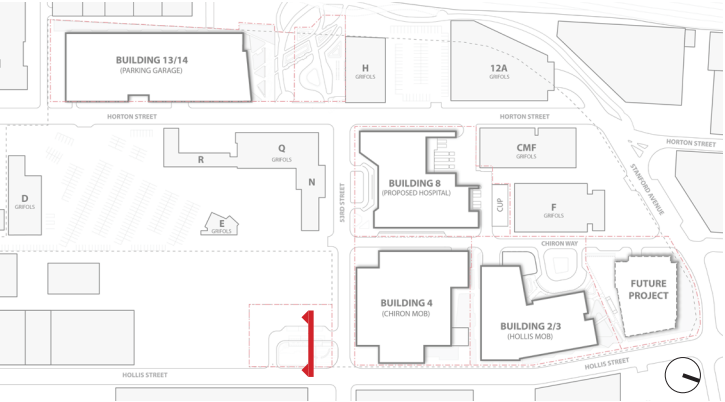


Concept Design - PDU Site Rendering (View 01)



Concept Design - PDU Site Rendering (View 02)

KEY PLAN

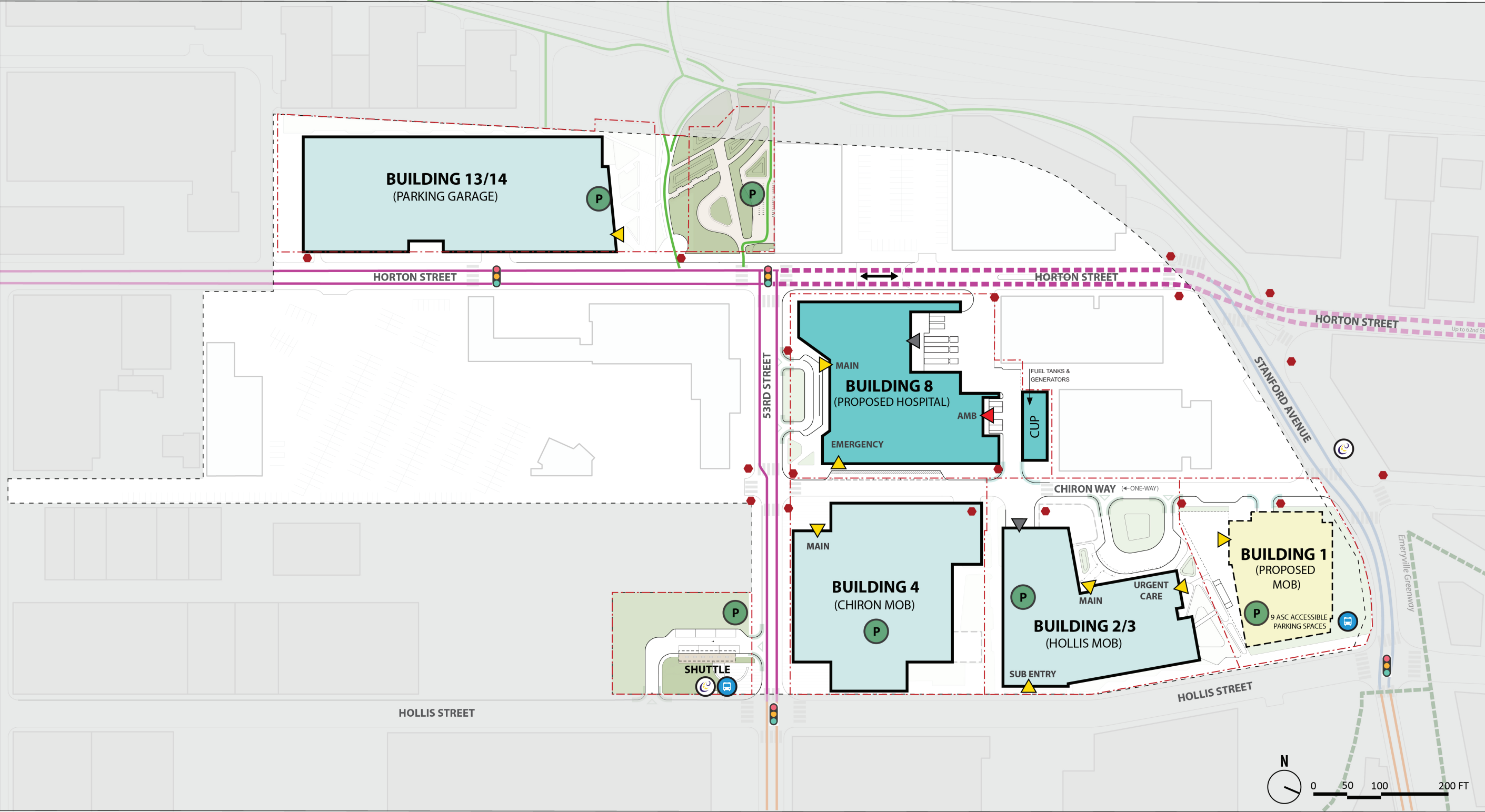


Concept Design - Hollis Green Park Site Section



03

SITE CIRCULATION



LEGEND

Overall PDP Boundary

Sutter-Owned Properties

Existing Buildings (Sutter-Owned)

Proposed Buildings (Sutter-Owned)

Future Project (Sutter-Owned)

Main Entrance

Ambulance Entrance

Service Entrance

Stop Signs

Traffic Light Junctions

AC Transit Bus Stops

Emery-Go-Round Stops

Curb Cuts - Proposed

Curb Cuts - Existing shifted

Existing Traffic Diverter to be Removed

Bicycle Parking

*Number of Bicycle Parking spaces will comply with CALGreen requirements and the City's bicycle parking requirements (Section 9-4.408)

Existing Shared Pedestrian / Bike Path

Existing Bicycle Lane

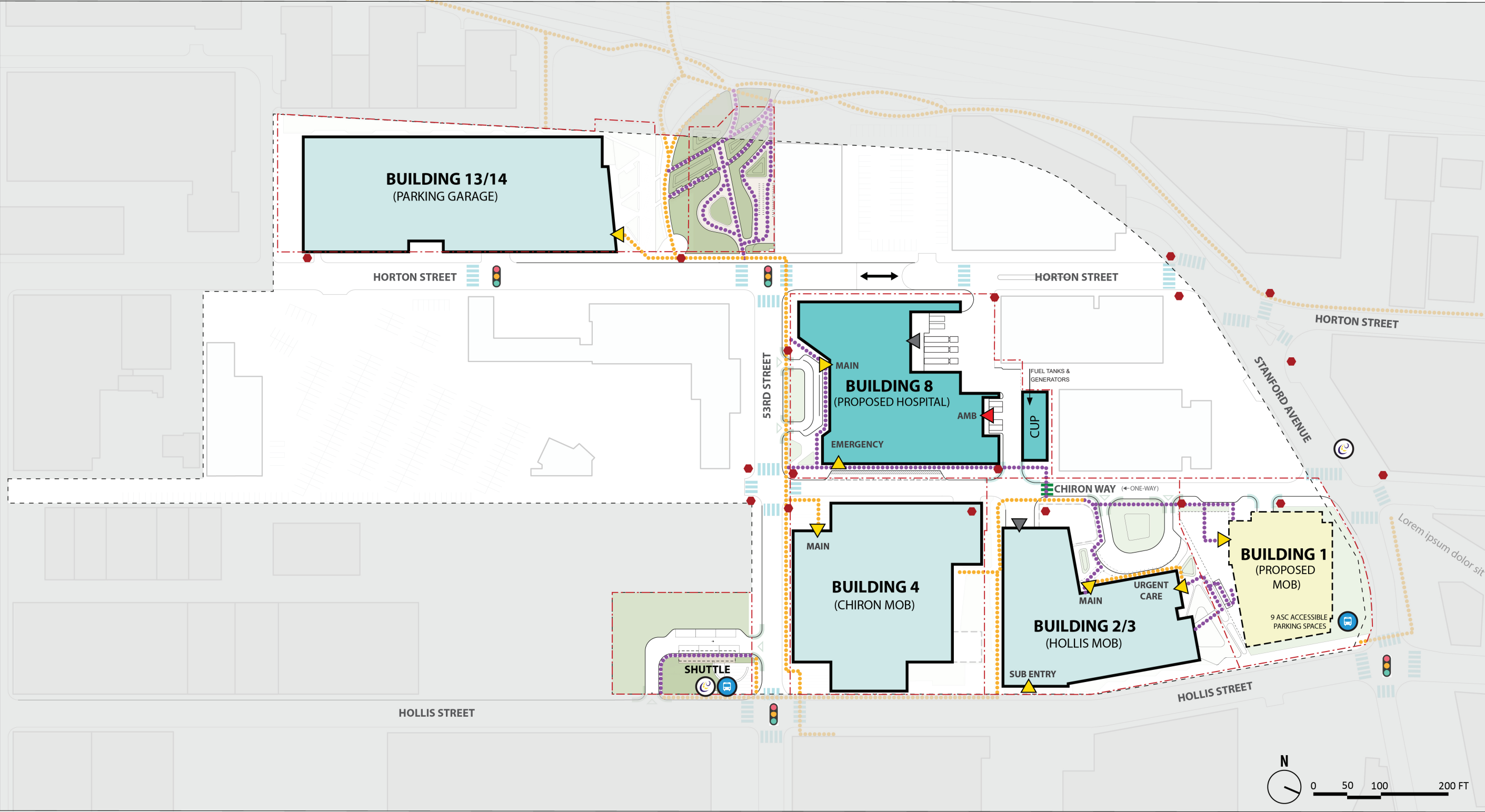
Existing Bicycle Boulevard

Existing Separated Bikeway (Raised)

Proposed Separated Bikeway (Raised)

Site Circulation - Proposed Bicycle Circulation





LEGEND

Overall PDP Boundary

Sutter-Owned Properties

Existing Buildings (Sutter-Owned)

Proposed Buildings (Sutter-Owned)

Future Project (Sutter-Owned)

Main Entrance

Ambulance Entrance

Service Entrance

Stop Signs

Traffic Light Junctions

AC Transit Bus Stops

Emery-Go-Round Stops

Curb Cuts - Proposed

Curb Cuts - Existing shifted

Existing Traffic Diverter to be Removed

Existing Pedestrian Circulation

New Pedestrian Circulation

Existing Crosswalks

New Crosswalks

Site Circulation - Proposed Pedestrian Circulation



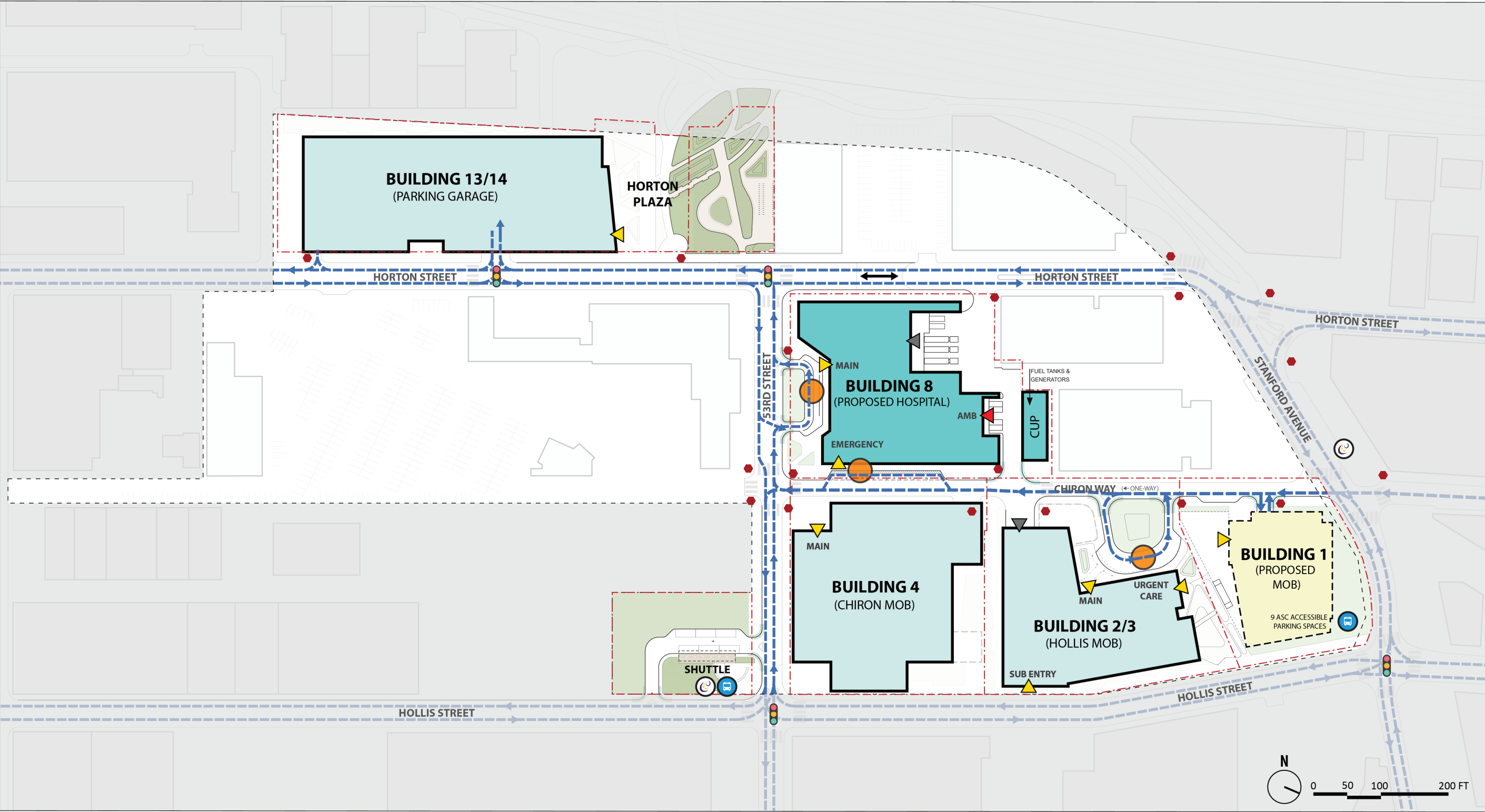


LEGEND

- Overall PDP Boundary
- Sutter-Owned Properties
- Existing Buildings (Sutter-Owned)
- Proposed Buildings (Sutter-Owned)
- Future Project (Sutter-Owned)
- Main Entrance
- Ambulance Entrance
- Service Entrance
- Stop Signs
- Traffic Light Junctions
- AC Transit Bus Stops
- Emery-Go-Round Stops
- Curb Cuts - Proposed
- Curb Cuts - Existing shifted
- Existing Traffic Diverter to be Removed
- Shuttle Circulation

Site Circulation - Proposed Shuttle Circulation



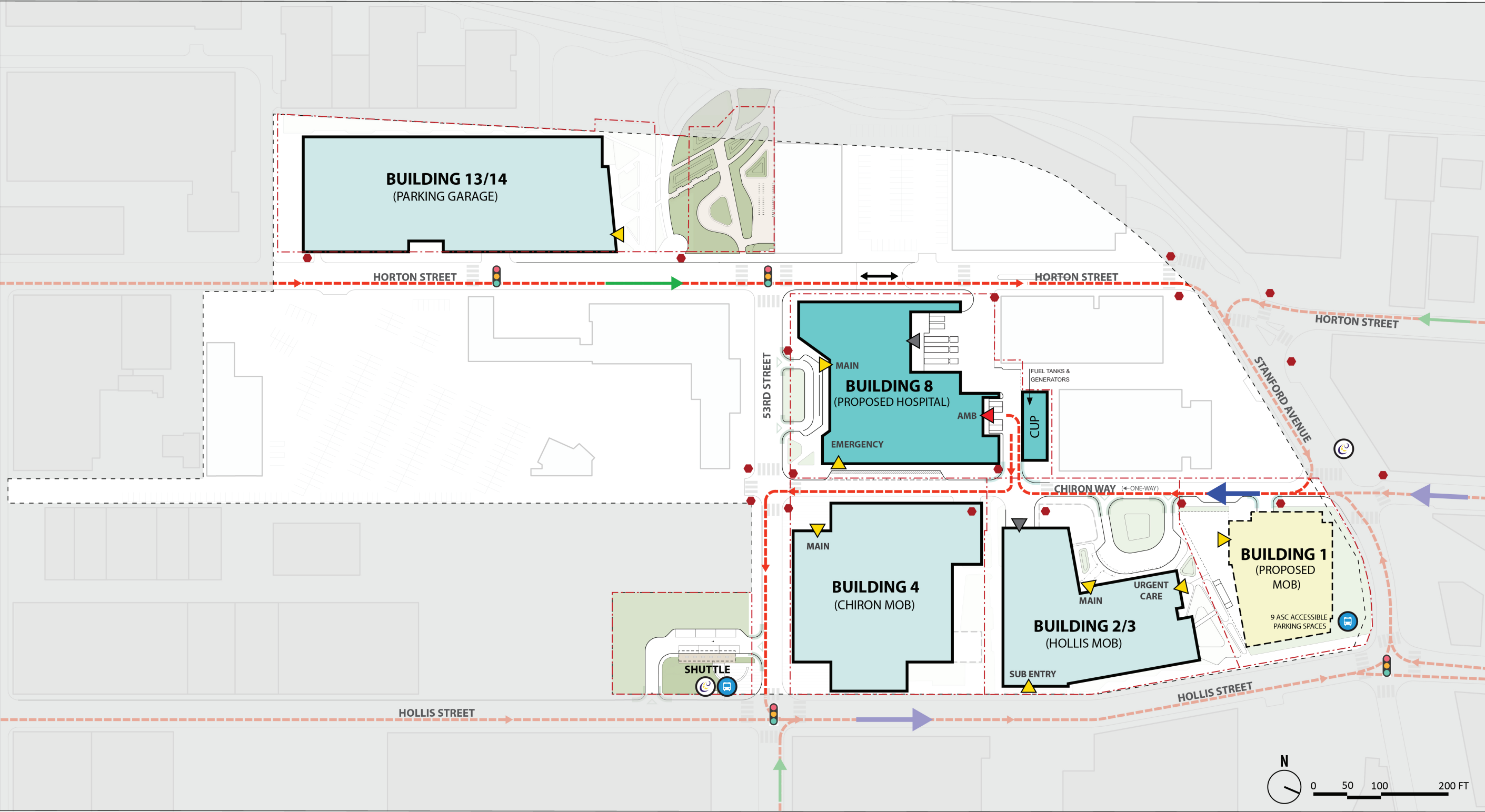


- LEGEND**

 - Overall PDP Boundary
 - - - Sutter-Owned Properties
 - Existing Buildings (Sutter-Owned)
 - Proposed Buildings (Sutter-Owned)
 - Future Project (Sutter-Owned)
- Main Entrance
 - Ambulance Entrance
 - Service Entrance
- Stop Signs
 - Traffic Light Junctions
 - AC Transit Bus Stops
 - Emery-Go-Round Stops
- Curb Cuts - Proposed
 - Curb Cuts - Existing shifted
 - Existing Traffic Diverter to be Removed
- Public / Visitor / Employee Circulation
 - Passenger Pick-Up / Drop-off (Not for shuttles)

Site Circulation - Proposed Public / Visitor / Employee Vehicular Circulation



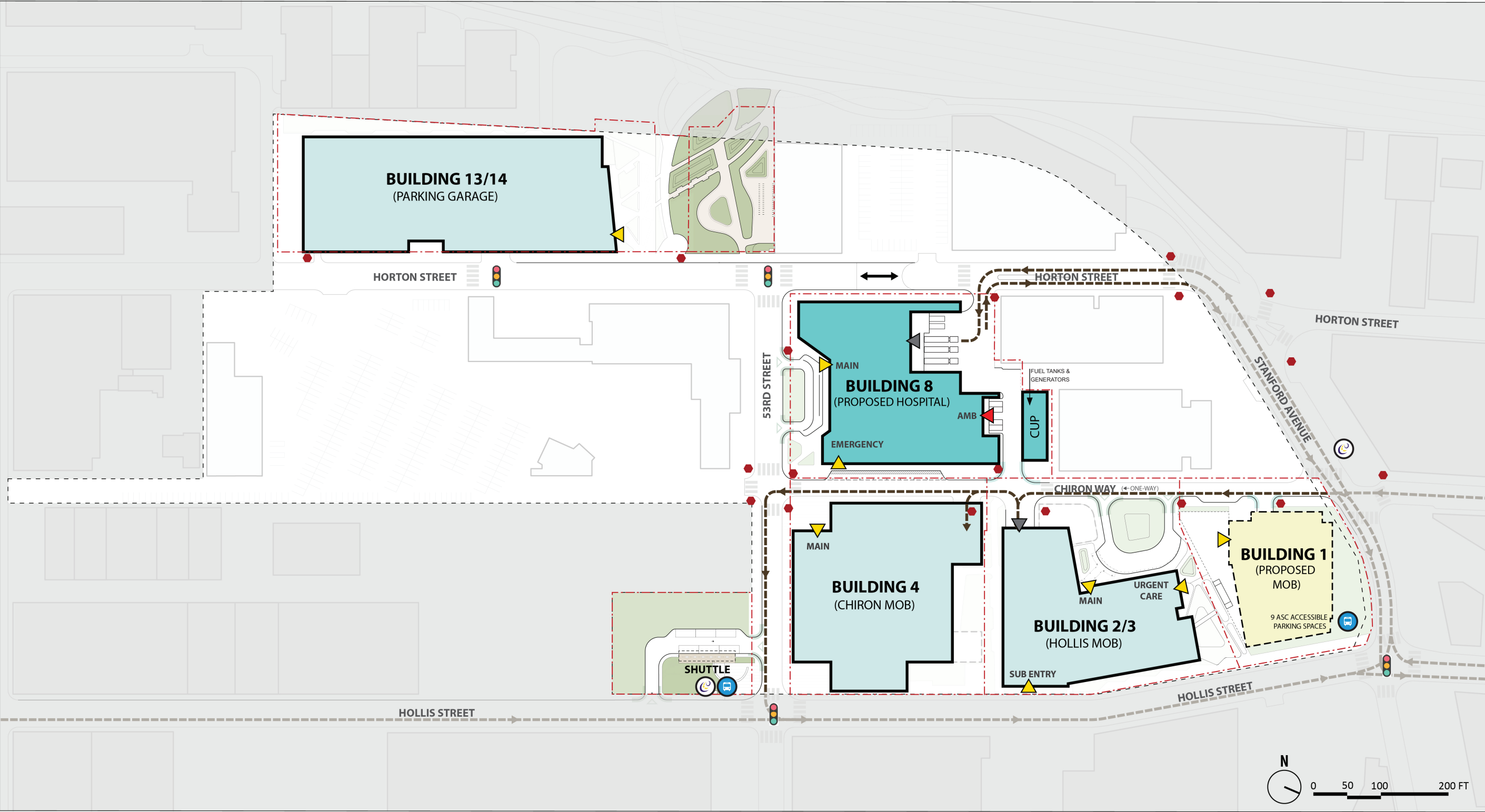


LEGEND

- | | | | | |
|-----------------------------------|----------------------|---------------------------|---|---------------------------|
| --- Overall PDP Boundary | ▼ Main Entrance | ◆ Stop Signs | ┌┐ Curb Cuts - Proposed | --- Ambulance Circulation |
| - - - Sutter-Owned Properties | ▼ Ambulance Entrance | 🚦 Traffic Light Junctions | ┌┐ Curb Cuts - Existing shifted | ➡ Primary Access |
| Existing Buildings (Sutter-Owned) | ▼ Service Entrance | 🚌 AC Transit Bus Stops | ↔ Existing Traffic Diverter to be Removed | ➡ Secondary Access |
| Proposed Buildings (Sutter-Owned) | | 🌀 Emery-Go-Round Stops | | |
| Future Project (Sutter-Owned) | | | | |

Site Circulation - Proposed Ambulance Circulation





LEGEND

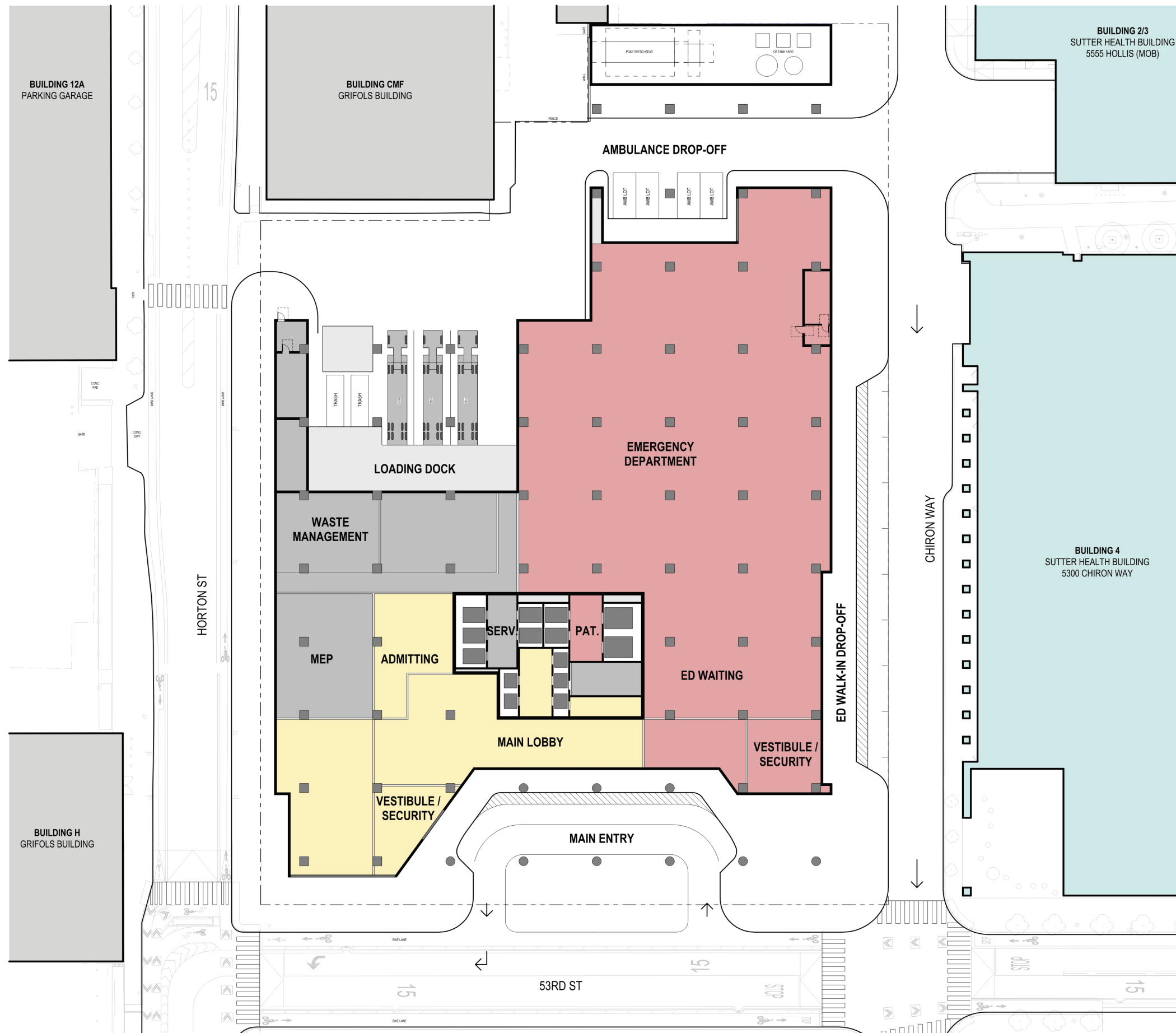
- | | | | | |
|-----------------------------------|----------------------|---------------------------|---|----------------------------------|
| --- Overall PDP Boundary | ▼ Main Entrance | ⬛ Stop Signs | 🚶 Curb Cuts - Proposed | ---> Service Vehicle Circulation |
| - - - Sutter-Owned Properties | ▼ Ambulance Entrance | 🚦 Traffic Light Junctions | 🚶 Curb Cuts - Existing shifted | |
| Existing Buildings (Sutter-Owned) | ▼ Service Entrance | 🚌 AC Transit Bus Stops | ↔ Existing Traffic Diverter to be Removed | |
| Proposed Buildings (Sutter-Owned) | | 🔄 Emery-Go-Round Stops | | |
| Future Project (Sutter-Owned) | | | | |

Site Circulation - Proposed Service Vehicles Circulation

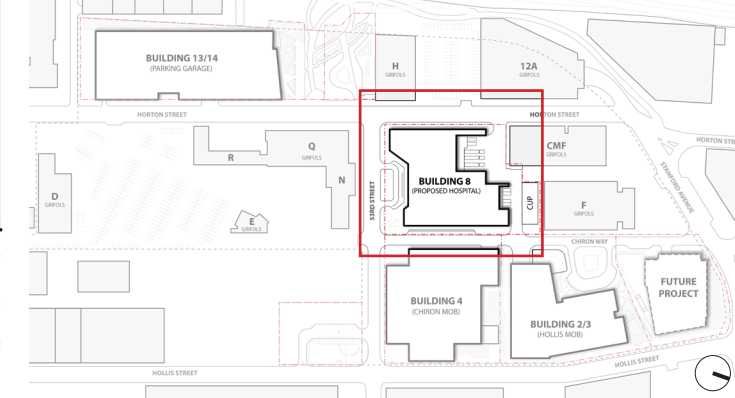


04

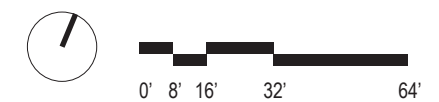
DEVELOPMENT GRAPHICS



KEY PLAN



Hospital (Building 8) - Conceptual Floor Plan

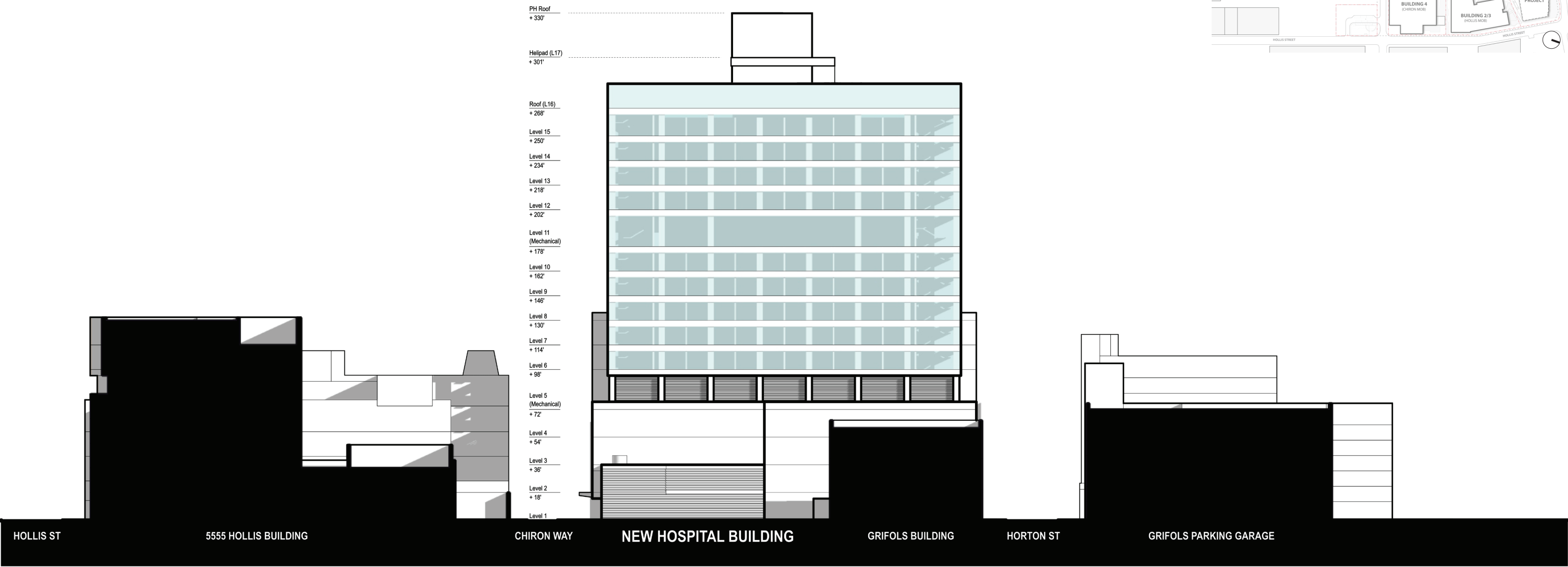
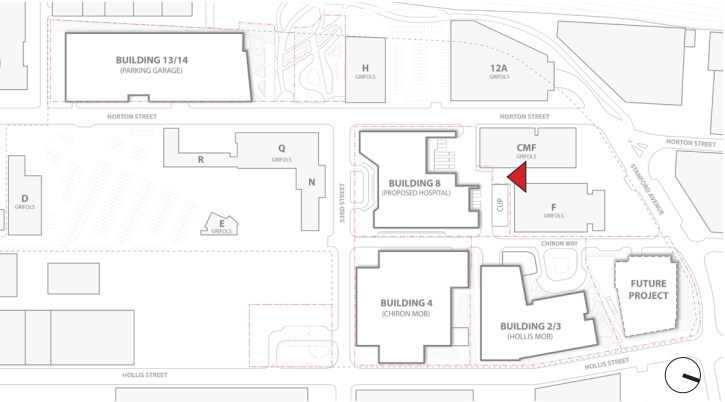


Level 18 PH Roof +330'														
Level 17 Helipad +301'														
Level 16 / Roof (MEP) +268'														
Level 15 +250'														
Level 14 +234'														
Level 13 +218'														
Level 12 +202'														
Level 11 +178'														
Level 10 +162'														
Level 9 +146'														
Level 8 +130'														
Level 7 +114'														
Level 6 +98'														
Level 5 +72'														
Level 4 +54'														
Level 3 +36'														
Level 2 +18'														
Level 1 +0'														
Basement Level -16'														

Hospital (Building 8) - Conceptual Stacking Diagram



KEY PLAN



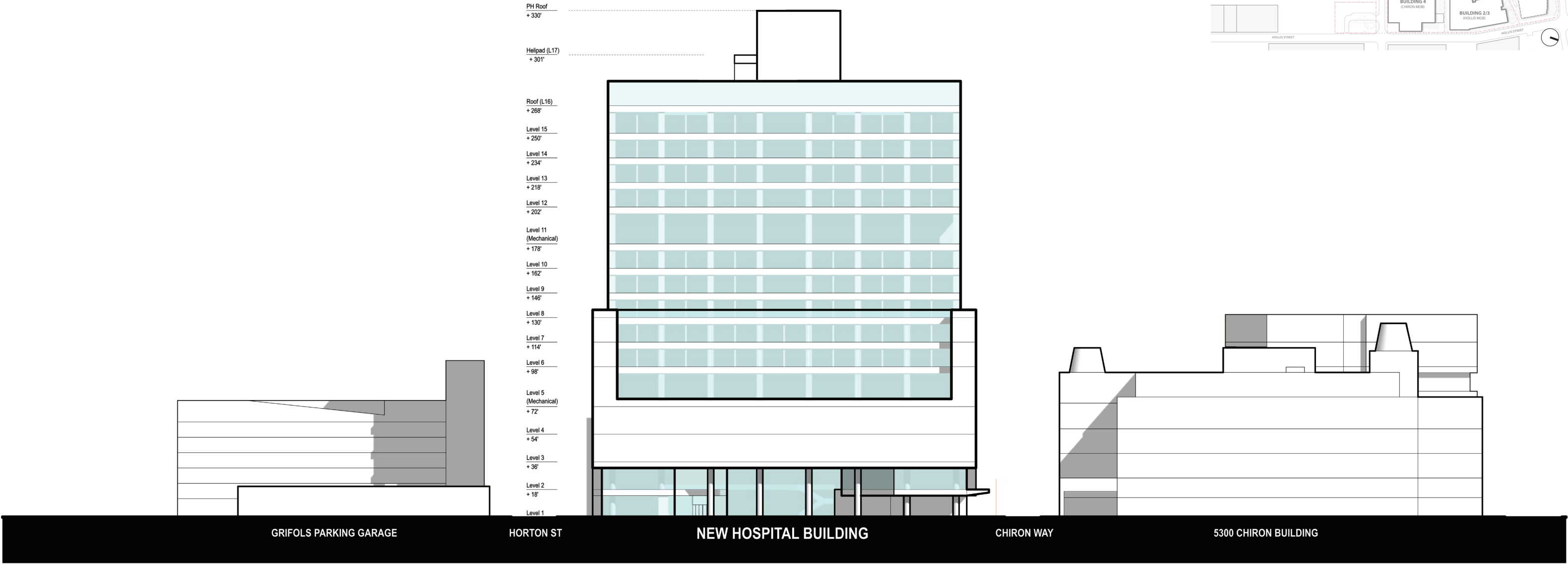
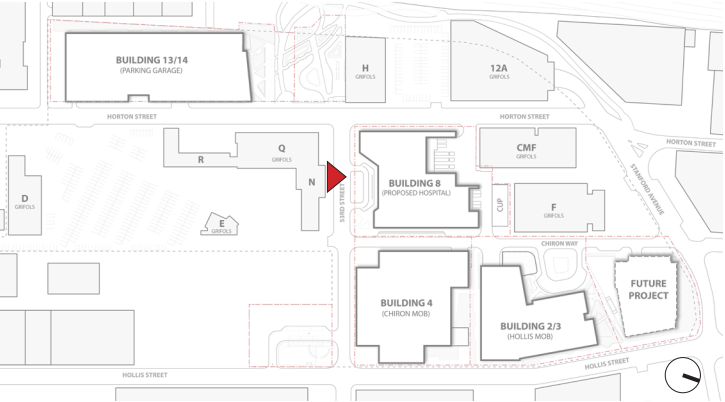
ELEVATION - NORTH



Hospital (Building 8) - Conceptual Elevation (North)



KEY PLAN



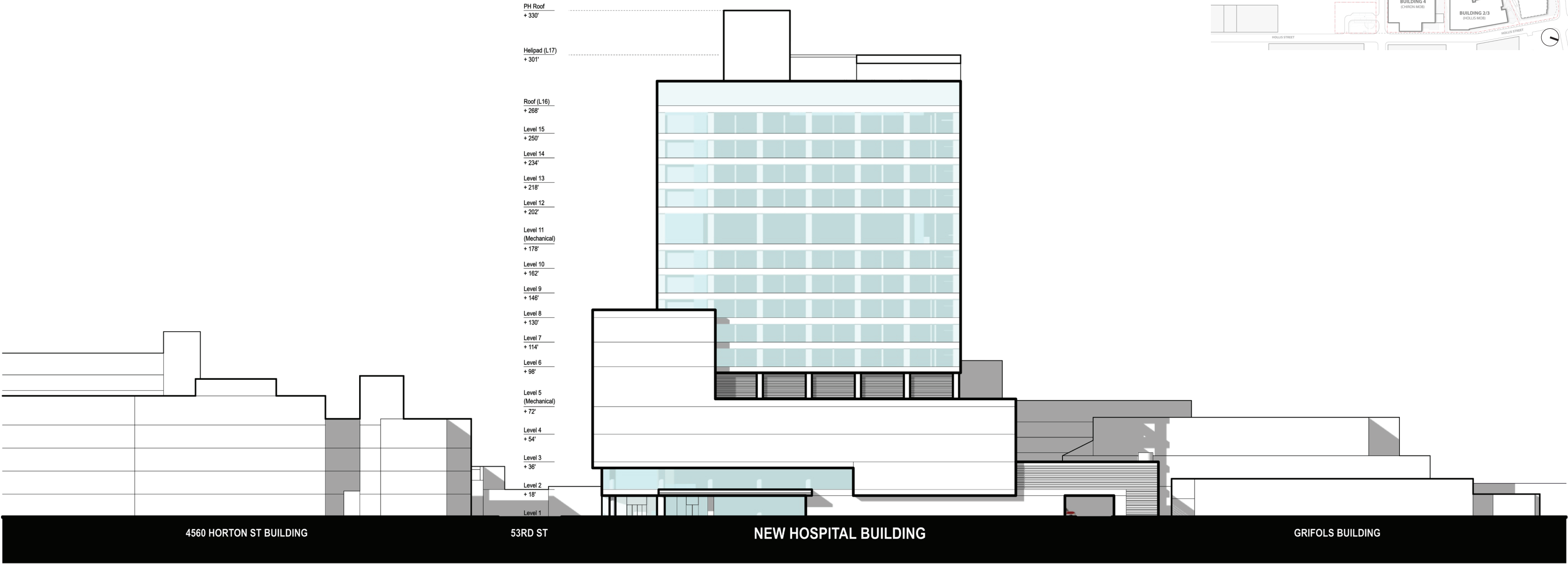
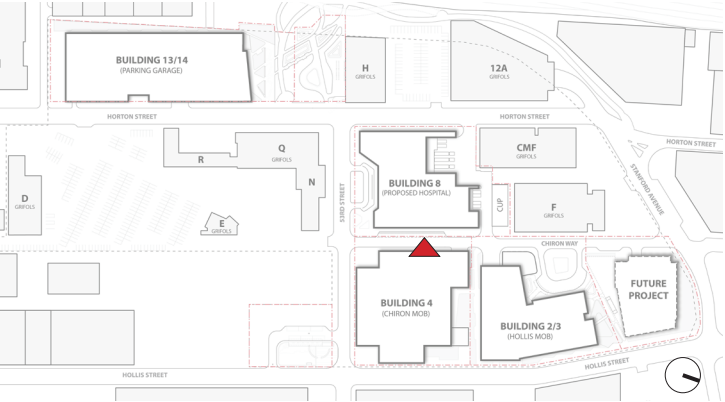
ELEVATION - SOUTH



Hospital (Building 8) - Conceptual Elevation (South)



KEY PLAN



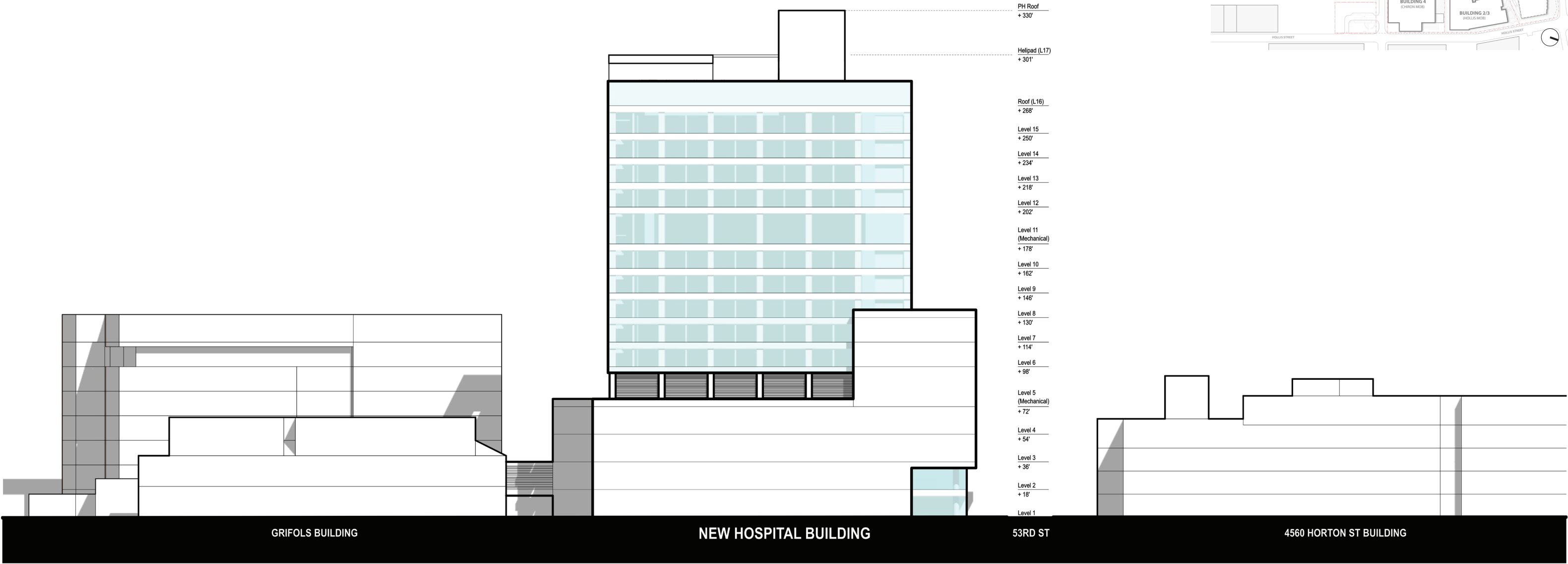
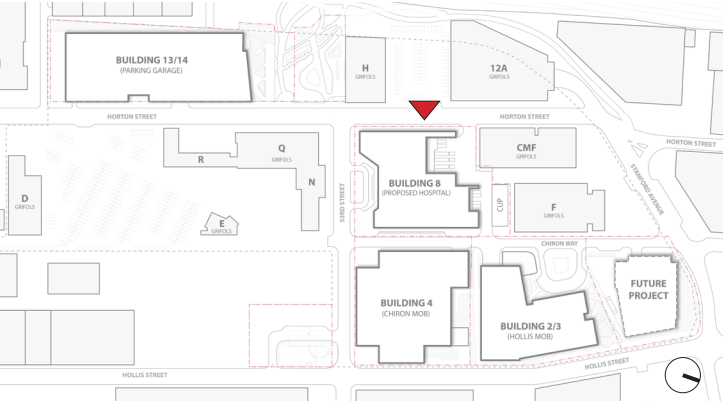
ELEVATION - EAST



Hospital (Building 8) - Conceptual Elevation (East)



KEY PLAN

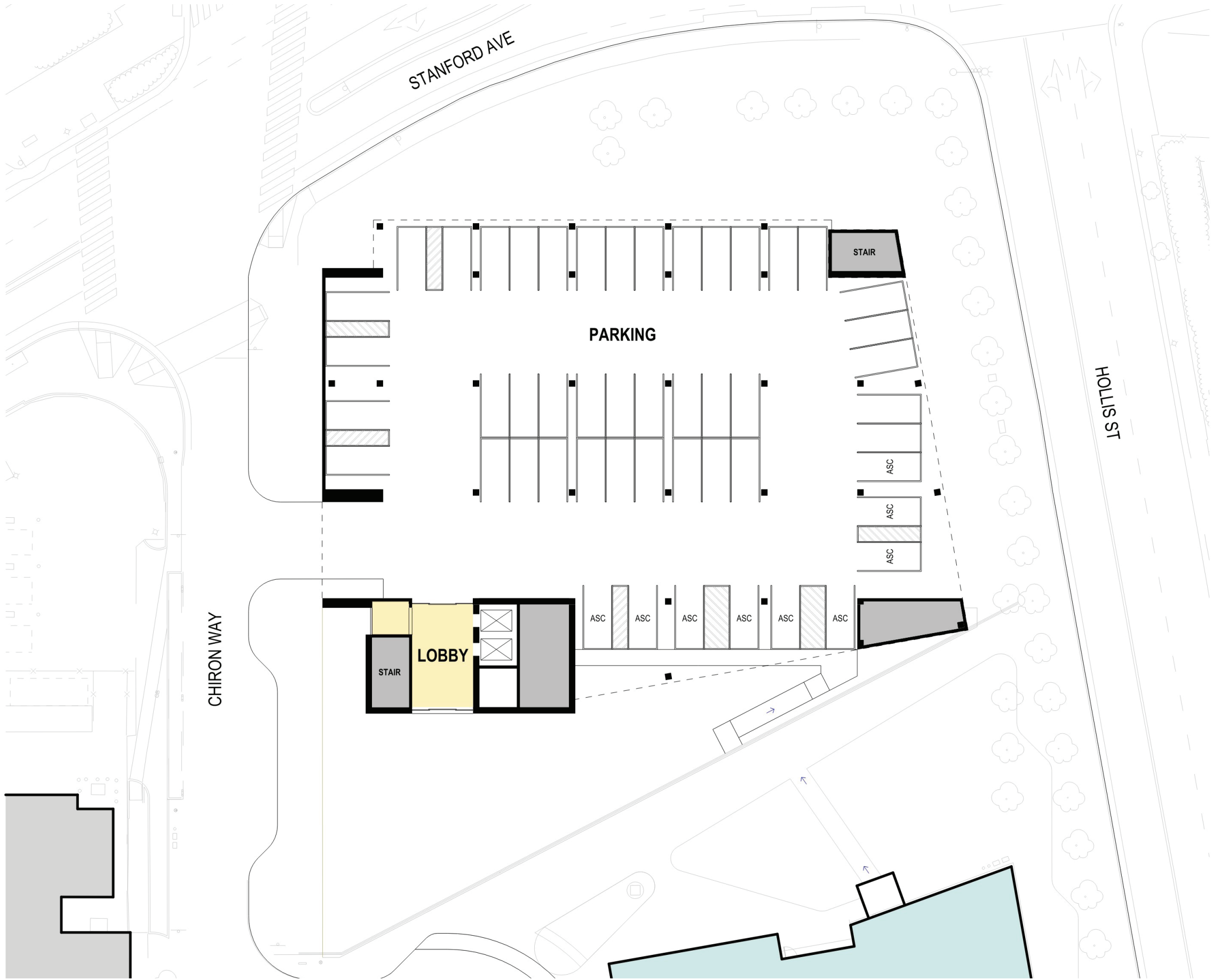


ELEVATION - WEST

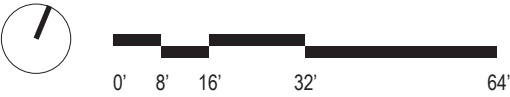
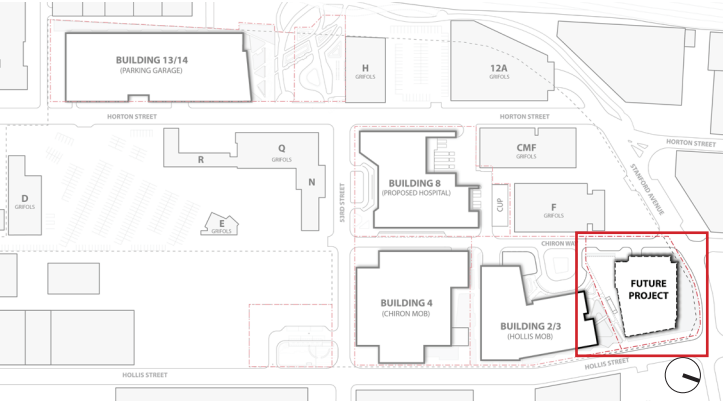


Hospital (Building 8) - Conceptual Elevation (West)





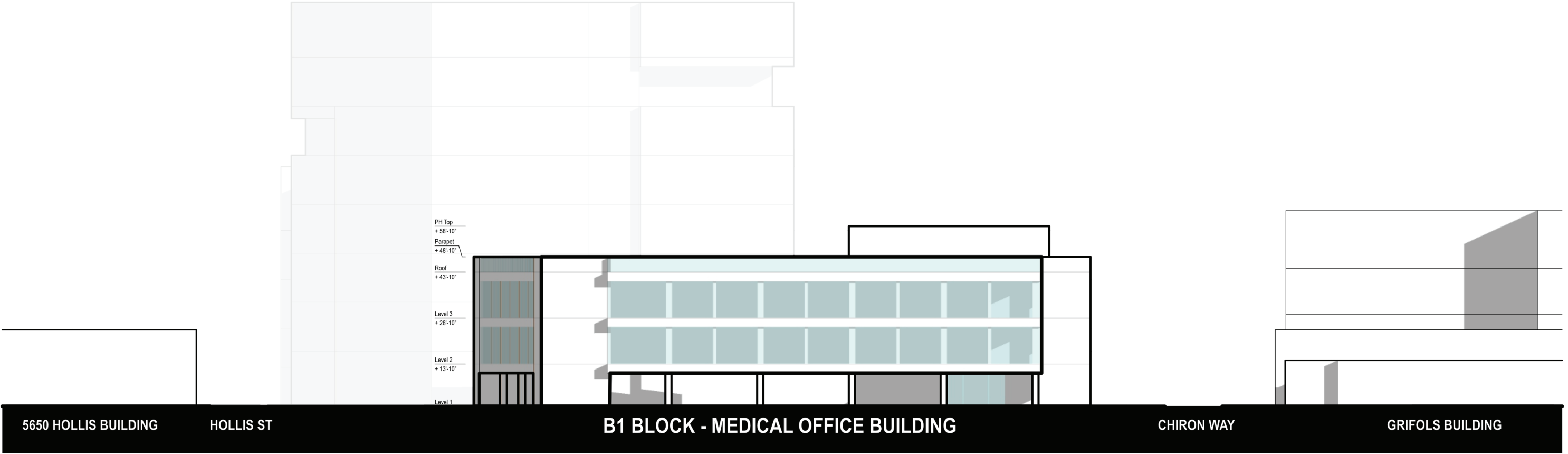
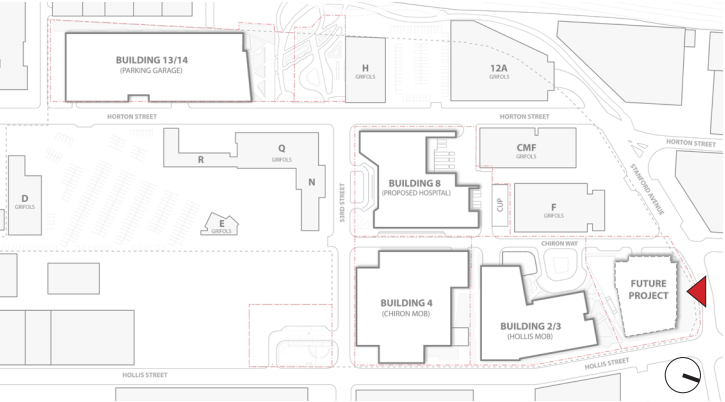
KEY PLAN



Medical Office Building (Building 1) - Conceptual Floor Plan



KEY PLAN

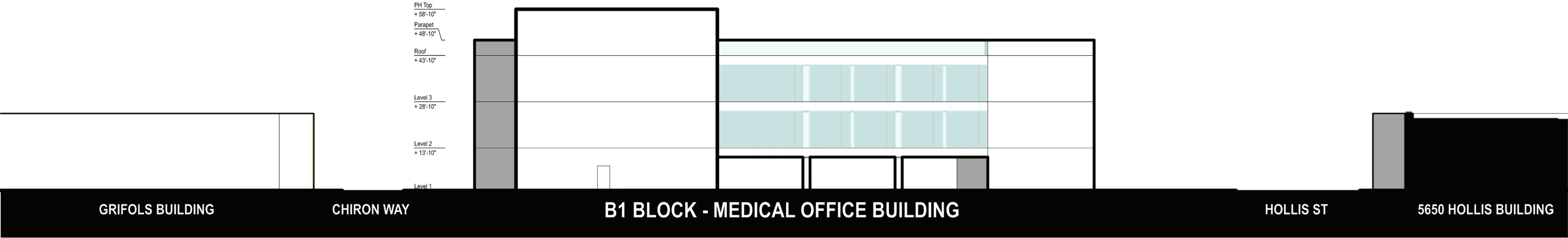
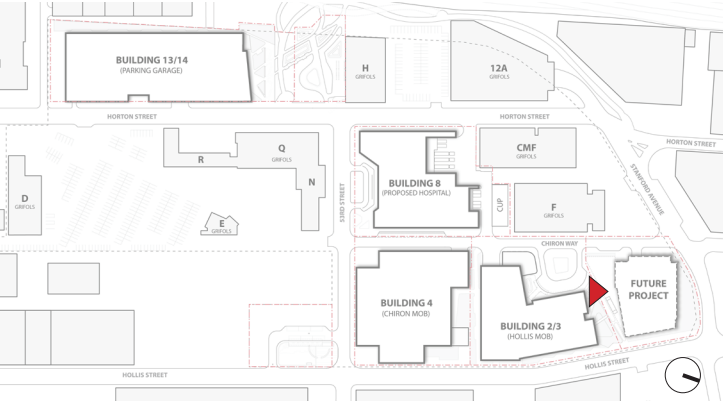


ELEVATION - NORTH

Medical Office Building (Building 1) - Conceptual Elevation (North)



KEY PLAN

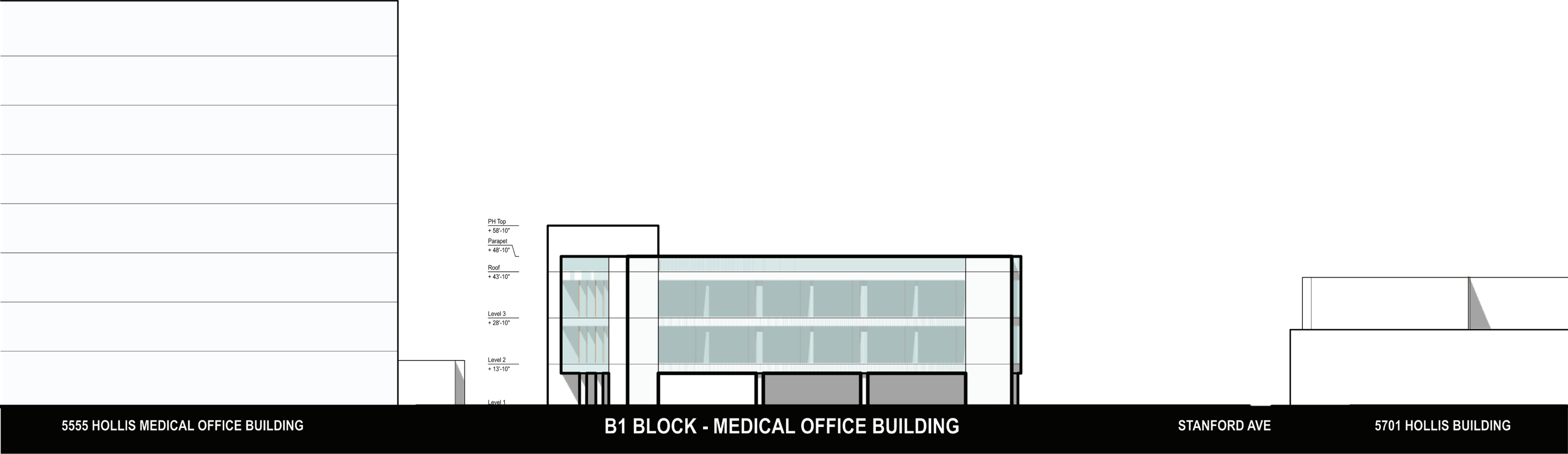
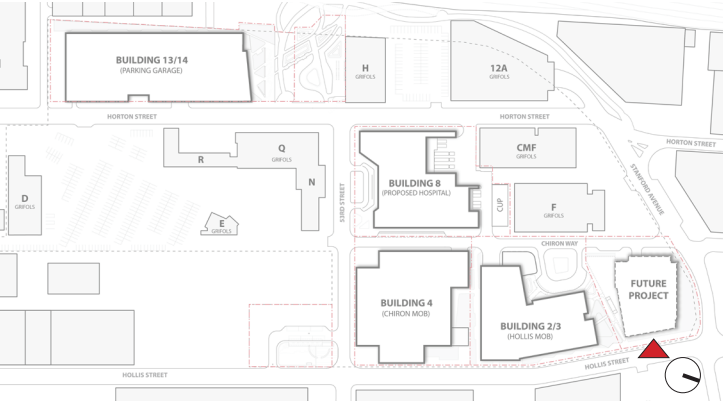


ELEVATION - SOUTH

Medical Office Building (Building 1) - Conceptual Elevation (South)



KEY PLAN

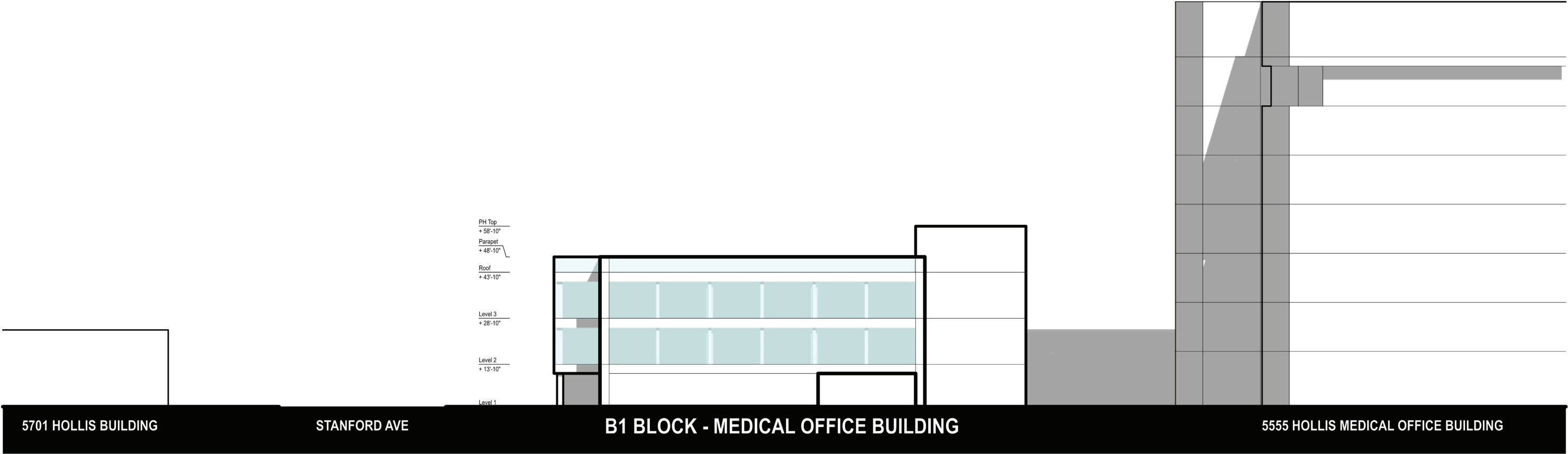
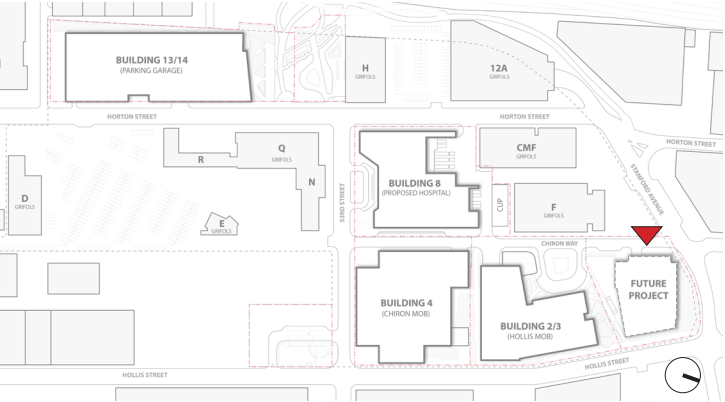


ELEVATION - EAST

Medical Office Building (Building 1) - Conceptual Elevation (East)



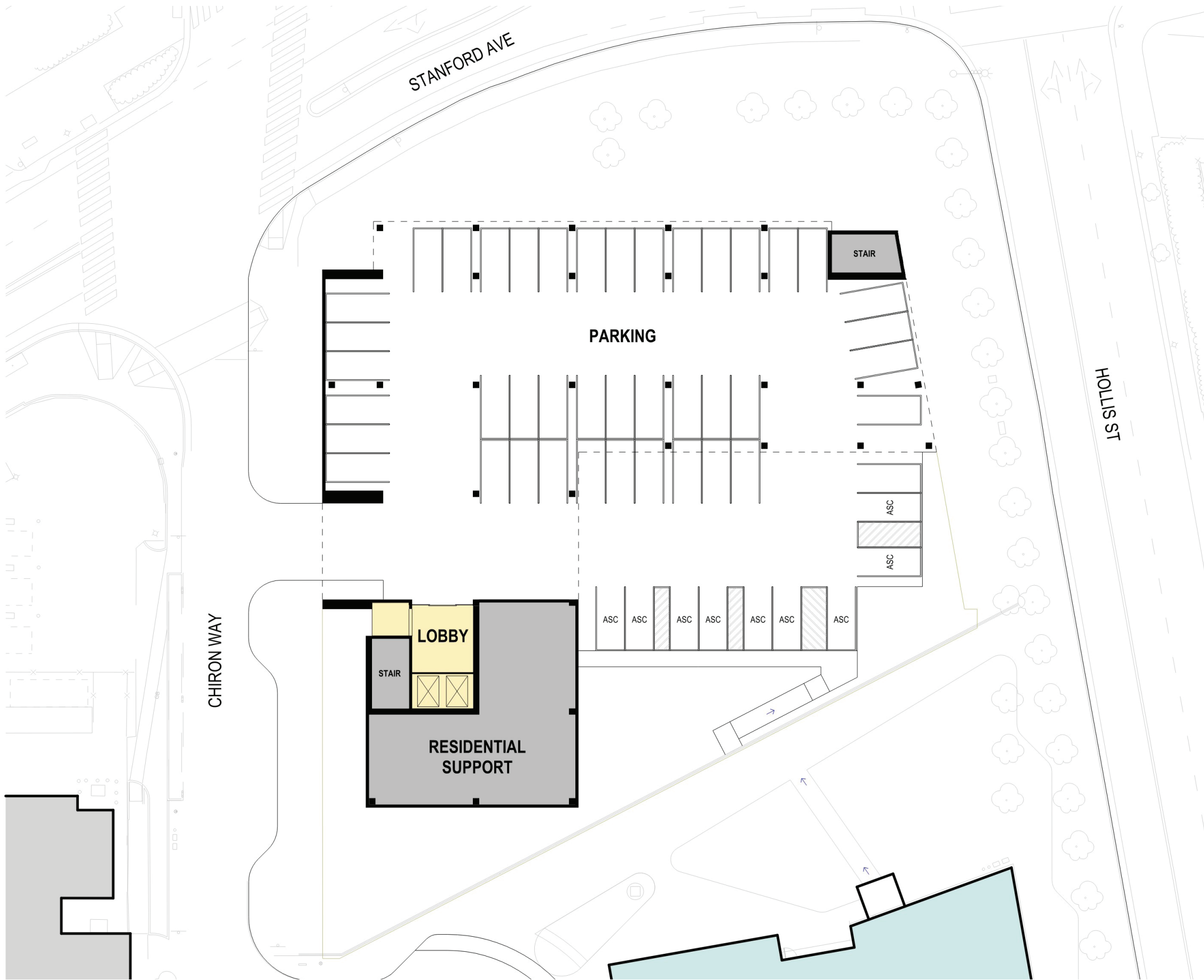
KEY PLAN



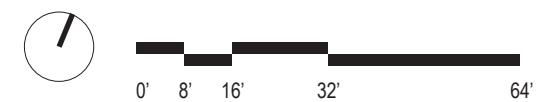
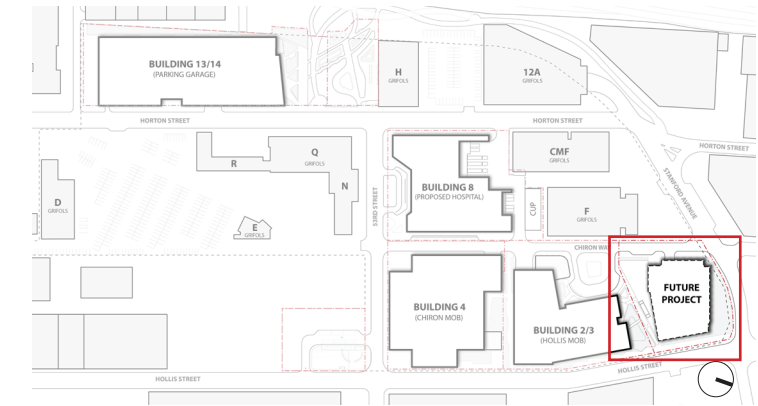
ELEVATION - WEST

Medical Office Building (Building 1) - Conceptual Elevation (West)



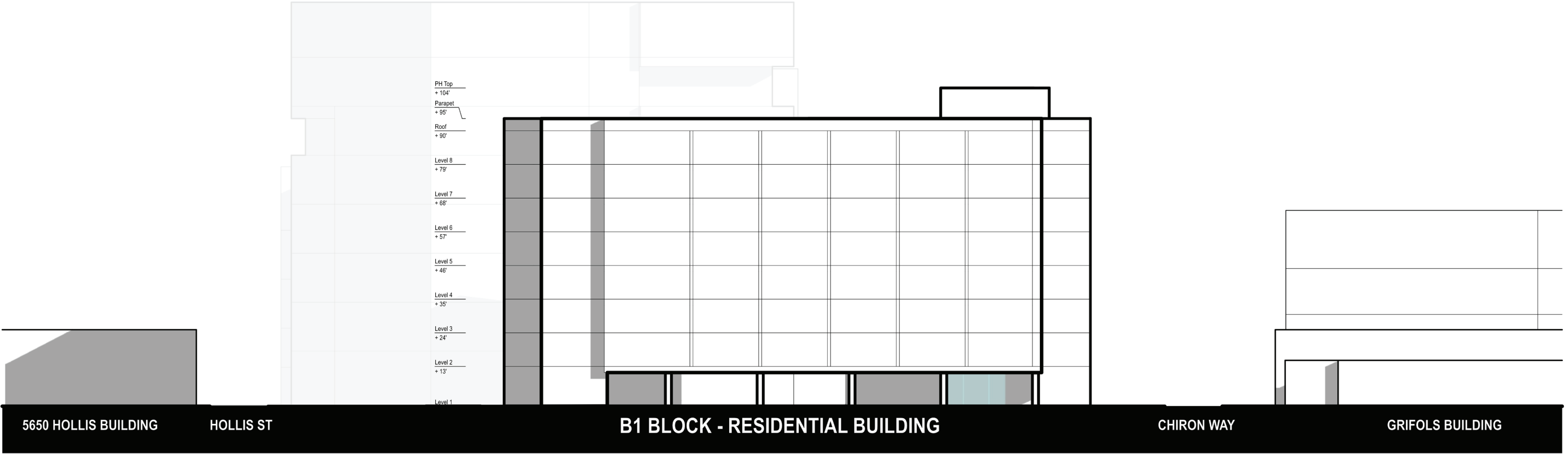
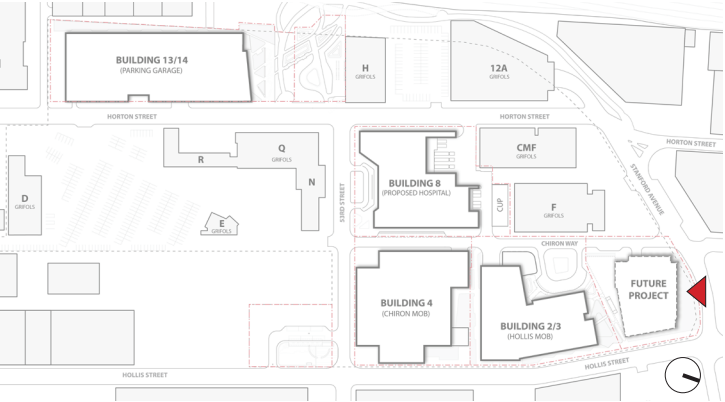


KEY PLAN



Residential Building (Building 1) - Conceptual Floor Plan

KEY PLAN

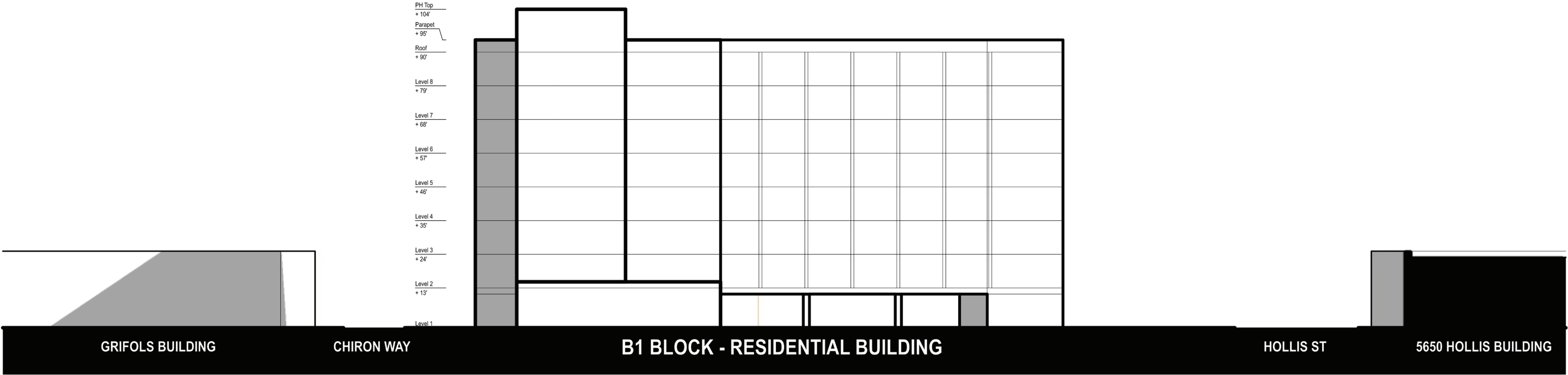
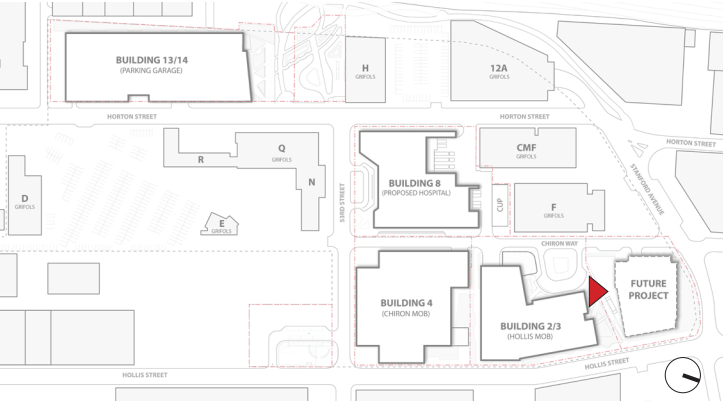


ELEVATION - NORTH

Residential Building (Building 1) - Conceptual Elevation (North)



KEY PLAN



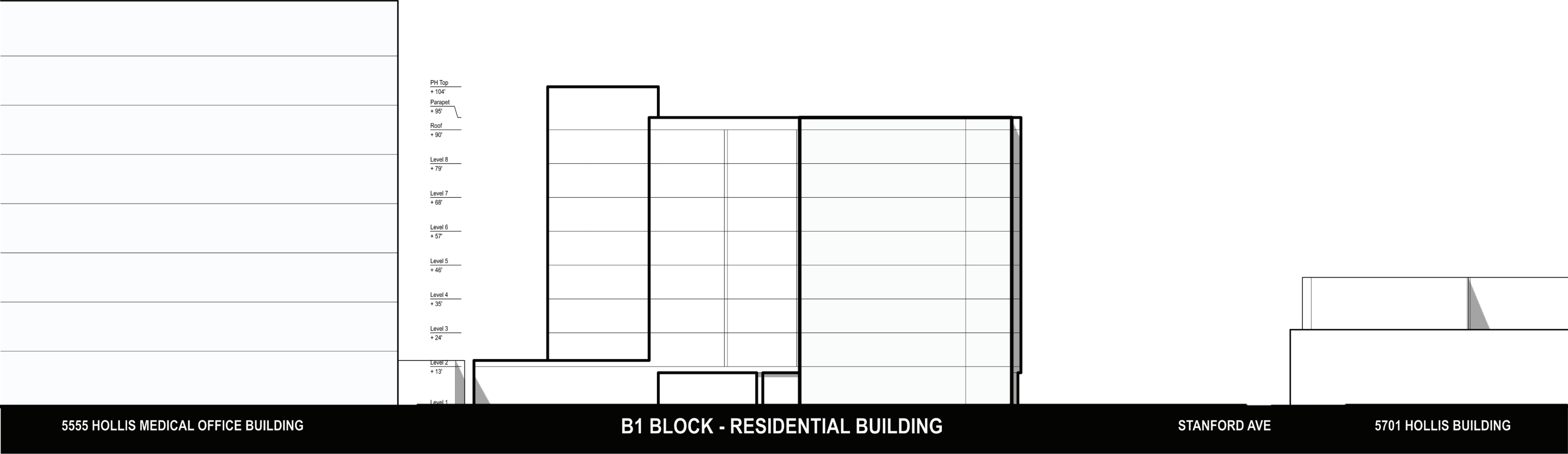
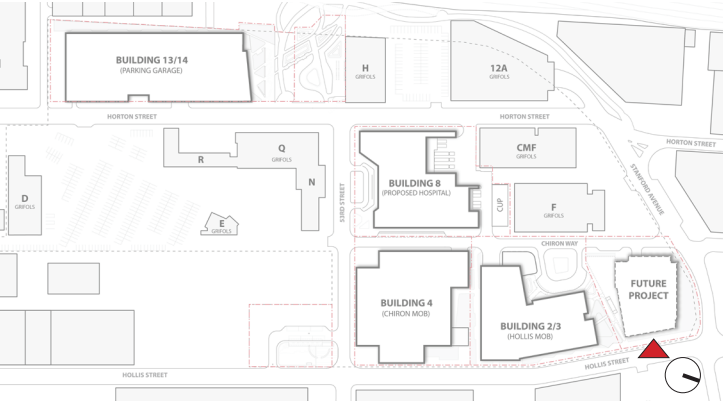
ELEVATION - SOUTH



Residential Building (Building 1) - Conceptual Elevation (South)



KEY PLAN

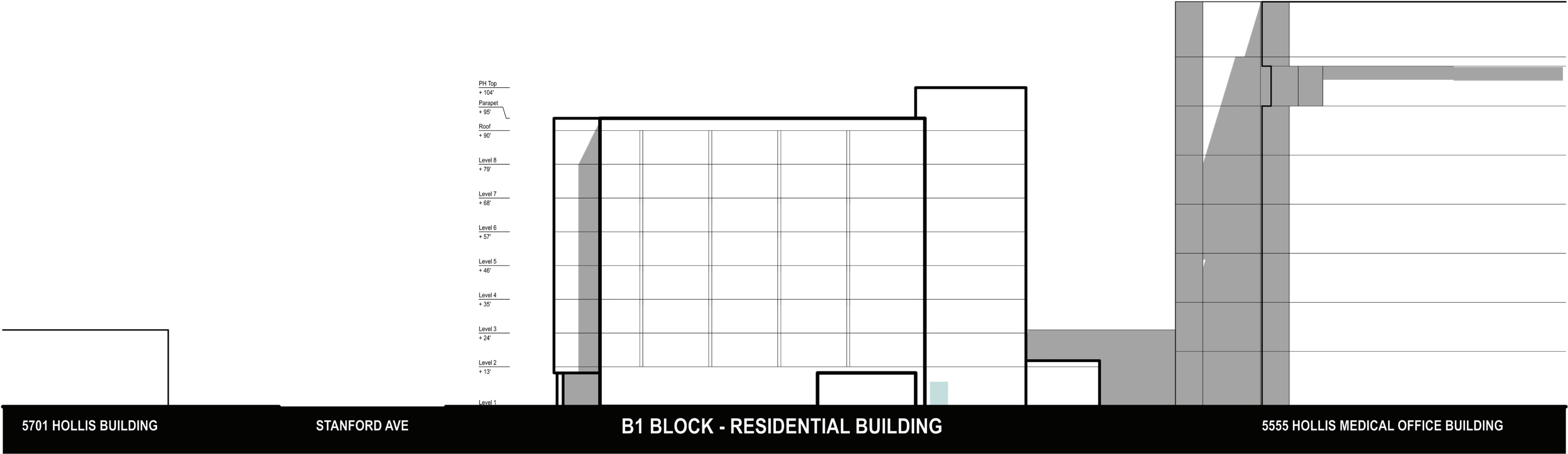
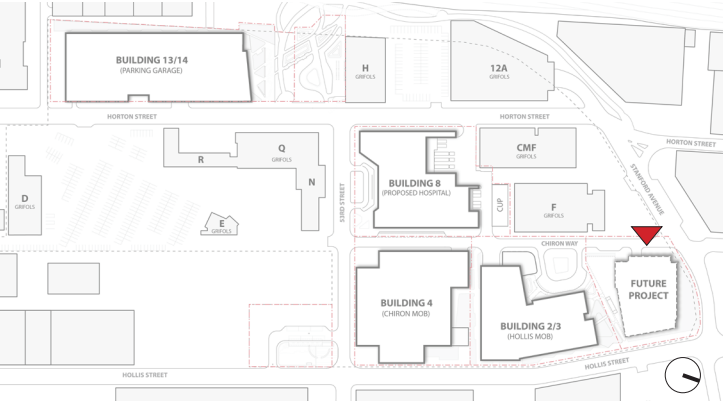


ELEVATION - EAST

Residential Building (Building 1) - Conceptual Elevation (East)



KEY PLAN



ELEVATION - WEST

Residential Building (Building 1) - Conceptual Elevation (West)

