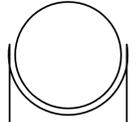


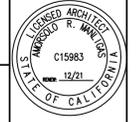
# MEDICAL BUILDING, JOB AT: 5500-5506 VENICE BLVD LOS ANGELES CA 90019



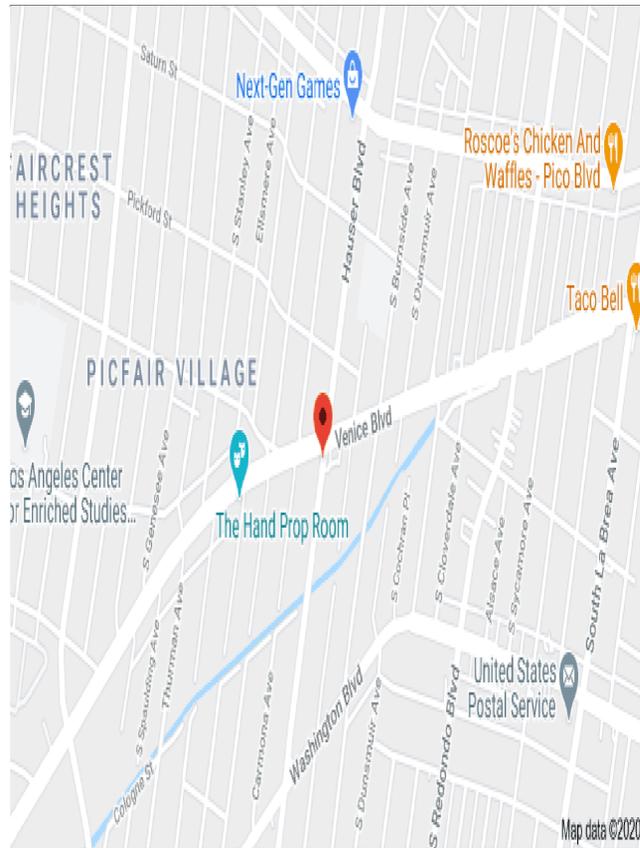
3/31/2020 survey received  
April 26, 2020 chg  
4/30/20 chg  
5/1/20 chg



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(310) 920-2626



## VICINITY MAP



## PROJECT SUMMARY

OWNER	Los Angeles Heart 4 Vein Ctr I
JOB ADDRESS	5500-5506 Venice Blvd, Los Angeles, CA 90019
LEGAL DESCRIPTION	TRACT 5281 BLOCK 2 LOT 21 4 22 MB 58-80 MAP SHEET 126B111 APN 5064029035
PROPOSED	NEW MEDICAL OFFICE AT 1ST FLOOR AND GENERAL OFFICE AT 2ND FLOOR
LAND AREA	4487.8 + 4484.1 + 8972.5 (PER ZIMAS)
BUILD'G TO BE DEMOED	2184 SQFT
TOTAL N. BUILD'G SQFT	4592 SQFT
1ST FLOOR MEDICAL TOTAL SQFT	2434 SQFT
2ND FLOOR GENERAL OFFICE TOTAL SQFT	2158 SQFT
BUILDING COVERAGE	26 %
TOTAL PARKING SPACES REQUIRED	16 SPACES
TOTAL PARKING SPACES REQUIRED FOR MEDICAL OFFICE #1/200	12 SPACES
TOTAL PARKING SPACES REQUIRED FOR GENERAL OFFICE #1/500	12 SPACES
TOTAL PARKING SPACES REQUIRED FOR CANOPY #1/500	4 SPACES
TOTAL PARKING SPACES REPLACED WITH BICYCLE PARKING, ALLOWED (20% X 16 SPACES)+ 3 2 BICYCLES OUT DOOR AND 2BICYCLES INDOOR	3 SPACES
TOTAL BICYCLE PARKING SPACES PROVIDED	2 LONG TERM 2 SHORT TERM SPACES
TOTAL PARKING SPACES REQUIRED AFTER REPLACEMENT	16 + 3 = 19
PARKING SPACES PROVIDED	14 SPACES
STANDARD	7 SPACES (8.33' X 18')
COMPACT	6 SPACES (7.5'X15')
DISABLE	1 SPACE (11'X18')

## PROJECT SUMMARY

TOTAL BUILDING SQFT SCHOOL DISTRICT	4364 SQFT
TOTAL BUILDING SQFT ZONING CODE	4102 SQFT
TOTAL BUILDING SQFT BUILDING FLOOR AREA CODE	4102 SQFT
ZONE	C2 - 1 VL - CPIO
TYPE OF CONST'	V B
OCCUPANCY GROUP	
OCCUPANCY GROUP MEDICAL OFFICE	B
OCCUPANCY GROUP GENERAL OFFICE	B
OCCUPANCY LOAD MEDICAL 2320 /100+23	23 PERSON
OCCUPANCY LOAD MEDICAL 2044 /100+20	20 PERSON
LANDSCAPING REQUIRED	8972.5X10%+897 SQFT
LANDSCAPING PROVIDED	1310 SQFT
STORIES	TWO
HEIGHT	41'-1"
FLAME SPREAD CLASSIF'	III 76-200

THIS PROJECT SHALL COMPLY WITH THE CODES OF 2018 CALIFORNIA BUILDING CODE (CBC) MECHANICAL CODE, PLUMBING CODE & ELECTRICAL CODE (CEC) & CITY ORDINANCE + 2020 L.A. GREEN BUILDING CODE

## SHEETS INDEX

SURVEYOR  
Ferrer & Associates  
Land Surveying and Engineering  
16388 Colima Rd. #200 Unit L  
Hacienda Heights, CA 91148  
626-431-0038

MEDICAL BUILDING,  
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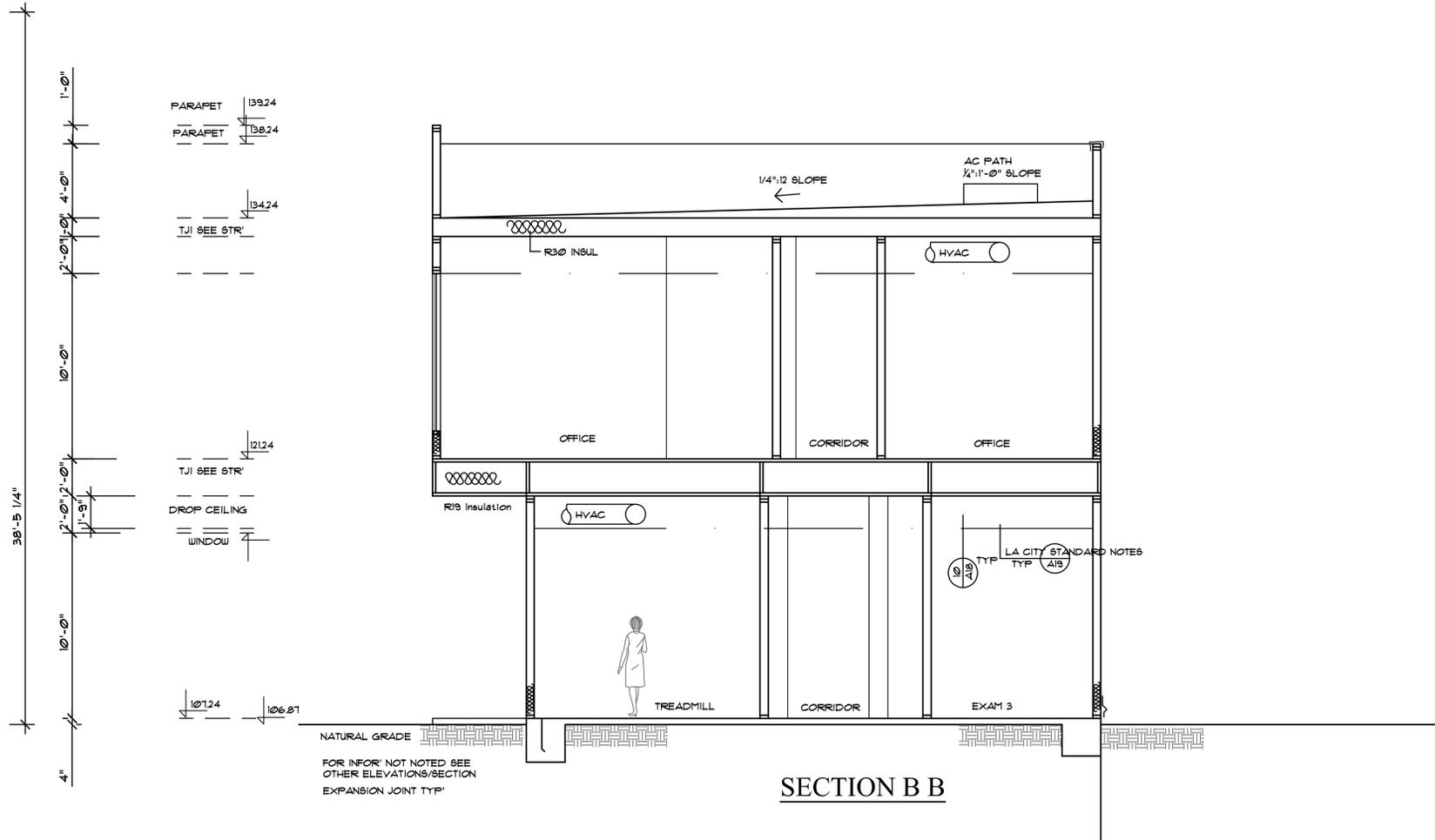
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1/0/2020

1/4"=1'-0"







PARAPET 139.24  
 PARAPET 138.24  
 --- 134.24  
 TJI SEE STR'  
 ---  
 ---  
 --- 121.24  
 TJI SEE STR'  
 ---  
 DROP CEILING  
 ---  
 WINDOW  
 ---  
 --- 107.24  
 --- 106.87

**SECTION B B**

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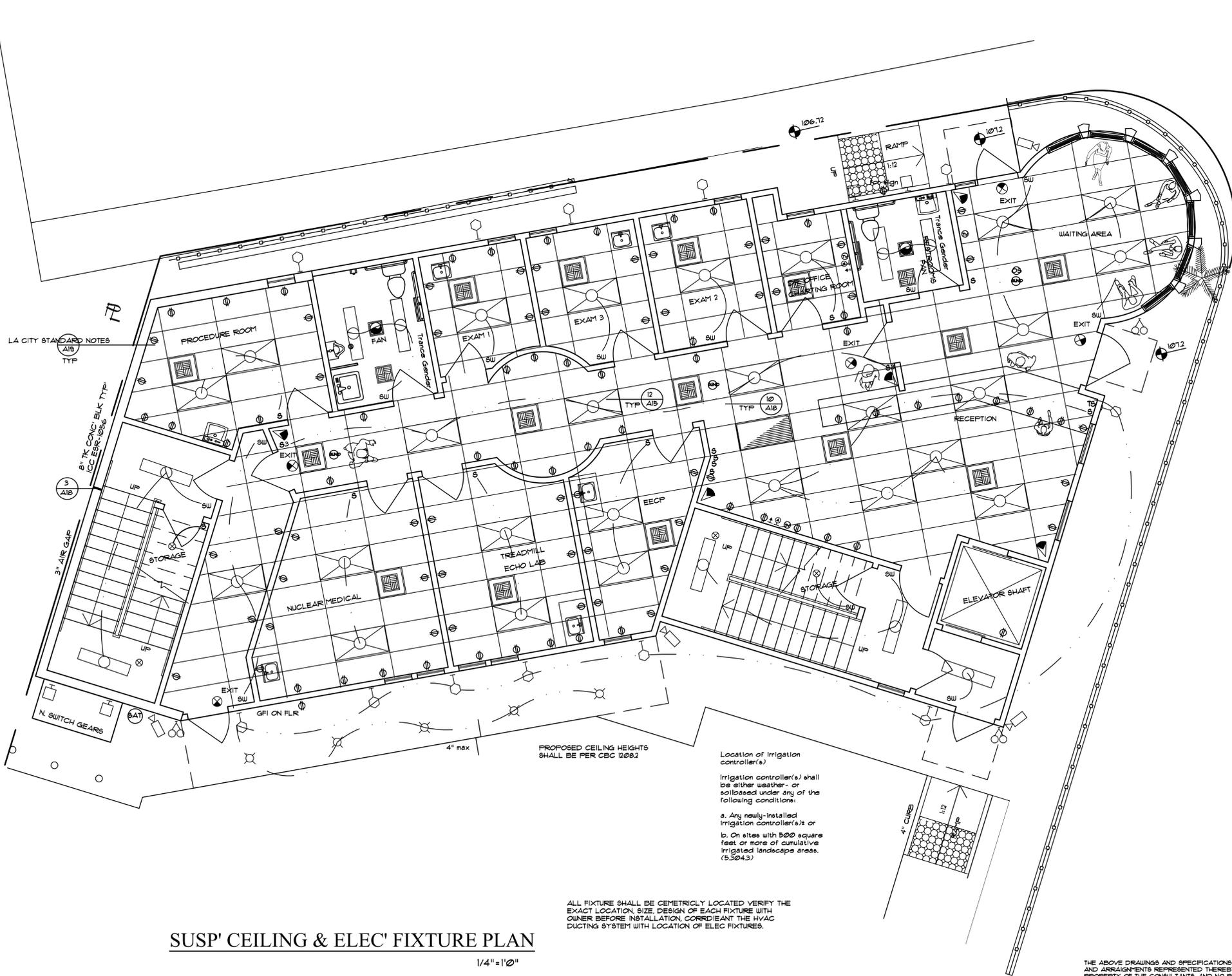
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5/8" GYP BRD ON BATH ROOM CEILING, IF OTHERWISE NOTED.  
 2'-0"x4'-0" SUSPENDED CEILING PANELS WITH RECESSED LED LIGHT FIXTURES AS SHOWN.  
 COORDINATE ALL LIGHT FIXTURES W/MECHANICAL DUCTS.  
 PROVIDE JUNCTION BOX FOR FUTURE AIR INSECT CURTAIN.  
 INSTALL EXHAUST FAN REGISTER SEE MECHANICAL DRAW'G.

Legend

-  2' x 4' RECESSED LIGHT FIXTURE
-  1' x 4' SURFACE MOUNTED LED LIGHT FIXTURE
-  CEILING MOUNTED LIGHTED EXIT SIGN
-  WALK IN COOLER/FREEZER LIGHT LED LIGHT FIXTURE W/ LENSE
-  RECESSED MOUNTED COMPACT LED LIGHT FIXTURE W/ LENSE
-  SOFFIT MOUNTED STRIP FLUORESCENT LIGHT FIXTURE
-  L61 LED CEILING WASHER PAINTED CUSTOM COLOR "SUNFLOWER"
-  LENGTH
-  SUPPLY AIR DIFFUSER IN SUSPENDED CEILING
-  SUPPLY AIR DIFFUSER
-  RETURN AIR GRILL
-  RETURN AIR GRILL
-  EXHAUST FAN  
Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
-  DECORATIVE WALL MOUNTED LIGHT  
INSTALL GOOSENECK TYPES LIGHT FIXTURE
-  DECORATIVE WALL MOUNTED LIGHT  
NEXT TO ENTRANCE POSTS
-  CEILING MOUNTED LIGHT FIXTURE
-  RECESSED MOUNTED COMPACT LED LIGHT FIXTURE W/ LENSE  
RECESSED LIGHT W/6" CAN
-  OCCUPANCY SENSOR  
INSTALL SWITCHES TO OVER RIDE THE SENSOR
-  DUPLEX CONVENIENCE OUTLET
-  3 WAY SWITCH WITH DIMMING FIXTURE
-  SINGLE/DOUBLE POLE WALL SWITCH WITH DIMMER
-  SENSOR SWITCH
-  TIMER SWITCH
-  TV CABLE
-  TELEPHONE OUTLET CAT5e
-  COMPUTER NET WORKING CAT 6
-  RECESSED DOWN LIGHT
-  HVAC DUCTS
-  SENSOR LIGHTS
-  SCONCES
-  SATELLITE SYSTEM WIRING
-  SOUND SYSTEM WIRING
-  CAMERA
-  INSTALL DOOR ACTIVATED AIR CURTAIN AS SHOWN



**SUSP' CEILING & ELEC' FIXTURE PLAN**

1/4" = 1'-0"

PROPOSED CEILING HEIGHTS SHALL BE PER CBC 1208.2

Location of Irrigation controller(s)  
 Irrigation controller(s) shall be either weather- or soil-based under any of the following conditions:  
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 b. On sites with 500 square feet or more of cumulative irrigated landscape areas. (5.304.3)

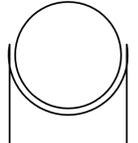
ALL FIXTURE SHALL BE CEMETRICLY LOCATED VERIFY THE EXACT LOCATION, SIZE, DESIGN OF EACH FIXTURE WITH OWNER BEFORE INSTALLATION. COORDINATE THE HVAC DUCTING SYSTEM WITH LOCATION OF ELEC FIXTURES.

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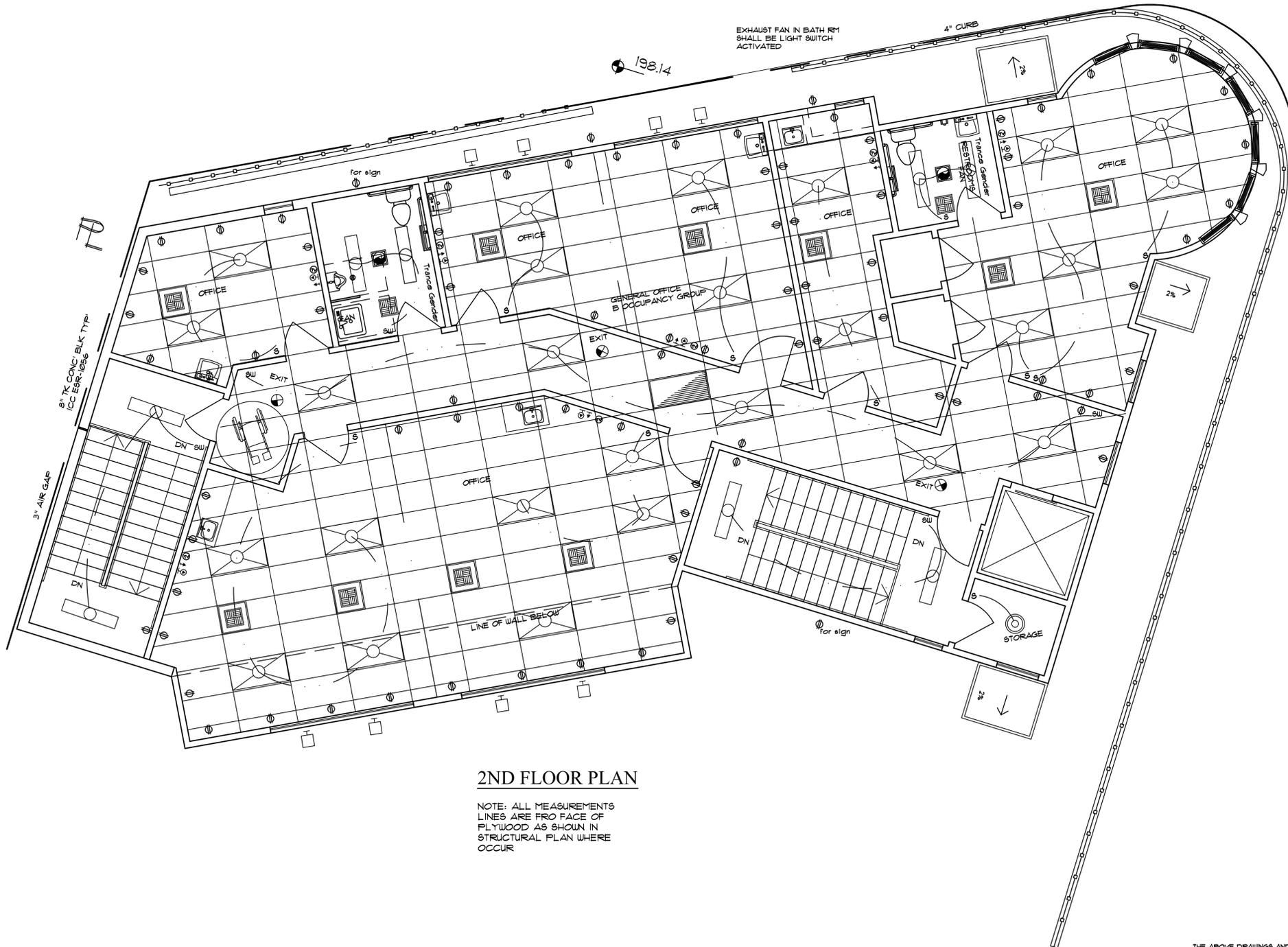
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2ND FLOOR PLAN

NOTE: ALL MEASUREMENTS  
 LINES ARE FRO FACE OF  
 FLYWOOD AS SHOWN IN  
 STRUCTURAL PLAN WHERE  
 OCCUR

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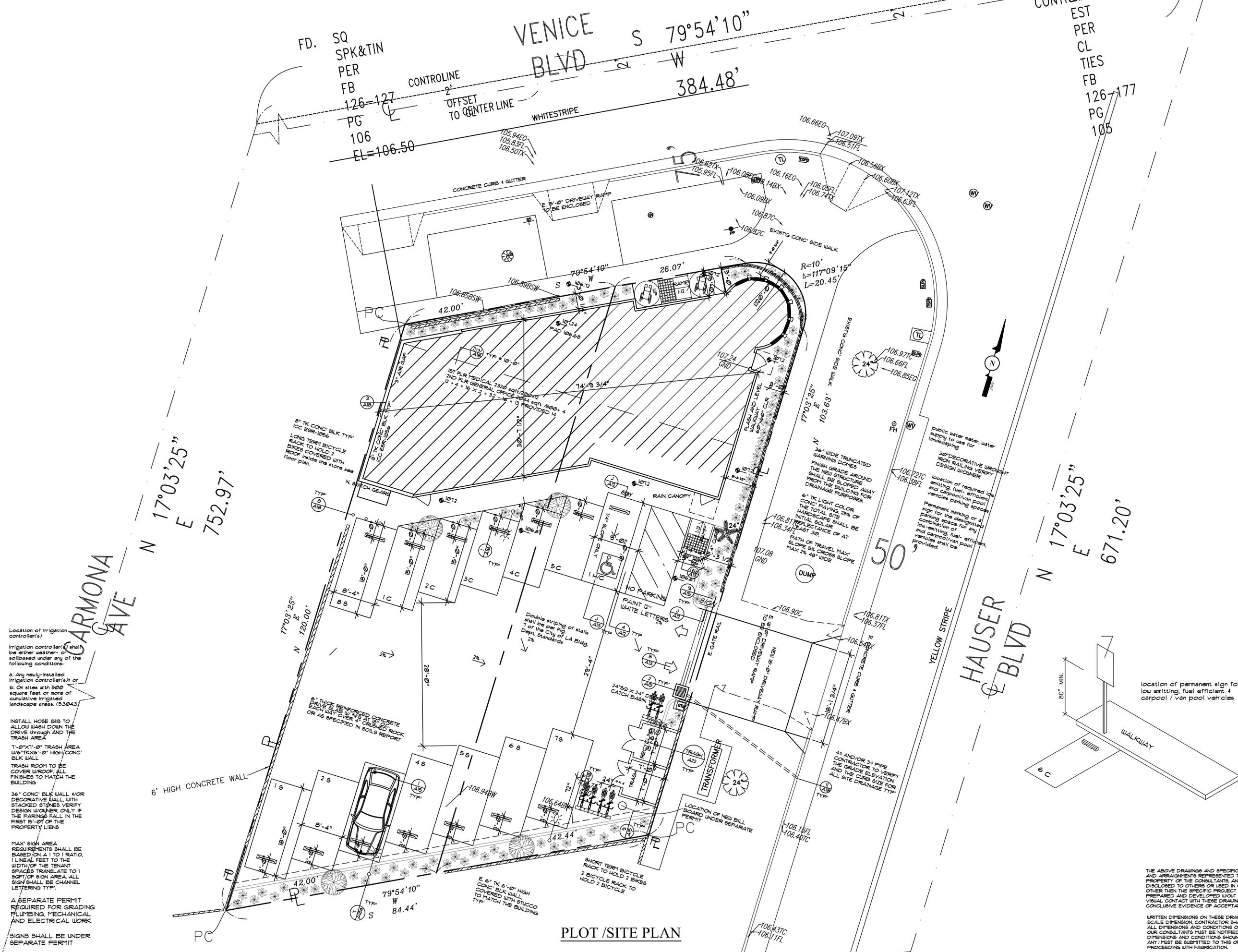
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1/4"=1'-0"

113



Location of irrigation controller(s)

Irrigation controller(s) shall be either weather- or soil-based under any of the following conditions:

- Any newly-installed irrigation controller(s) or
- On sites with 500 square feet or more of cumulative irrigated landscape areas. (5.30.4.3)

INSTALL HOSE BIB TO ALLOW WASH DOWN THE DRIVE THROUGH AND THE TRASH AREA

1'-0" X 1'-0" TRASH AREA WITH 1'-0" X 1'-0" HIGH CONCRETE CURB WALL

TRASH ROOM TO BE COVERED W/ROOF. ALL FINISHES TO MATCH THE BUILDING

36" CONC BLK WALL 4' OR DECORATIVE WALL WITH STACKED STONES VERIFY DESIGN W/OWNER ONLY IF THE PARKING FALL IN THE FIRST 15'-0" OF THE PROPERTY LINES

MAX SIGN AREA REQUIREMENTS SHALL BE BASED ON A 1 TO 1 RATIO, 1 LINEAL FEET TO THE WIDTH OF THE TENANT SPACES TRANSLATE TO 1 SQFT OF SIGN AREA. ALL SIGN SHALL BE CHANNEL LETTERING TYP.

A SEPARATE PERMIT REQUIRED FOR GRADING, PLUMBING, MECHANICAL AND ELECTRICAL WORK

SIGNS SHALL BE UNDER SEPARATE PERMIT

**PLOT /SITE PLAN**

PLANNING AND DESIGN

iii. For single EV charging space, add note to plans: "A listed raceway capable of accommodating a 300/240 volt dedicated branch circuit shall be installed. The raceway shall not be less than trade size 1".

v. Add note to plans: The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated 40 ampere minimum branch circuit(s) for the future installation of the EVSE."

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of (0.55 for residential areas) (0.45 for non-residential areas).

A separate electrical plan check is required to verify the raceway method(s), wiring schematics and electrical calculations for the electrical charging system.

"The electrical system shall have sufficient capacity to simultaneously charge all electric vehicles at their full rated amperage."

The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE."

electric vehicle supply equipment (EVSE).

The service panel or subpanel(s) circuit directory shall identify the reserved over current protective device space(s) for future EV charging as EV CAPABLE. The raceway termination shall be permanently and visibly marked as EV CAPABLE."

"A copy of the construction documents or a comparable document indicating the information from Energy Code Section 110.10(c) through 110.10(c) shall be provided to the occupant."

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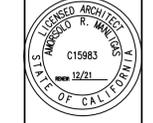
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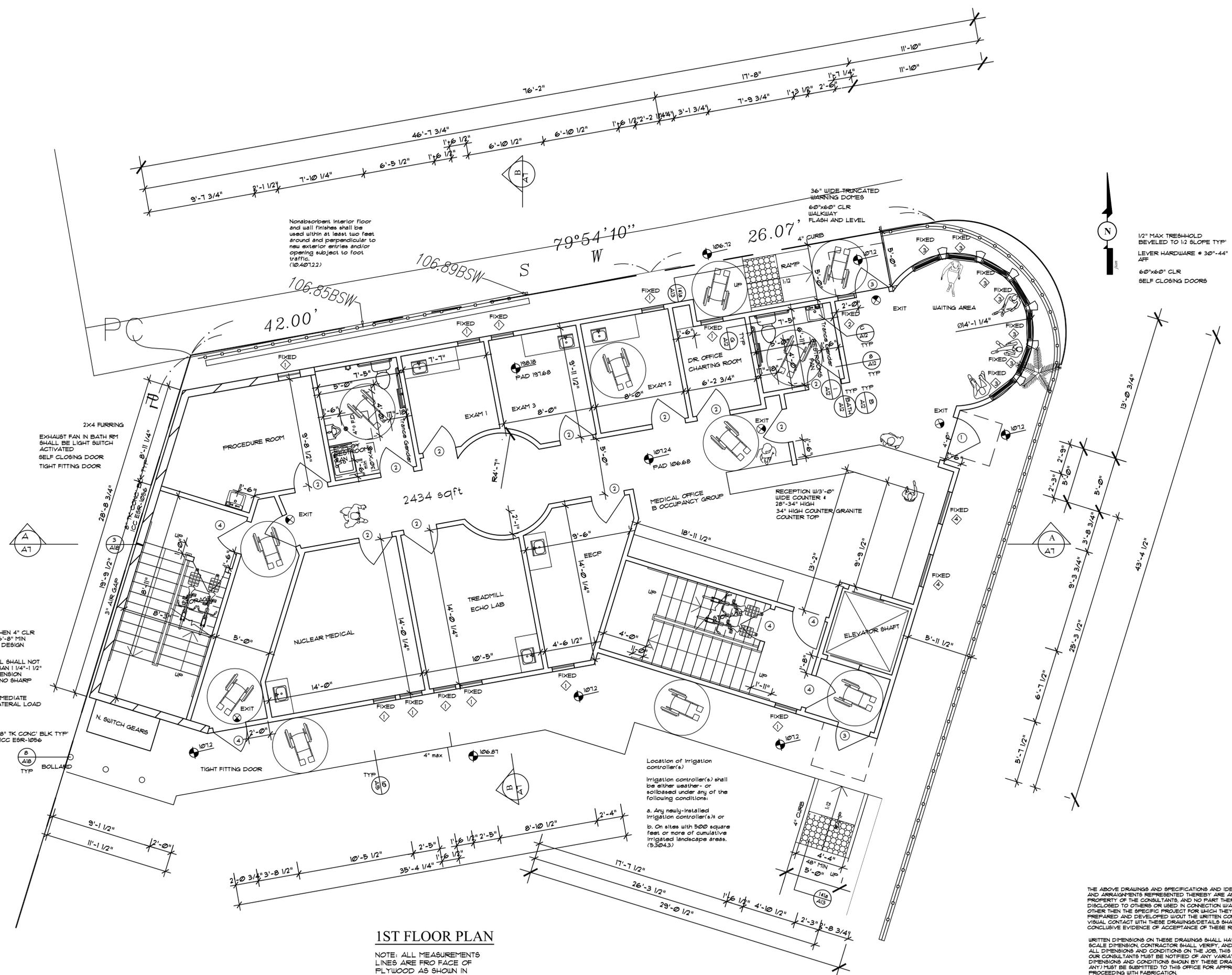


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1/12/2020  
1/8"=1'-0"



Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or opening subject to foot traffic. (1040122)

2X4 FURRING  
EXHAUST FAN IN BATH RM SHALL BE LIGHT SWITCH ACTIVATED  
SELF CLOSING DOOR  
TIGHT FITTING DOOR

1 HR STAIR CASE THRU OUT UNDER THE STAIR THRU OUT TYP  
T=11" MIN  
R=1" MAX  
RAILINGS 34"-38" MAX WITH LESS THAN 4" CLR BETWEEN INTERMEDIATE RAILS & 6"-8" MIN HEAD ROOM CLEARANCE, VERIFY DESIGN W/OWNER  
HAND GRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 1 1/4"-1 1/2" DIAMETER CROSS SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS  
42" HIGH RAILING 1/4" MAX INTERMEDIATE RAILS, DESIGNED FOR 20 LB/FT LATERAL LOAD VERIFY DESIGN W/OWNER

8" TK CONC' BLK TYP ICC ESR-1256  
BOLLARD TYP

Location of Irrigation controller(s)  
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**1ST FLOOR PLAN**

NOTE: ALL MEASUREMENTS LINES ARE FRO FACE OF FLYWOOD AS SHOWN IN STRUCTURAL PLAN WHERE OCCUR

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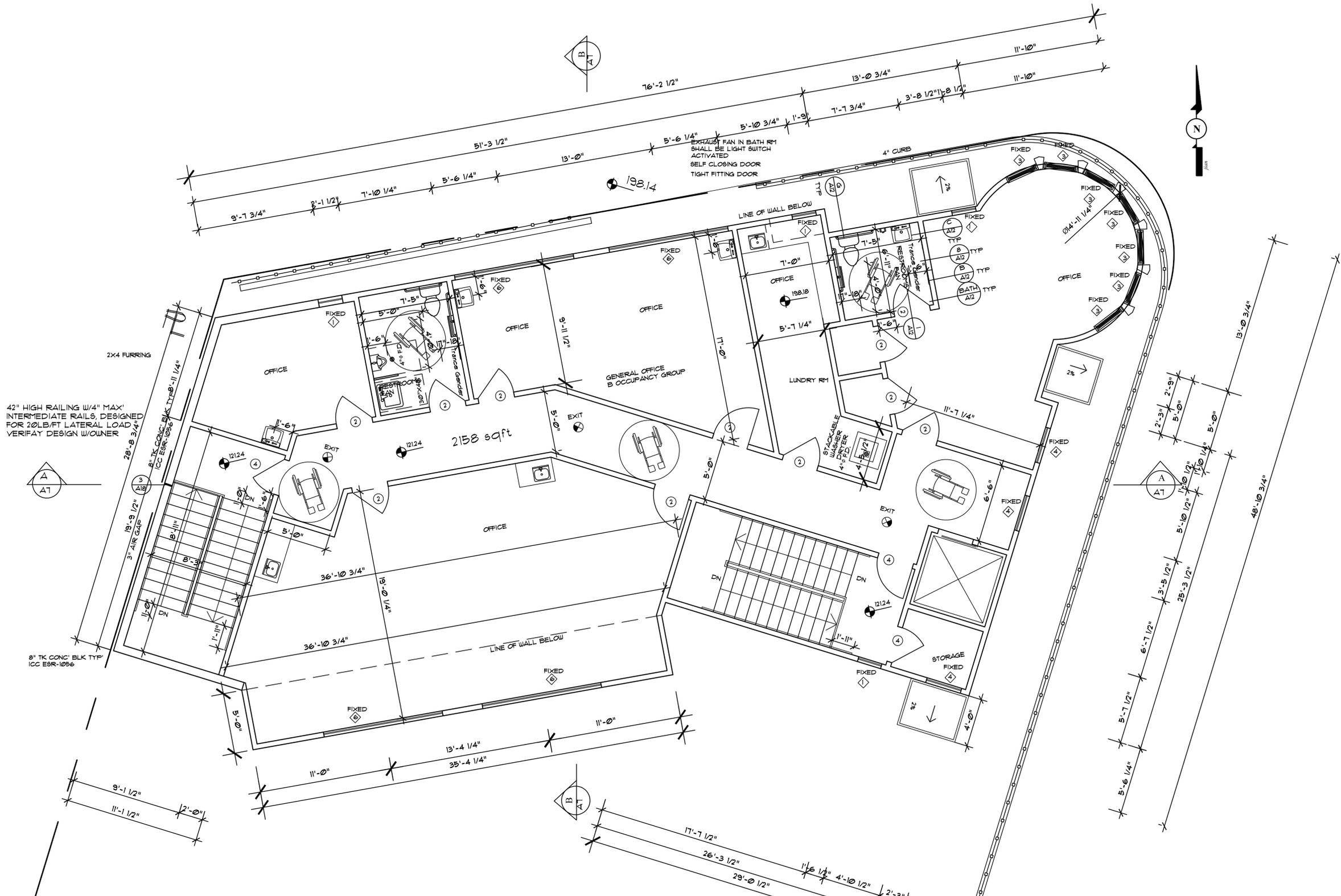
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1/4"=1'-0"



**2ND FLOOR PLAN**

NOTE: ALL MEASUREMENTS LINES ARE FROM FACE OF PLYWOOD AS SHOWN IN STRUCTURAL PLAN WHERE OCCUR

1 HR STAIR CASE THRU OUT UNDER THE STAIR THRU OUT TYP  
 T=11"MIN  
 R=11"MAX  
 RAILING 34"-38" MAX WITH LESS THEN 4" CLR BETWEEN INTERMEDIATE RAILS & 6"-8" MIN HEAD ROOM CLEARANCE, VERIFY DESIGN W/OWNER  
 HAND GRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 1 1/4"-1 1/2" DIAMETER CROSS SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS  
 42" HIGH RAILING W/4" MAX' INTERMEDIATE RAILS, DESIGNED FOR 20LB/FT LATERAL LOAD VERIFY DESIGN W/OWNER

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CONTRACTOR SHALL VERIFY THE THICKNESS OF ALL NEW AND/OR EXISTING WALLS

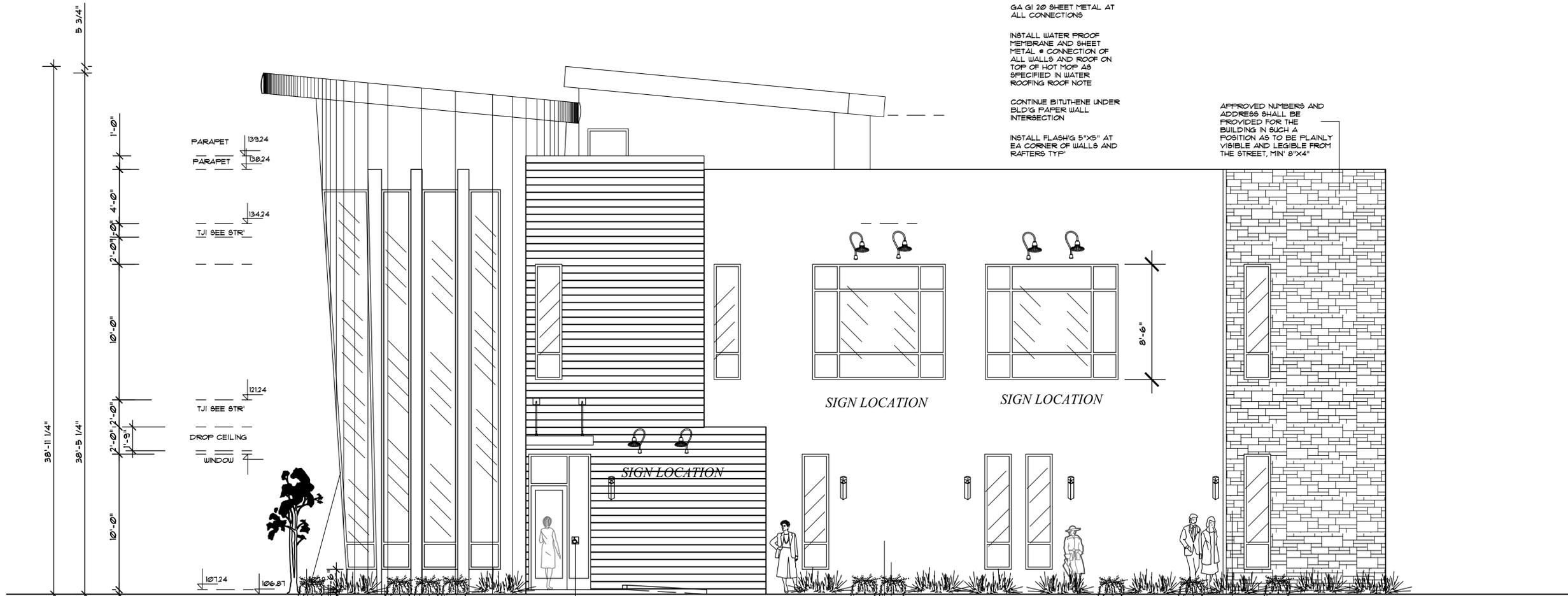
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MEDICAL BUILDING,  
 JOB AT: 5500-5506 VENICE BLVD  
 LOS ANGELES CA 90019

1/4"=1'-0"





GA G1 20 SHEET METAL AT ALL CONNECTIONS

INSTALL WATER PROOF MEMBRANE AND SHEET METAL \* CONNECTION OF ALL WALLS AND ROOF ON TOP OF HOT MOP AS SPECIFIED IN WATER ROOFING ROOF NOTE

CONTINUE BITUTHENE UNDER BLD'G PAPER WALL INTERSECTION

INSTALL FLASH'G 5"X5" AT EA CORNER OF WALLS AND RAFTERS TYP

APPROVED NUMBERS AND ADDRESS SHALL BE PROVIDED FOR THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET, MIN' 8"X4"

SIGN LOCATION

SIGN LOCATION

SIGN LOCATION

**NORTH ELEVATION**

FLASH AND LEVEL 1/2" MAX THRESHOLD BEVELED TO 1:2 SLOPE  
 DECORATIVE WALL MOUNTED LIGHT  
 INSTALL 2XFEARING COVERED W/STUCCO

WOOD PLASTICS AND COMPOSITION SIDING, ESR 3168

WALL FACING VENICE BLVD  
 31' X 10' = 210 SQFT X 50% = 105 SQFT WINDOW SIZES 1(2'-4"X8'-6") + 5'X10' + 2(10'X8'6") + 1(3'X28")=927 K1025 SQFT,

1" STUCCO W/1/4" STUCCO CONTROL JOINTS, VERIFY TEXTURE W/COWNER  
 Exterior Insulation Finish Systems (EIFS) SEE A180  
 WEEP SCREED MIN' 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREA  
 ANTI GRAFFITI COAT'G GRAFFITI MELT RR725030 UP TO 9'-0" ABOVE THE GRADE TYP

DECORATIVE WALL MOUNTED LIGHT  
 INSTALL GOOSENECK TYPES LIGHT FIXTURE  
 TAMPER PROOF FIXTURE  
 SHIELD LIGHT SOURCE TO PROHIBIT DIRECT ILLUMINATION AND GLARE OF ADJACENT RESIDENTIAL PROPERTIES TYP

CULTURED STONE VENEER WAINSCOTT WEATHER EDGE LEDGESTONE (CSV-209), W/4" CAP AT FINISH TYP

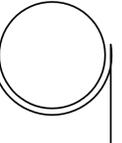
Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Exception: Maintenance of building affidavit is recorded by the owner to covenant and agree with the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied. (6306)

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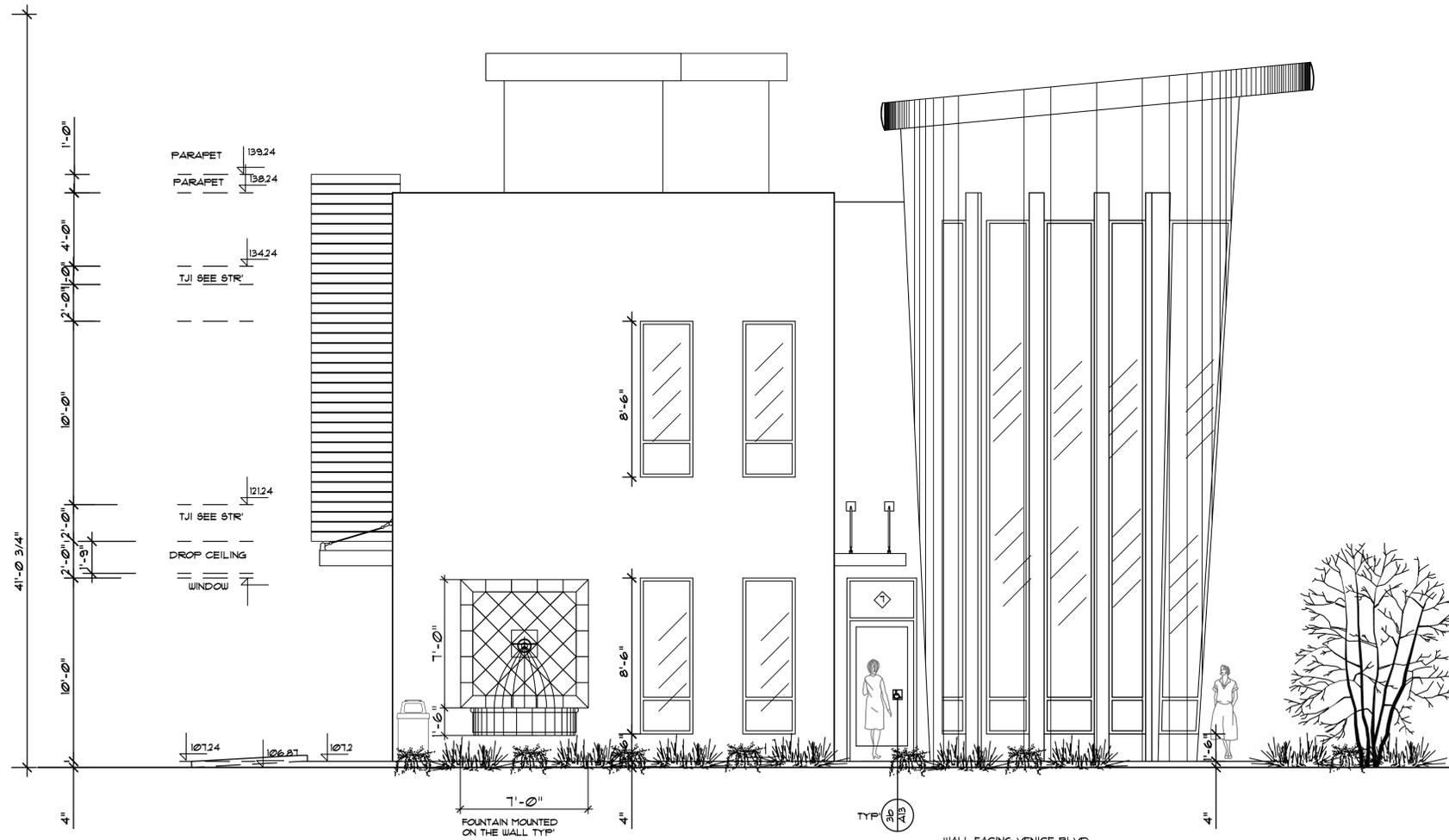
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**EAST ELEVATION**

WALL FACING VENICE BLVD  
 31' x 44' = 1364 SQFT x 90% = 682  
 SQFT WINDOW SIZES 4(3'x8'-6") +  
 4'x10' + 1(3'x10') = 730 > 682 SQFT.

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1/10/2020

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