



# WEST LOS ANGELES MEDICAL OFFICES AMBULATORY SURGERY CENTER

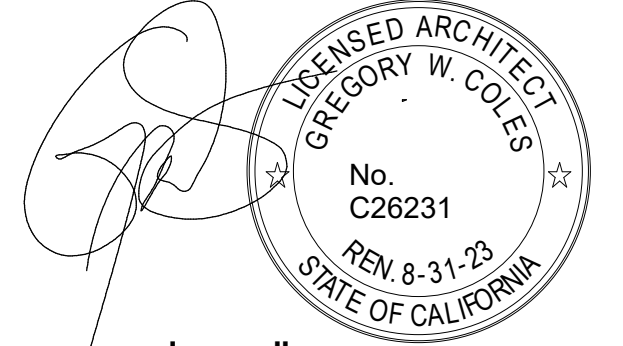
## CITY ENTITLEMENTS SUBMITTAL

06/08/23



Revisions

No.	Revisions	By	Date	Appr.
-	ENTITLEMENTS SUBMITTAL	SLM	4/10/23	



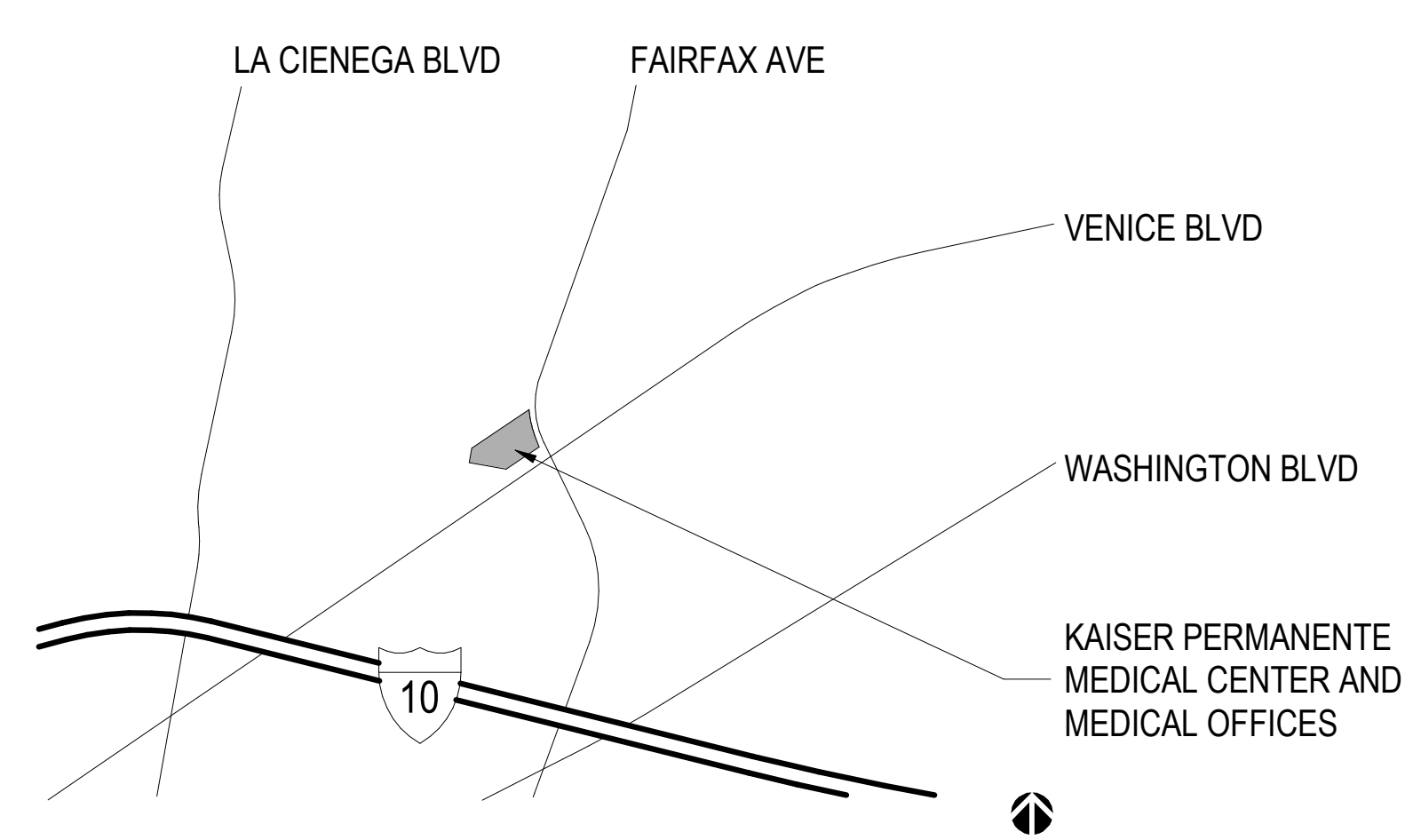
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### VICINITY MAP



**ARCHITECT:**  
The S/L/A/M Collaborative  
2290 East Maple Avenue  
El Segundo, CA 90245  
310.559.4717  
contact: Sagar Chavan, AIA, LEED AP

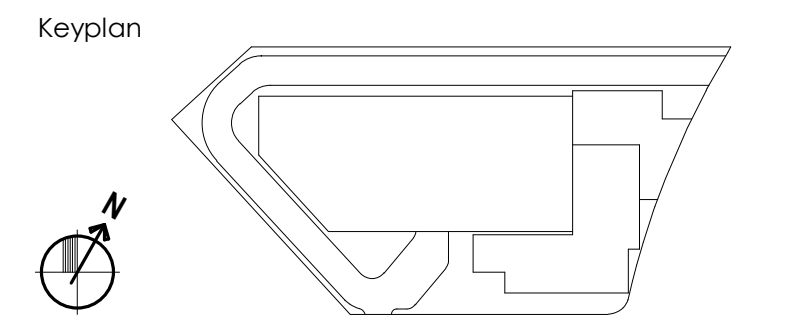
**CIVIL ENGINEER:**  
KPFF  
700 S Flower St., Suite 2100  
Los Angeles, CA 90017  
213.266.5290  
Contact: Ishwar Dhungana

**LANDSCAPE ARCHITECT:**  
The S/L/A/M Collaborative  
2290 East Maple Avenue  
El Segundo, CA 90245  
310.559.4717  
contact: Keith Whipple

**MECHANICAL/PLUMBING:**  
tk1sc  
515 South Figueroa Street, Suite 1400  
Los Angeles, CA 90071  
480.329.0917  
Contact: Louise Belair

**PARKING CONSULTANT:**  
Choate Parking Consultant  
16969 Von Karman Ave, Suite 230  
Irvine, CA 92606  
--  
Contact: Rick Choate

**ELECTRICAL:**  
tk1sc  
515 South Figueroa Street, Suite 1400  
Los Angeles, CA 90071  
310.404.1858  
Contact: Vahik Davijdi



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WEST LOS ANGELES MEDICAL CENTER,  
5901 Venice Blvd, Los Angeles CA 90034  
Project  
**WEST LOS ANGELES MEDICAL  
OFFICES AMBULATORY SURGERY  
CENTER**  
Sheet Title  
**COVER SHEET**

Scale	As Indicated	KP Proj. No.	CA026830
Drawn By	--	Permit No.	
Checked By	Checker	SLAM Proj. No.	20505-10
Issue Date	06/08/23	Sheet No.	<b>G0.10</b>

ABBREVIATIONS

Table of abbreviations with columns for symbol, description, and alternative descriptions. Includes terms like AT ANCHOR BOLT, FLEX FLOOR, SOUTH SPRAY-ON FIREPROOFING, etc.

GENERAL NOTES

1. DESCRIPTION: THE PROJECT SCOPE INCLUDES DEMOLITION OF ONE-STORY 24,560 S.F. MEDICAL OFFICE BUILDING AND CONSTRUCTION OF NEW 62,975 S.F. 3-STORY MEDICAL OFFICE / SURGERY BUILDING AND 122,802 S.F., 5-LEVEL PARKING STRUCTURE.
2. GENERAL CONDITIONS: THE GENERAL CONDITIONS AS SUPPLIED BY OWNER. LATEST EDITION IS A PART OF THESE SPECIFICATIONS AND THE ENTIRE CONTRACT WORK.
3. GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THE WORK IN THE CONTRACT TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
4. SUMMARY OF THE WORK: CONTRACTOR'S DUTIES: A. EXCEPT AS SPECIFICALLY NOTED, PROVIDE AND PAY FOR: 1. LABOR, MATERIALS AND EQUIPMENT 2. TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY 3. OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
5. PROGRESS SCHEDULE: PRIOR TO COMMENCEMENT OF THE WORK, CONTRACTOR SHALL PREPARE AND FURNISH TO OWNER A SCHEDULE SHOWING IN DETAIL THE MANNER IN WHICH CONSTRUCTION WILL PROGRESS AND THE DATES UPON WHICH THE VARIOUS TRADES WILL COMMENCE AND COMPLETE THEIR WORK.
6. SHOP DRAWINGS: SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, ILLUSTRATIONS, SCHEDULES, PERFORMANCE CHARTS, BROCHURES AND OTHER DATA WHICH ARE PREPARED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, MANUFACTURER, SUPPLIER OR DISTRIBUTOR, AND WHICH ILLUSTRATE SOME PORTION OF THE WORK.
7. AS-BUILT RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE, ACCESSIBLE TO THE ARCHITECT, ONE SET OF DIMENSIONED BOND COPIES SHOWING "AS-INSTALLED" WORK INSIDE BUILDING AND EXTENDING OUT TO A POINT OF CONNECTION TO SITE UTILITIES.
8. CLEAN-UP: THE COMPLETE AREA OF WORK AND CORRIDORS LEADING THERETO SHALL BE LEFT FREE OF DUST AND DEBRIS. ALL RUBBISH AND DEBRIS SHALL BE COLLECTED AND STORED IN PILES FOR REMOVAL PERIODICALLY FROM THE SITE.

PROJECT DATA

ADDRESS: KAISER PERMANENTE WEST LOS ANGELES MEDICAL OFFICES - AMBULATORY SURGERY CENTER 5901 VENICE BLVD LOS ANGELES, CA 90034
AREA OF WORK: NEW 65,975 SF AMBULATORY SURGERY CENTER NEW 122,802 SF PARKING STRUCTURE
SITE AREA: 100,968 S.F.
HEIGHT OF BUILDING: AMBULATORY SURGERY CENTER BUILDING TOP OF ROOF: 43'-6" TOP OF PARAPET: 47'-6"
CONSTRUCTION TYPE: II-B
OCCUPANCY: B AND I2.1
APN: 5066-016-037
ZONE: C2-1VL-CPIO
CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE: 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24, CALIFORNIA CODE OF REGULATION (CCR)
CALIFORNIA BUILDING CODE: 2022 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, CCR (BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC))
CALIFORNIA ELECTRICAL CODE: 2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24, CCR (BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC))
CALIFORNIA MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24, CCR (BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC))
CALIFORNIA PLUMBING CODE: 2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24, CCR (BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC))
CALIFORNIA FIRE CODE: 2022 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR (BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC))
FIRE ALARM SYSTEMS: N.F.P.A. NO. 72 - 2022, NATION FIRE ALARM CODE
FIRE SPRINKLER SYSTEMS: N.F.P.A. NO. 13 - 2022, INSTALLATION OF SPRINKLER SYSTEM N.F.P.A. NO. 14 - 2022, STANDPIPE AND HOSE SYSTEMS N.F.P.A. NO. 24 - 2019, PRIVATE FIRE SERVICE MAINS
CALIFORNIA CODE OF REGULATIONS: TITLE 19, PUBLIC SAFETY, CHAPTER 1, SFM REG.'S
ADA: ADA FEDERAL REGISTER APRIL 1, 1994 2019 CALIFORNIA ACCESS COMPLIANCE REFERENCE MANUAL REGULATIONS

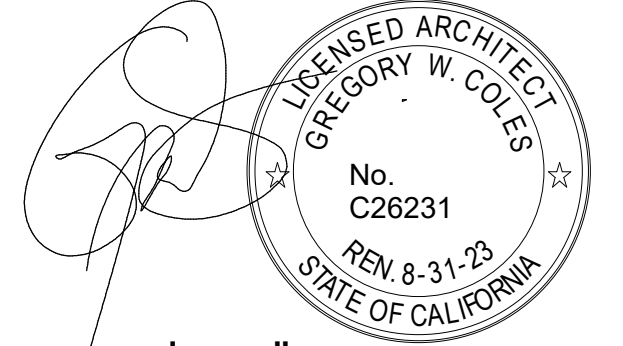
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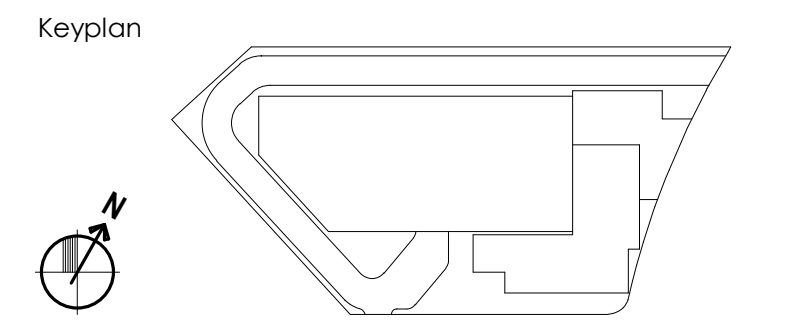
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Revisions

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Project  
**WEST LOS ANGELES MEDICAL  
OFFICES AMBULATORY SURGERY  
CENTER**  
Sheet Title  
**EXISTING SITE AERIAL  
AND SITE PHOTOS**

Scale	KP Proj. No.	CA1026830
Drawn By	Permit No.	
Checked By	SLAM Proj. No.	20505-10
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	Sheet No.	<b>G0.60</b>

### DEMOLITION LEGEND

- EXISTING PAVING, PARKING SPACES, AND DRIVEWAY TO BE DEMOLISHED. REFER TO ARCHITECTURAL, CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFO
- EXISTING LANDSCAPE AREA TO BE DEMOLISHED
- EXISTING BUILDING, ACCESSORY STRUCTURES, AND SITE ELEMENTS TO BE REMOVED
- EXISTING PLANTINGS TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

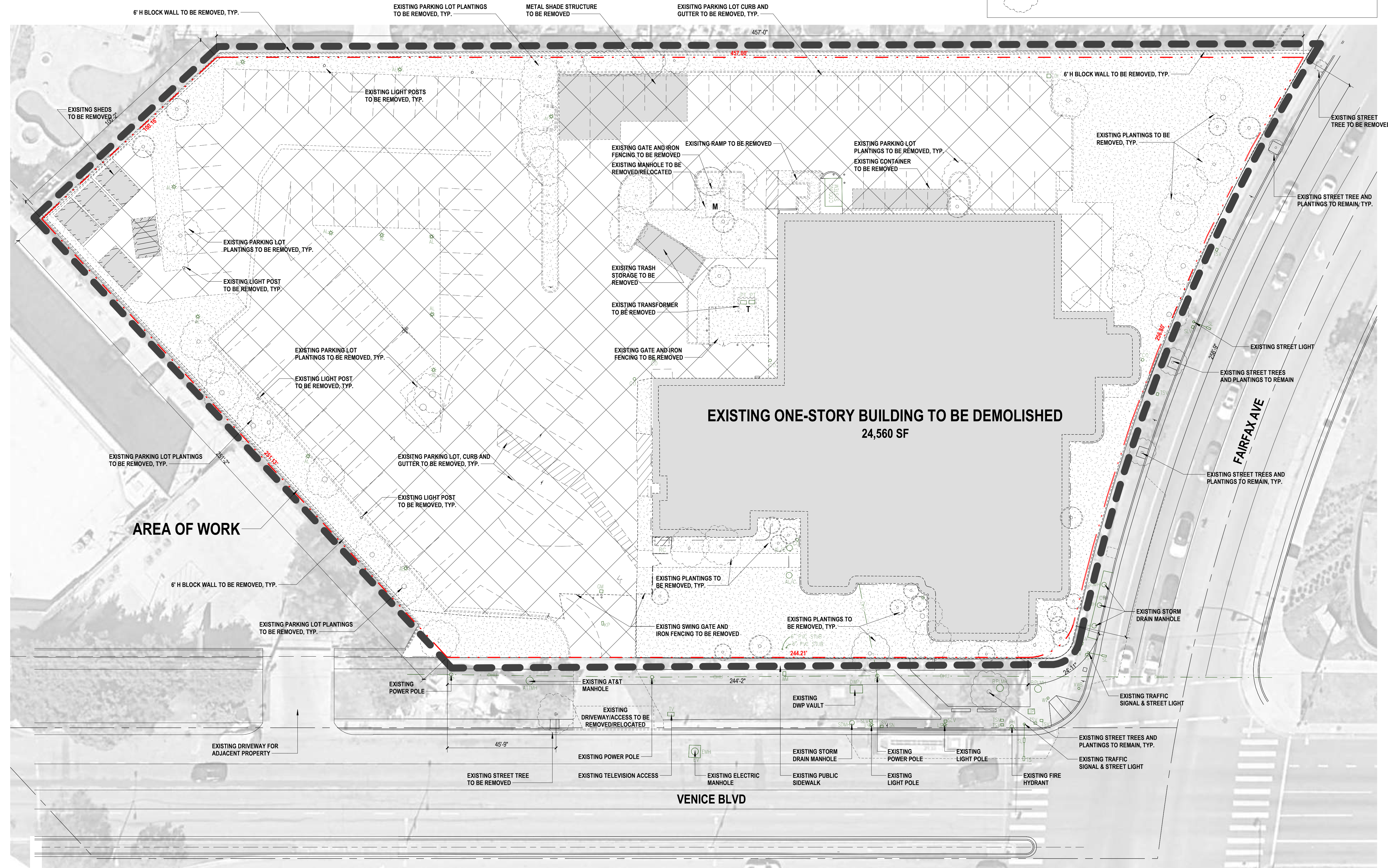
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Keyplan

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**WEST LOS ANGELES MEDICAL  
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**DEMOLITION SITE PLAN**

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**FLOOR AREA RATIO (F.A.R.) CALCULATION**

BUILDABLE AREA PER LAMC 12.03 =	100,931 SF (NO SETBACKS REQUIRED)
PERMITTED FLOOR AREA RATIO (F.A.R.) =	1.5:1
PERMITTED FLOOR AREA =	151,396 SF
PROPOSED FLOOR AREA =	58,990 SF
PROPOSED FLOOR AREA RATIO (F.A.R.) =	0.4:1

**BUILDING AREA**

<b>OVERALL GROSS FLOOR AREA:</b>	<b>62,975 SF</b>
1ST FLOOR AREA:	13,254 SF
2ND FLOOR AREA:	31,648 SF
3RD FLOOR AREA:	18,073 SF
<b>OVERALL NET FLOOR AREA:</b>	<b>58,990 SF</b>
1ST FLOOR AREA:	11,982 SF
2ND FLOOR AREA:	30,112 SF
3RD FLOOR AREA:	16,896 SF

**PARKING SUMMARY**

REQUIRED PARKING RATIO: 1 PER 200 SF OF NET FLOOR AREA  
 TOTAL PARKING REQUIRED: 295  
 TOTAL PARKING PROVIDED: 300

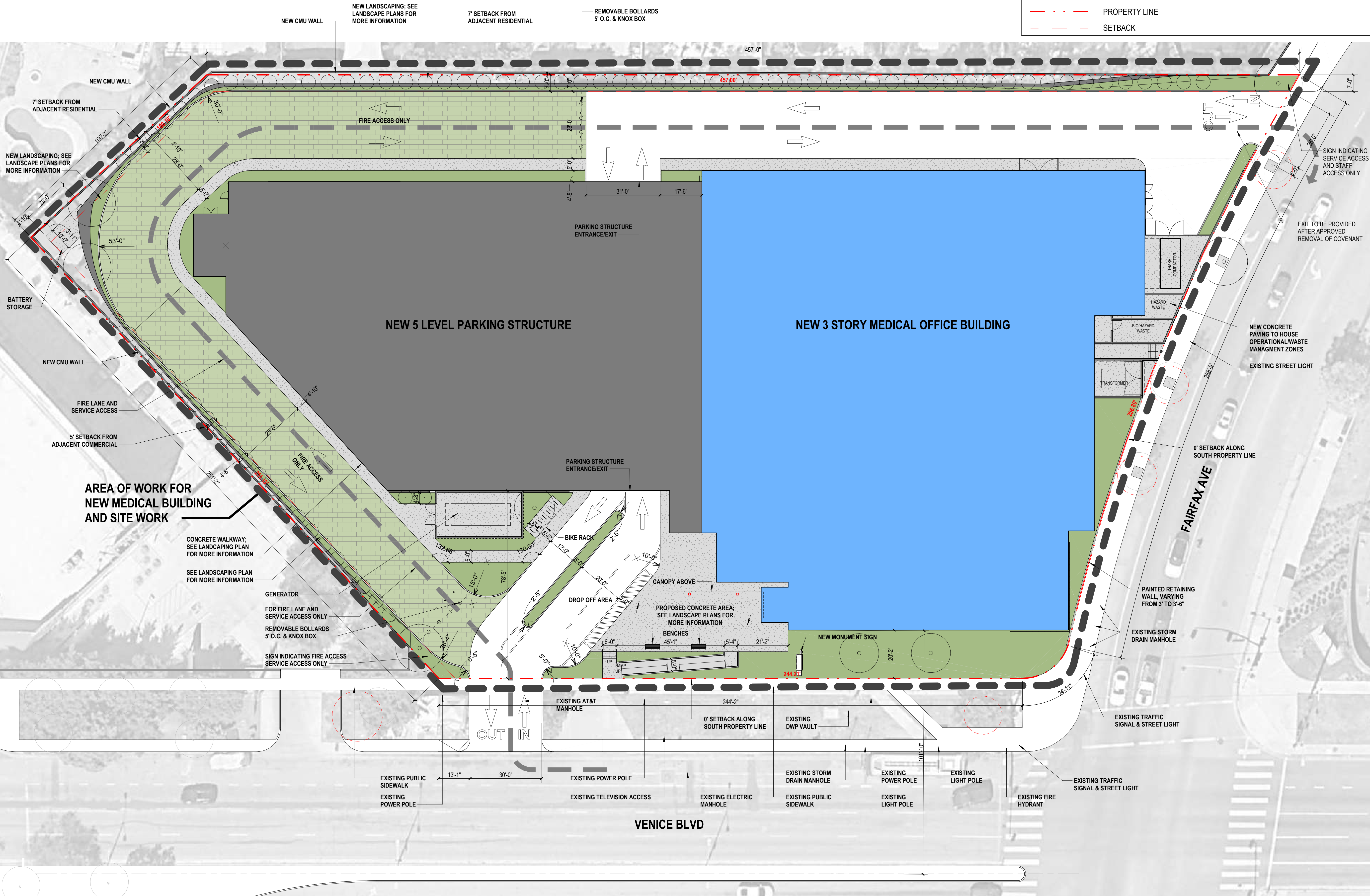
SHORT TERM BICYCLE PARKING PER CALGREEN REQ.: 15  
 LONG TERM BICYCLE PARKING PER CALGREEN REQ.: 15

**LOT COVERAGE PERCENTAGES**

ENTIRE SITE AREA:	100,931 SF (2.32 ACRES) = 100%
BUILDING FOOTPRINT:	54,985 SF = 54%
PAVING/HARDSCAPE:	12,051 SF = 12%
ASPHALT PAVING:	11,687 SF = 12%
PERMEABLE HARDSCAPE:	12,407 SF = 12%
LANDSCAPING:	9,803 SF = 10%

**SITE LEGEND**

- NEW LANDSCAPING
- EXISTING SIDEWALK
- NEW SERVICE LANE WITH GRASSCRETE
- NEW ASPHALT PAVING
- NEW CONCRETE HARDSCAPE ADJ. TO MOB
- EXISTING TREE
- PROPOSED TREE
- AREA OF WORK BOUNDARY
- PROPERTY LINE
- SETBACK



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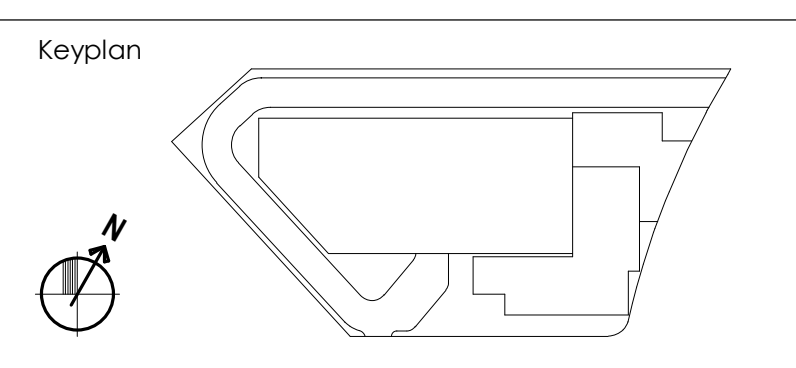
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REGISTERED ARCHITECT  
 GREGORY W. COLES  
 No. C26231  
 REN 8-31-23  
 STATE OF CALIFORNIA

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 phone 310.559.4717



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Project  
**WEST LOS ANGELES MEDICAL  
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Sheet Title  
**OVERALL PROPOSED  
 SITE PLAN**

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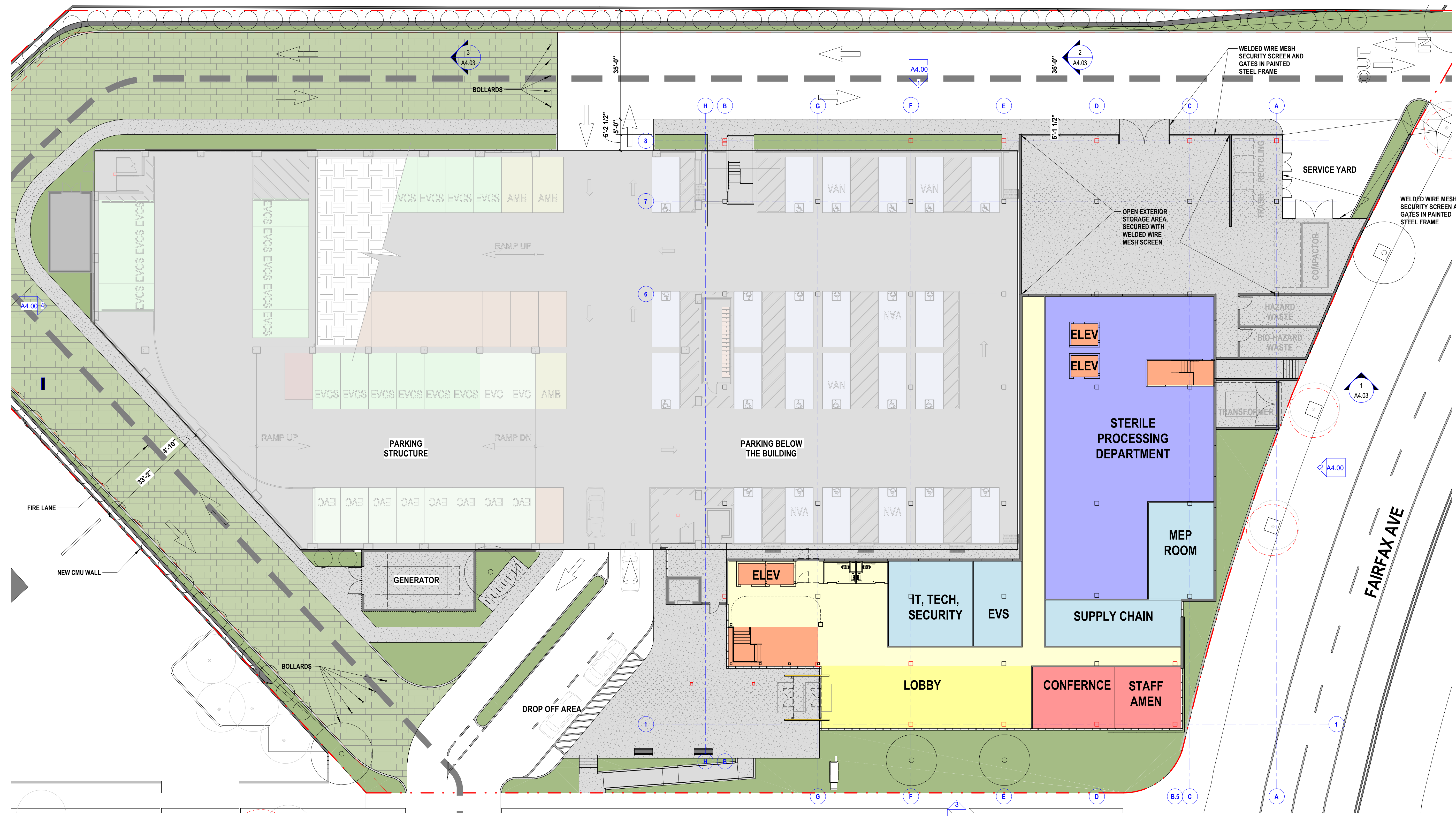
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**1 SITE PLAN**  
 1" = 20'-0"

### DEPARTMENT LEGEND

- PHARMACY - PATHOLOGY - STERILIZATION
- RECOVERY - PRE-OP - CLINIC
- CIRCULATION
- VERTICAL CIRCULATION
- CONFERENCE - STAFF AMMENITIES
- IMAGING - MECH - IT - ADD'L SERVICES
- PUBLIC SPACE - WAITING

**NOTE:**  
 ALL CEILING HEIGHTS ON THE FIRST FLOOR (EXCEPT STERILE PROCESSING DEPARTMENT) WILL BE MINIMUM 11' AFF




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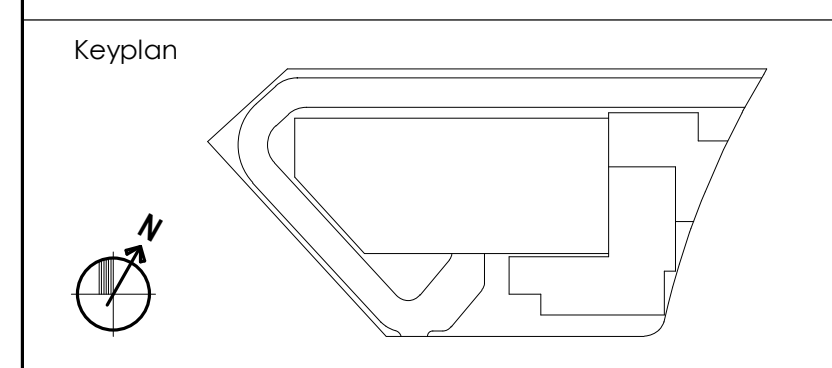
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**WEST LOS ANGELES MEDICAL OFFICES AMBULATORY SURGERY CENTER**  
 Sheet Title  
**FIRST FLOOR PLAN WITH SITE PLAN OVERLAY**

Scale	1/16" = 1'-0"	KP Proj. No.	CA1026830
Drawn By	---	Permit No.	---
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Issue Date	06/08/23	Checker	---
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**1** FIRST FLOOR PLAN  
 1/16" = 1'-0"

### DEPARTMENT LEGEND

<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> PHARMACY - PATHOLOGY - STERILIZATION	<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> CONFERENCE - STAFF AMMENITIES
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> RECOVERY - PRE-OP - CLINIC	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> IMAGING - MECH - IT - ADDL SERVICES
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> PUBLIC SPACE - WAITING
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> VERTICAL CIRCULATION	

**NOTE:**  
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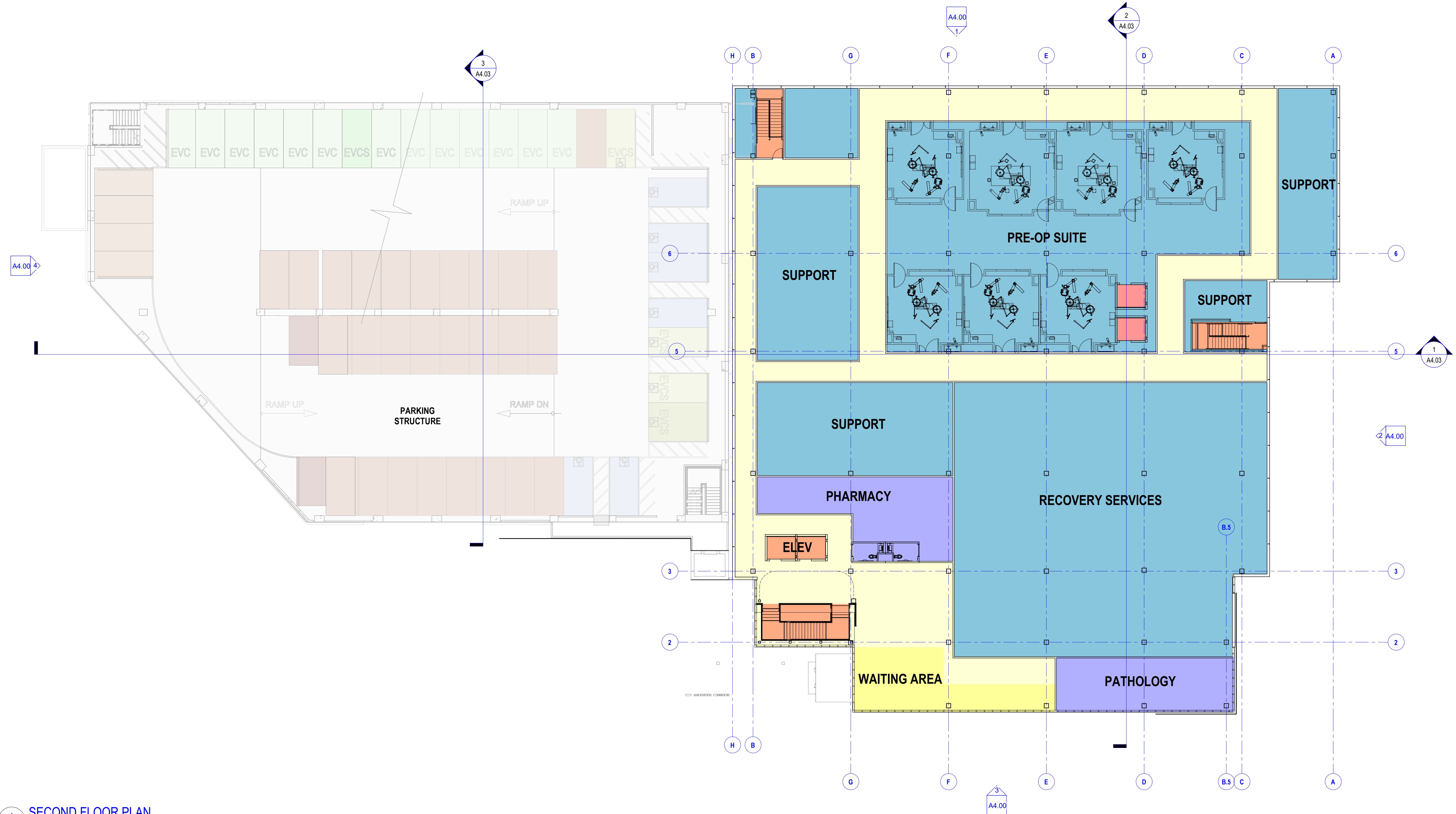
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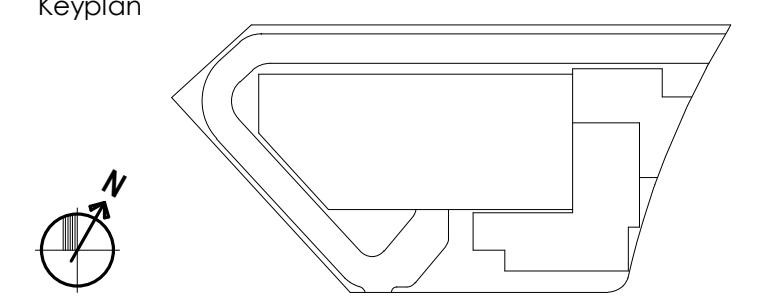
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Keyplan



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**WEST LOS ANGELES MEDICAL  
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**SECOND FLOOR PLAN**

Scale	1/16" = 1'-0"	KP Proj. No.	CA026830
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**1 SECOND FLOOR PLAN**  
 1/16" = 1'-0"

### DEPARTMENT LEGEND

<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> PHARMACY - PATHOLOGY - STERILIZATION	<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span> CONFERENCE - STAFF AMMENITIES
<span style="display:inline-block; width:15px; height:15px; background-color:teal;"></span> RECOVERY - PRE-OP - CLINIC	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> IMAGING - MECH - IT - ADD'L SERVICES
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> PUBLIC SPACE - WAITING
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> VERTICAL CIRCULATION	


**NOTE:**  
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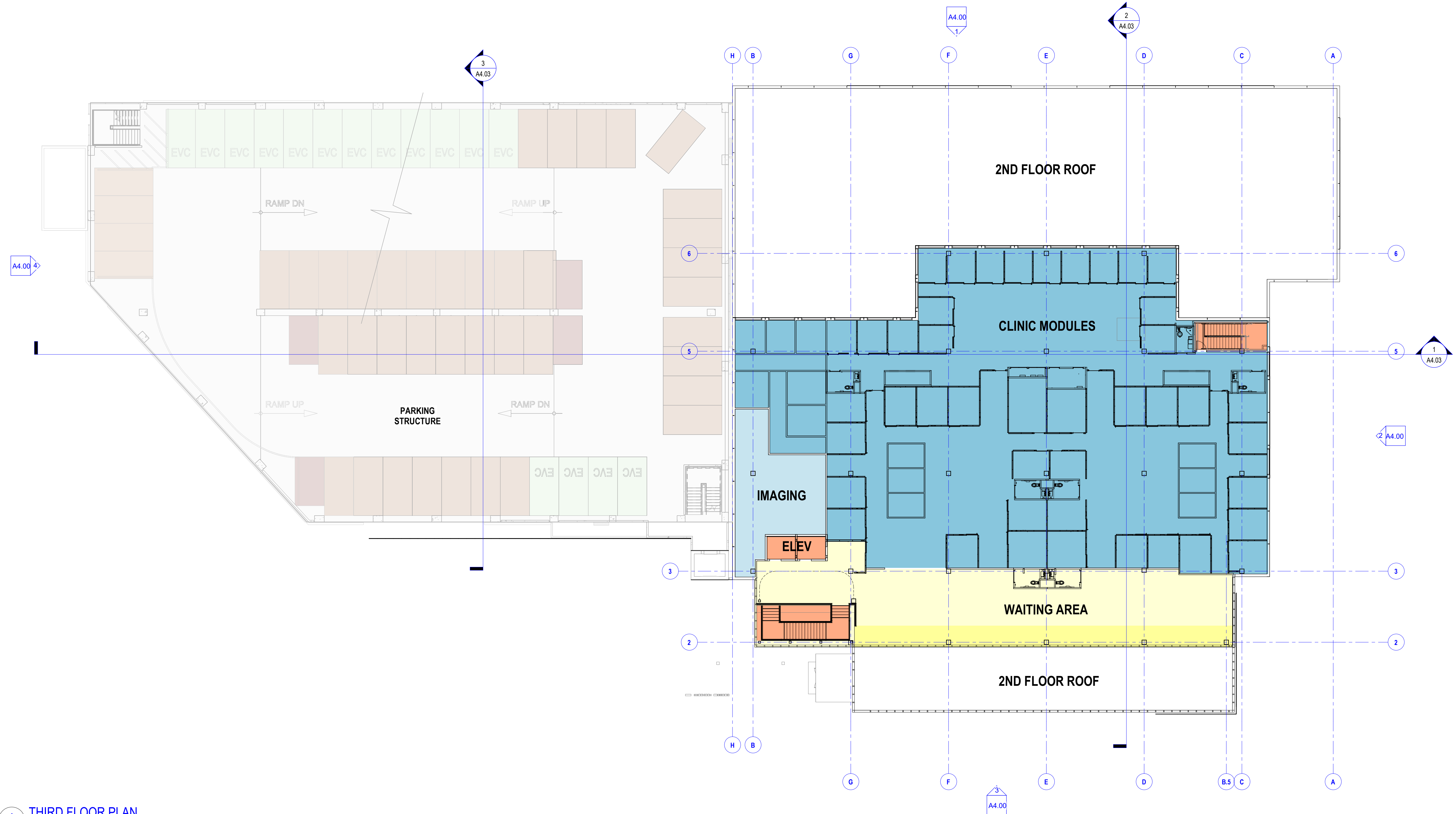
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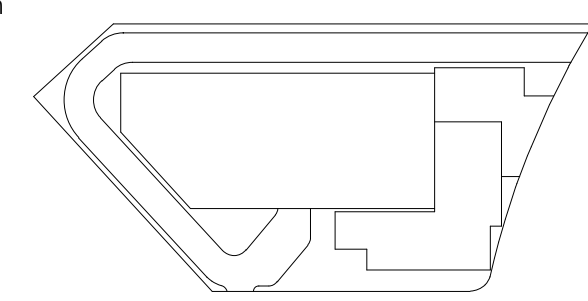
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**1 THIRD FLOOR PLAN**  
 1/16" = 1'-0"

Keyplan



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**THIRD FLOOR PLAN**

Scale	1/16" = 1'-0"	KP Proj. No.	CA026830
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Checked By	Checker	SLAM Proj. No.	20505-10
Issue Date	06/08/23	Sheet No.	<b>A3.03</b>



### DEPARTMENT LEGEND

<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> PHARMACY - PATHOLOGY - STERILIZATION	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> CONFERENCE - STAFF AMMENITIES
<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> RECOVERY - PRE-OP - CLINIC	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> IMAGING - MECH - IT - ADD'L SERVICES
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> PUBLIC SPACE - WAITING
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> VERTICAL CIRCULATION	

**NOTE:**  
ALL CEILING HEIGHTS ON THE FIRST FLOOR (EXCEPT STERILE PROCESSING DEPARTMENT) WILL BE MINIMUM 11' AFF



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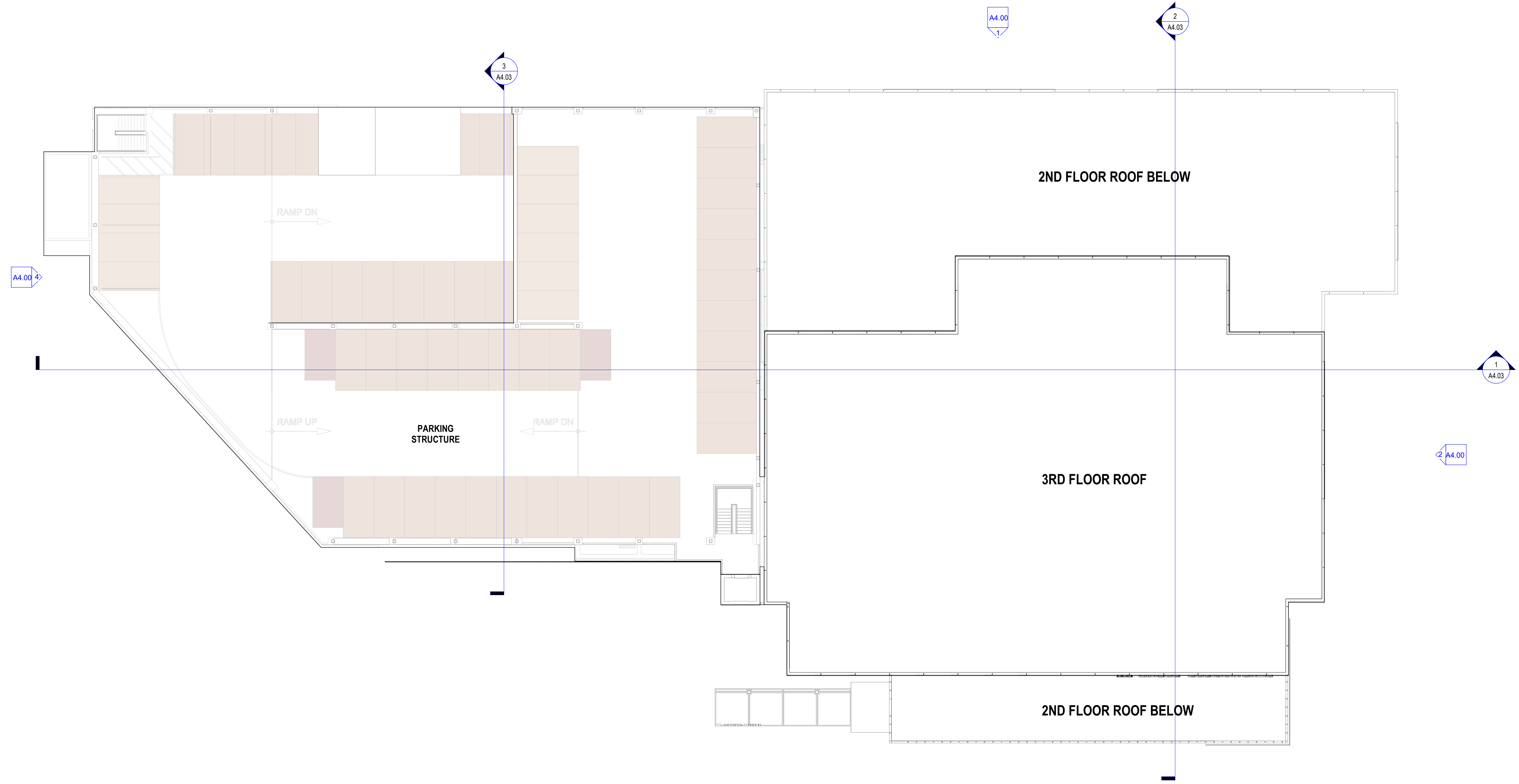
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Keyplan



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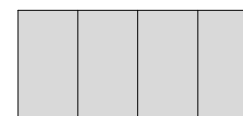
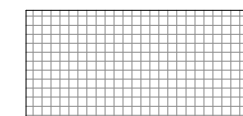

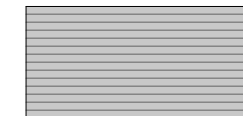
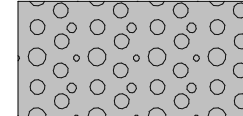


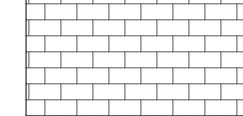

Project  
**WEST LOS ANGELES MEDICAL  
CENTERS AMBULATORY SURGERY  
CENTER**

Sheet Title  
**ROOF PLAN**

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Drawn By	...	Permit No.	
Checked By	Checker	SLAM Proj. No.	20505-10
Issue Date	06/08/23	Sheet No.	<b>A3.04</b>

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### MATERIAL LEGEND

	LIGHT GREY ALUMINUM METAL PANEL ALUCOBOND MARKET PEARL WHITE OR SIMILAR		LIGHT GREY COATED WELDED WIRE MESH (2"x3" VERTICAL PATTERN) IN STEEL FRAME WITH HIGH PERFORMANCE COATING
	DARK GREY ALUMINUM METAL PANEL ALUCOBOND CADET GREY OR SIMILAR		METAL DECK SIDING WITH HIGH PERFORMANCE COATING
	PERFORATED METAL SCREEN WITH DECORATIVE PATTERN		ALUMINUM PANELS/ FEATURES
	1" INSULATED TEMPERED VISION GLAZING IN CLR. ANOD. ALUMINUM FRAME.		WHITE CMU CENTER SCORED AND SMOOTH FINISH
	1" INSULATED TEMPERED SPANDEL GLAZING IN CLR. ANOD. ALUMINUM FRAME.		

NOTE: ENTIRE PARKING STRUCTURE TO BE PAINTED WHITE U.N.O.



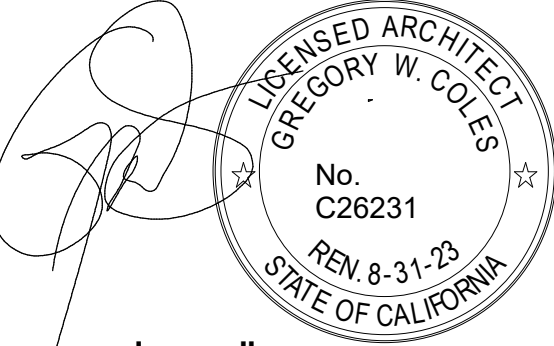
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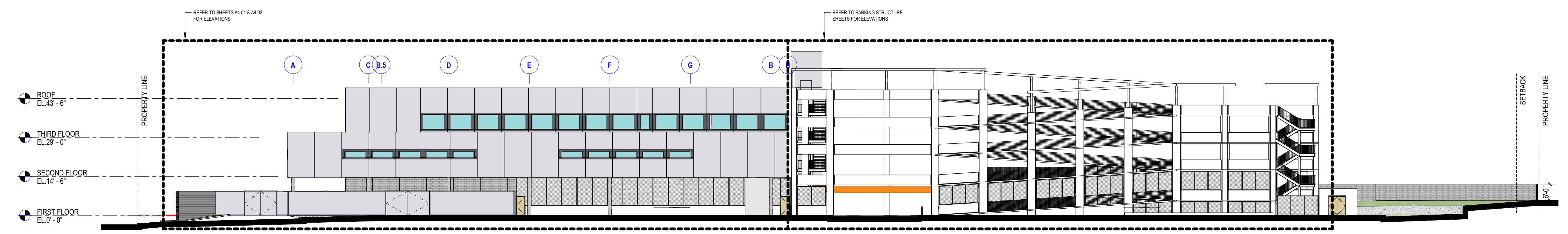
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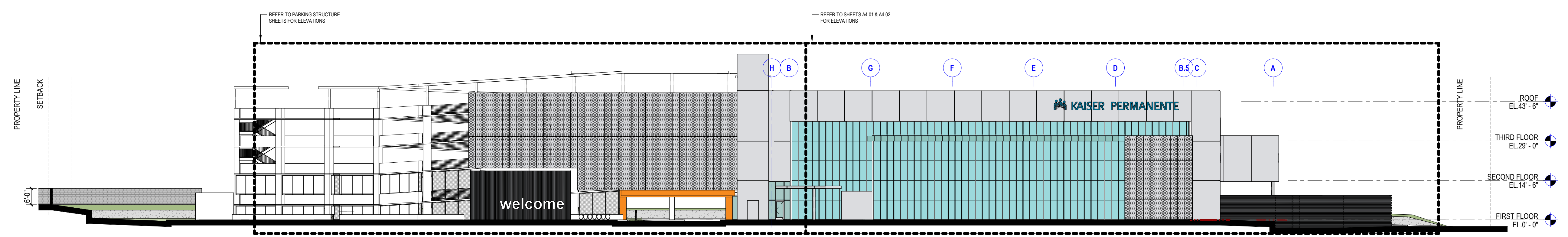
Architect/Engineer Of Record: \_\_\_\_\_

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Project  
**WEST LOS ANGELES MEDICAL  
OFFICES AMBULATORY SURGERY  
CENTER**  
Sheet Title  
**OVERALL PARKING  
STRUCTURE &  
BUILDING ELEVATIONS**

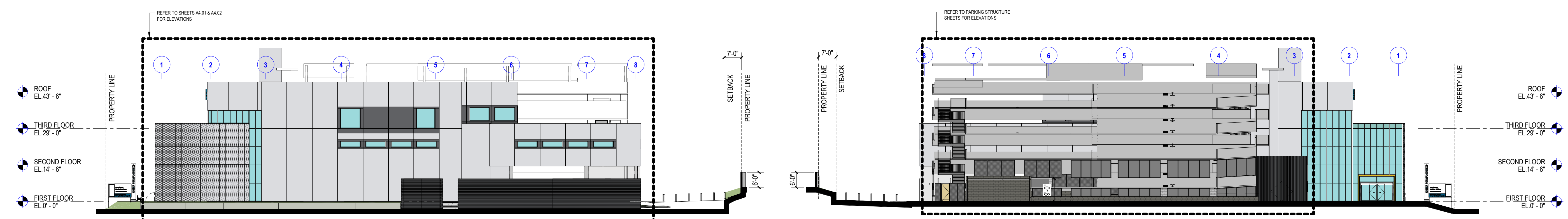
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Drawn By	...	Permit No.	
Checked By	Checker	SLAM Proj. No.	20505-10
Issue Date	06/08/23	Sheet No.	<b>A4.00</b>



**1 NORTH ELEVATION - OVERALL**  
3/64" = 1'-0"



**3 SOUTH ELEVATION - OVERALL**  
3/64" = 1'-0"



**2 EAST ELEVATION - OVERALL DEAD**  
3/64" = 1'-0"

**4 WEST ELEVATION - OVERALL**  
3/64" = 1'-0"

SIGNAGE AREA LEGEND	
WELCOME SIGNAGE:	97 SQ. FT.
CANOPY SIGNAGE:	23 SQ. FT.
KP BRAND SIGNAGE:	196 SQ. FT.
TOTAL:	316 SQ. FT.

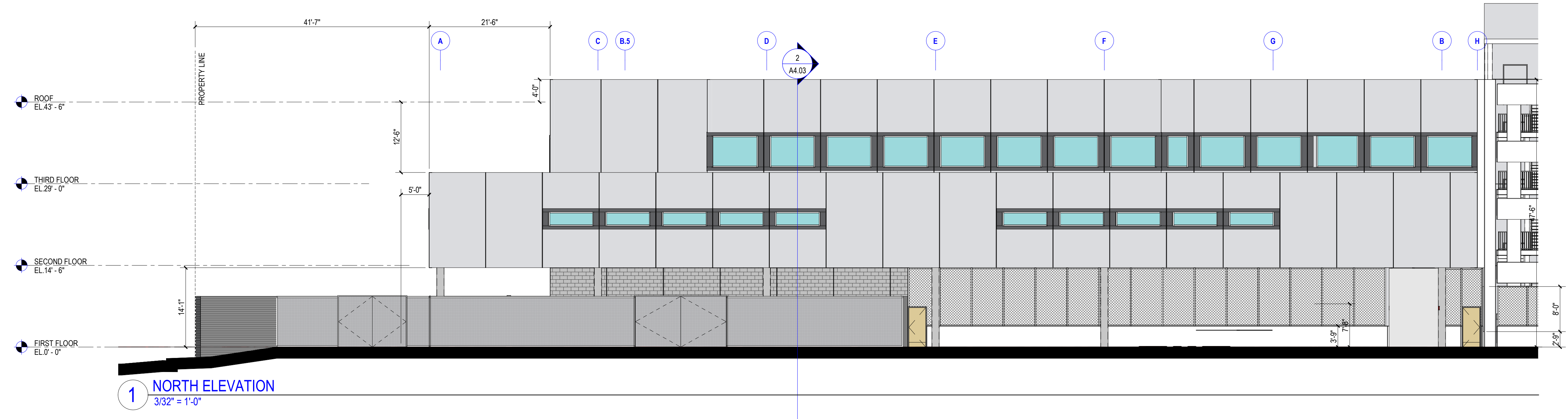
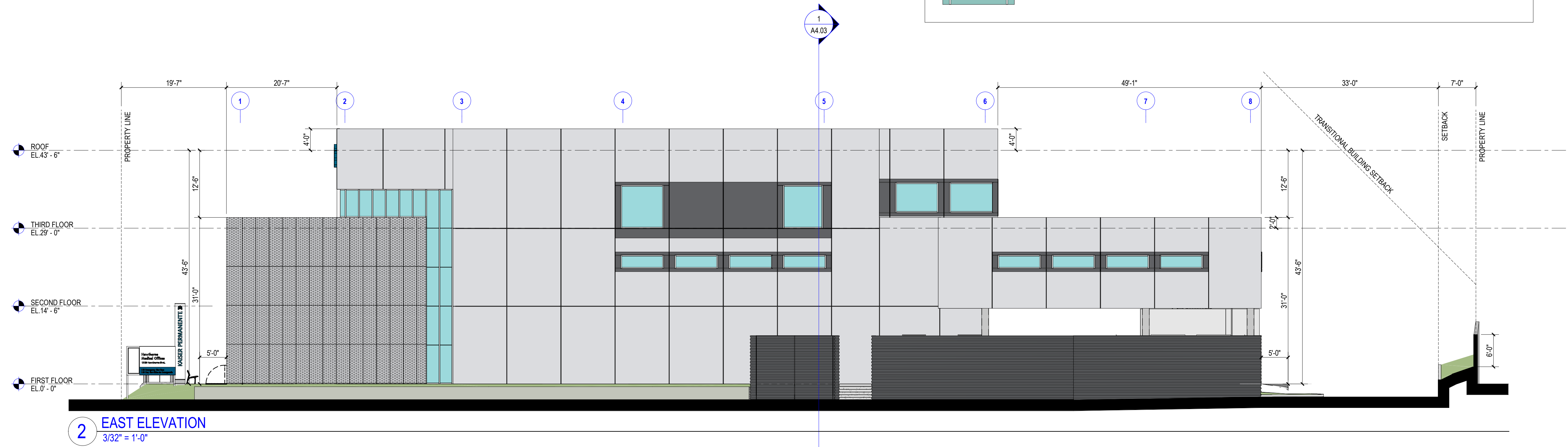
MATERIAL LEGEND			
	LIGHT GREY ALUMINUM METAL PANEL ALUCOBOND MARKET PEARL WHITE OR SIMILAR		LIGHT GREY COATED WELDED WIRE MESH (2"x3" VERTICAL PATTERN) IN STEEL FRAME WITH HIGH PERFORMANCE COATING
	DARK GREY ALUMINUM METAL PANEL ALUCOBOND CADET GREY OR SIMILAR		METAL DECK SIDING WITH HIGH PERFORMANCE COATING
	PERFORATED METAL SCREEN WITH DECORATIVE PATTERN		ALUMINUM PANELS/ FEATURES
	1" INSULATED TEMPERED VISION GLAZING IN CLR. ANOD. ALUMINUM FRAME.		WHITE CMU CENTER SCORED AND SMOOTH FINISH
	1" INSULATED TEMPERED SPANDREL GLAZING IN CLR. ANOD. ALUMINUM FRAME.		

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Sheet Title  
**EXTERIOR ELEVATIONS**

Scale	As Indicated	KP Proj. No.	CA1026830
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Checked By	...	SLAM Proj. No.	20505-10
Issue Date	06/08/23	Checker	
		Sheet No.	<b>A4.01</b>

SIGNAGE AREA LEGEND	
WELCOME SIGNAGE:	97 SQ. FT.
CANOPY SIGNAGE:	23 SQ. FT.
KP BRAND SIGNAGE:	196 SQ. FT.
TOTAL:	316 SQ. FT.

MATERIAL LEGEND			
	LIGHT GREY ALUMINUM METAL PANEL ALUCOBOND MARKET PEARL WHITE OR SIMILAR		LIGHT GREY COATED WELDED WIRE MESH (2"x3" VERTICAL PATTERN) IN STEEL FRAME WITH HIGH PERFORMANCE COATING
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	1" INSULATED TEMPERED SPANDEL GLAZING IN CLR. ANOD. ALUMINUM FRAME.		

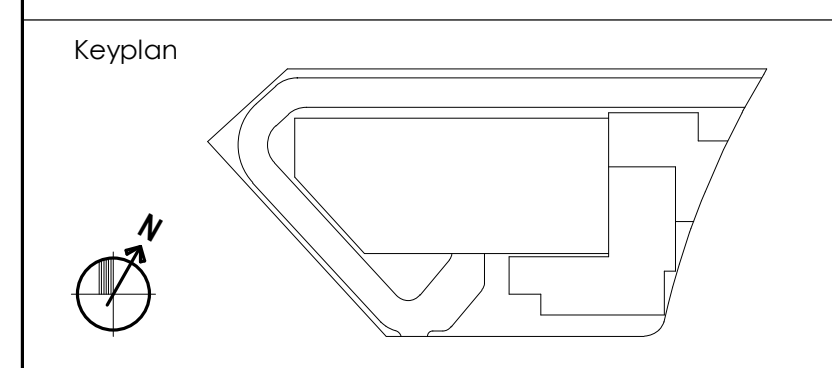
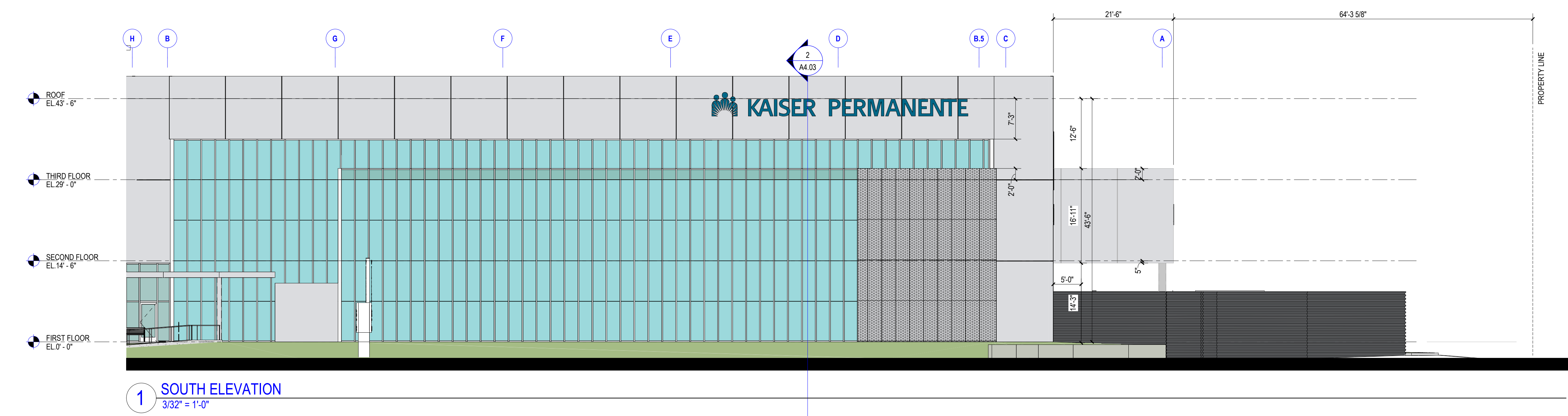
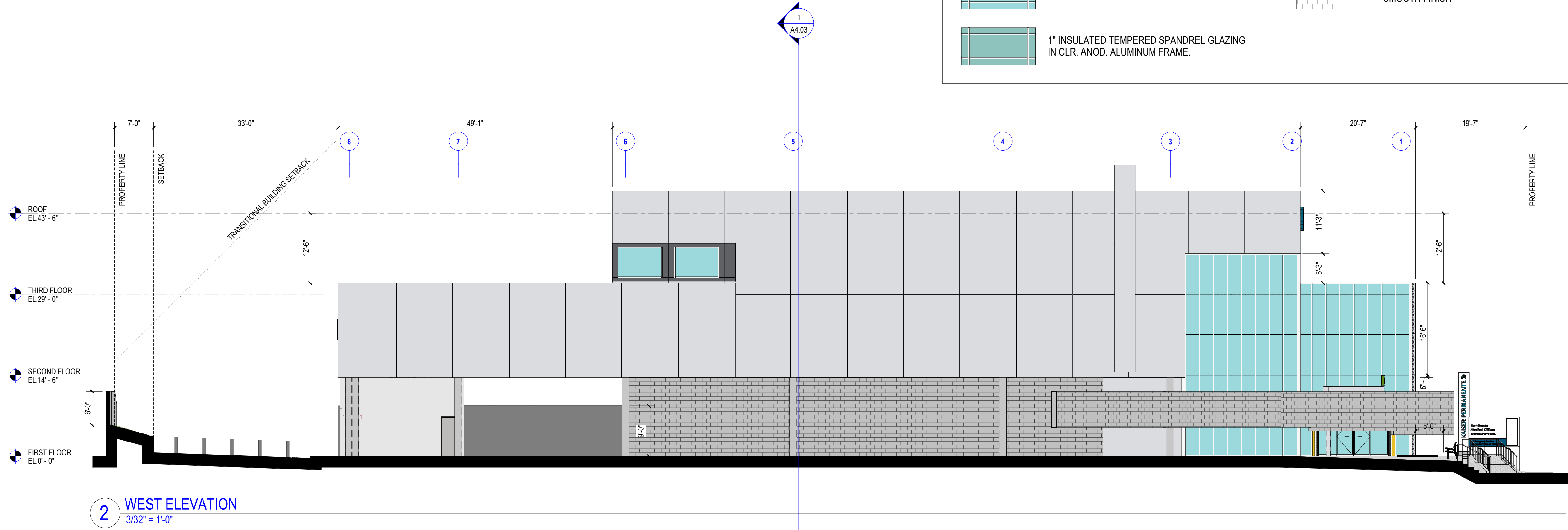
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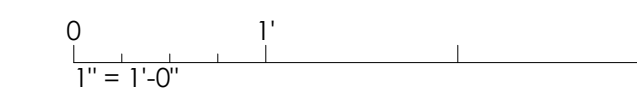
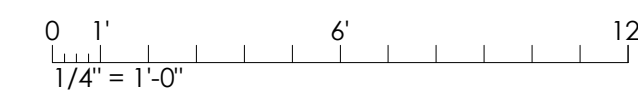
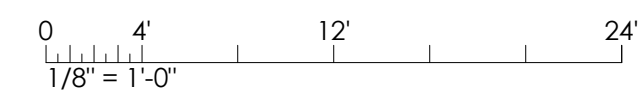
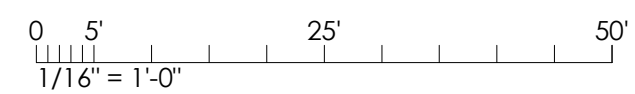
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**EXTERIOR ELEVATIONS**

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Checked By	...	SLAM Proj. No.	20505-10
Issue Date	06/08/23	Checker	
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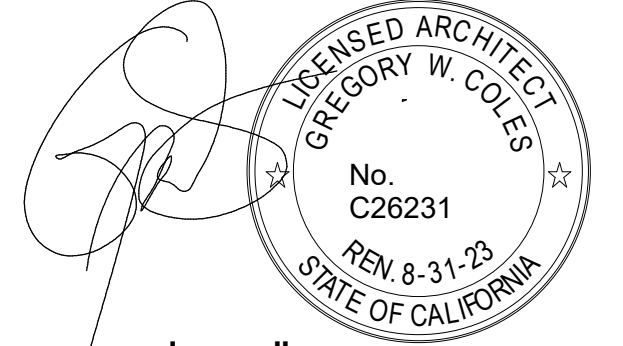


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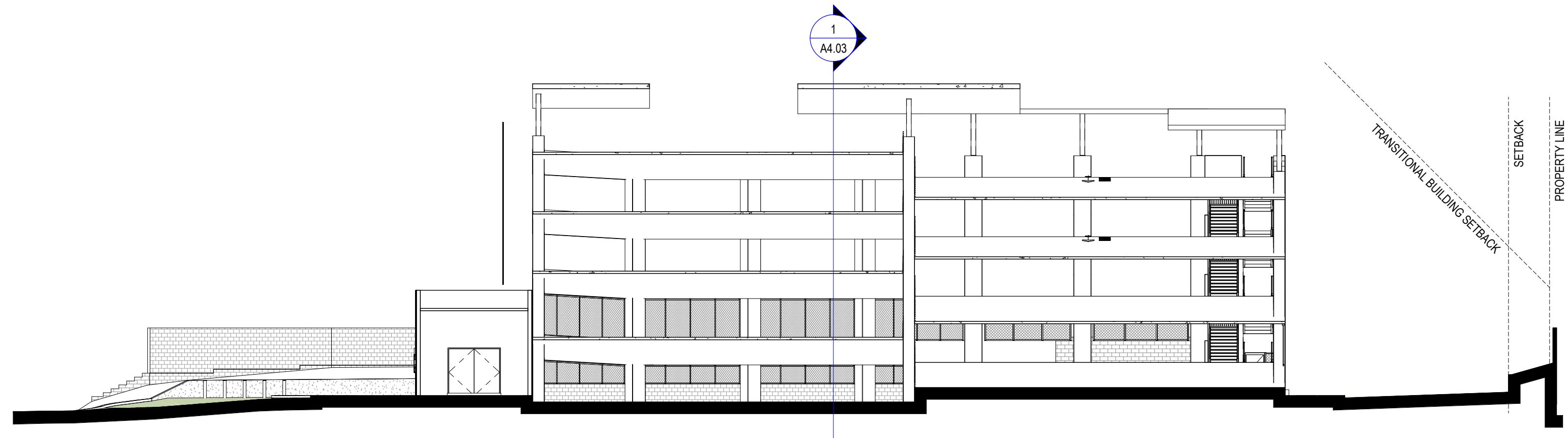


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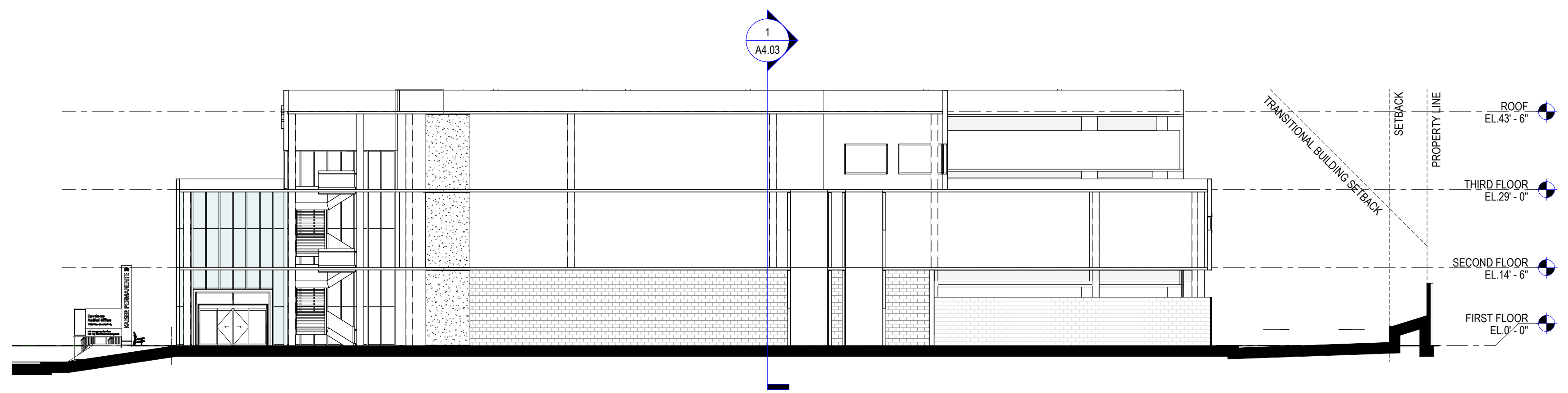
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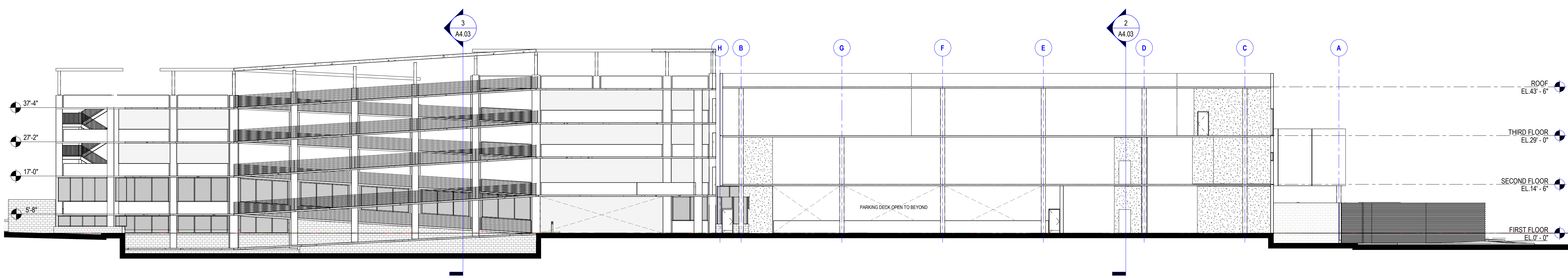
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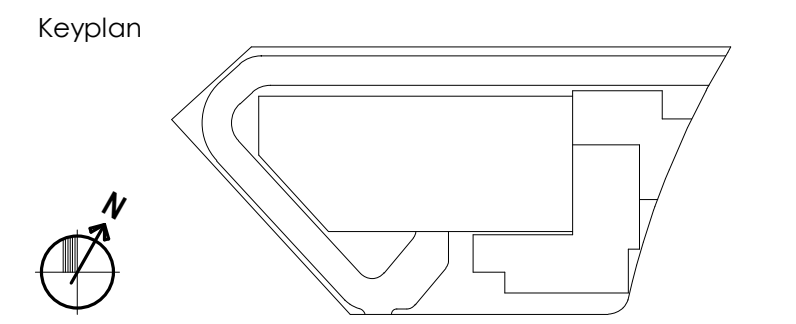
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1/16" = 1'-0"



**2 SECTION BB**  
1/16" = 1'-0"



**1 SECTION AA**  
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**BUILDING SECTIONS**

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Checked By	...	SLAM Proj. No.	20505-10
Issue Date	06/08/23	Sheet No.	<b>A4.03</b>

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1/8" = 1'-0"

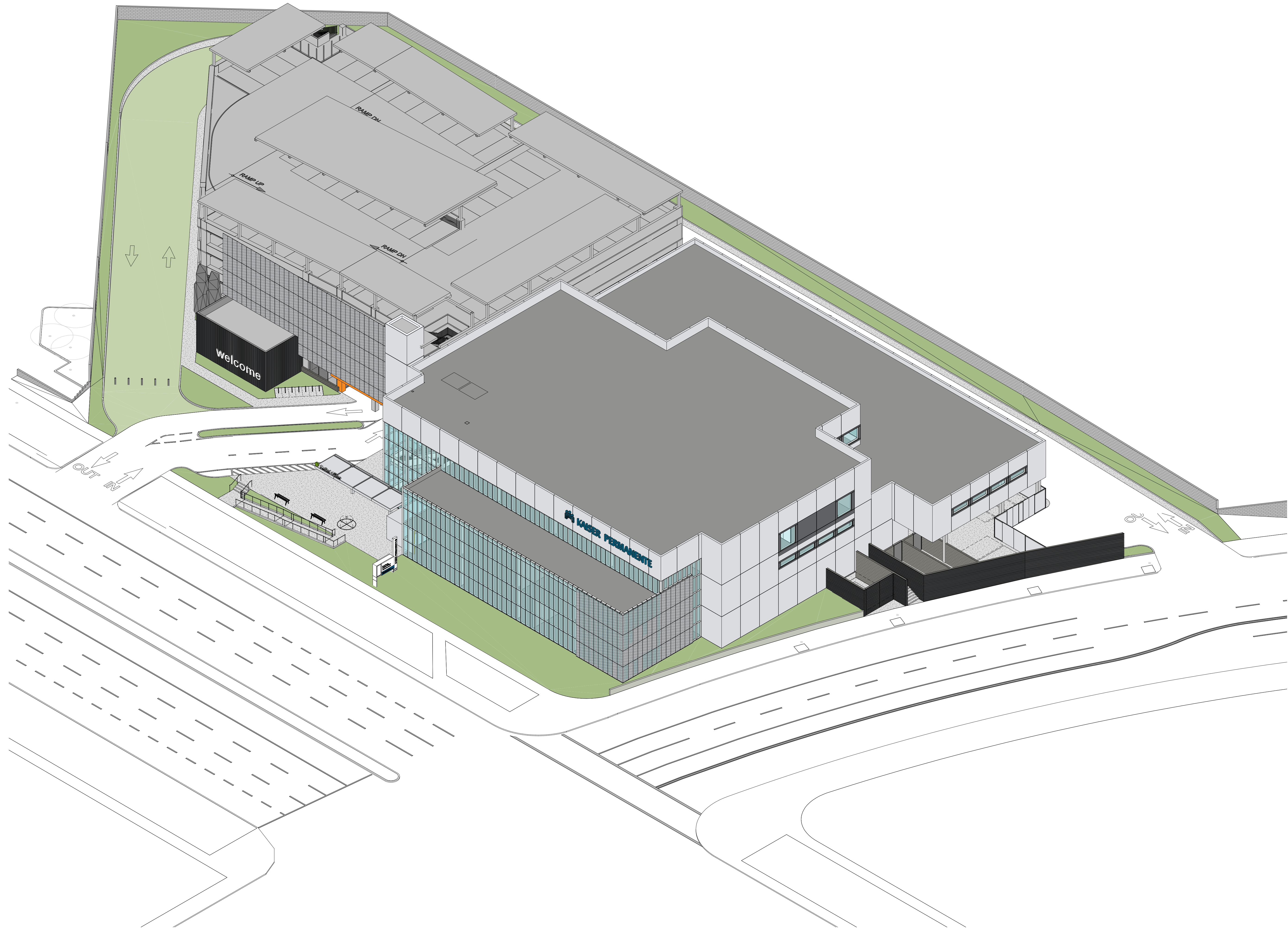
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0 1' 4' 8'  
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0 1' 3/4' 1'-0"

0 1' 1" 2" 3"  
1" = 1'-0"

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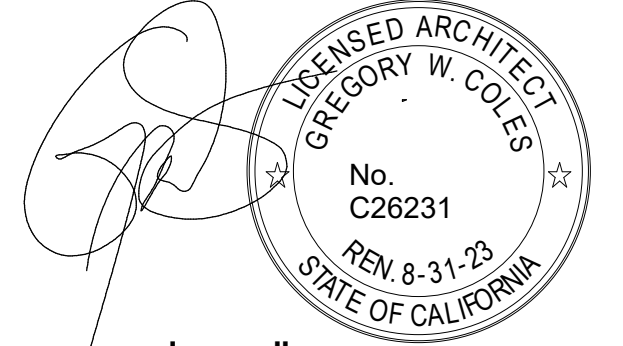
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CENTER**  
Sheet Title  
**AXONOMETRIC 3D  
VIEWS - SOUTHEAST**

Scale	KP Proj. No.	CA1026830
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Checked By	SLAM Proj. No.	20505-10
Issue Date	Checker	06/08/23
	Sheet No.	<b>A4.04</b>

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1/8" = 1'-0"

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0 1' 2' 4'  
1/2" = 1'-0"

0 1' 3' 6'  
3/4" = 1'-0"

0 1' 2' 3'  
1" = 1'-0"

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Sheet Title  
**AXONOMETRIC 3D  
VIEWS - NORTHEAST**

Scale	KP Proj. No.	CA026830
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Checked By	SLAM Proj. No.	20505-10
Issue Date	Checker	06/08/23

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**A4.05**

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1/16" = 1'-0"

0 4' 12' 24'  
1/8" = 1'-0"

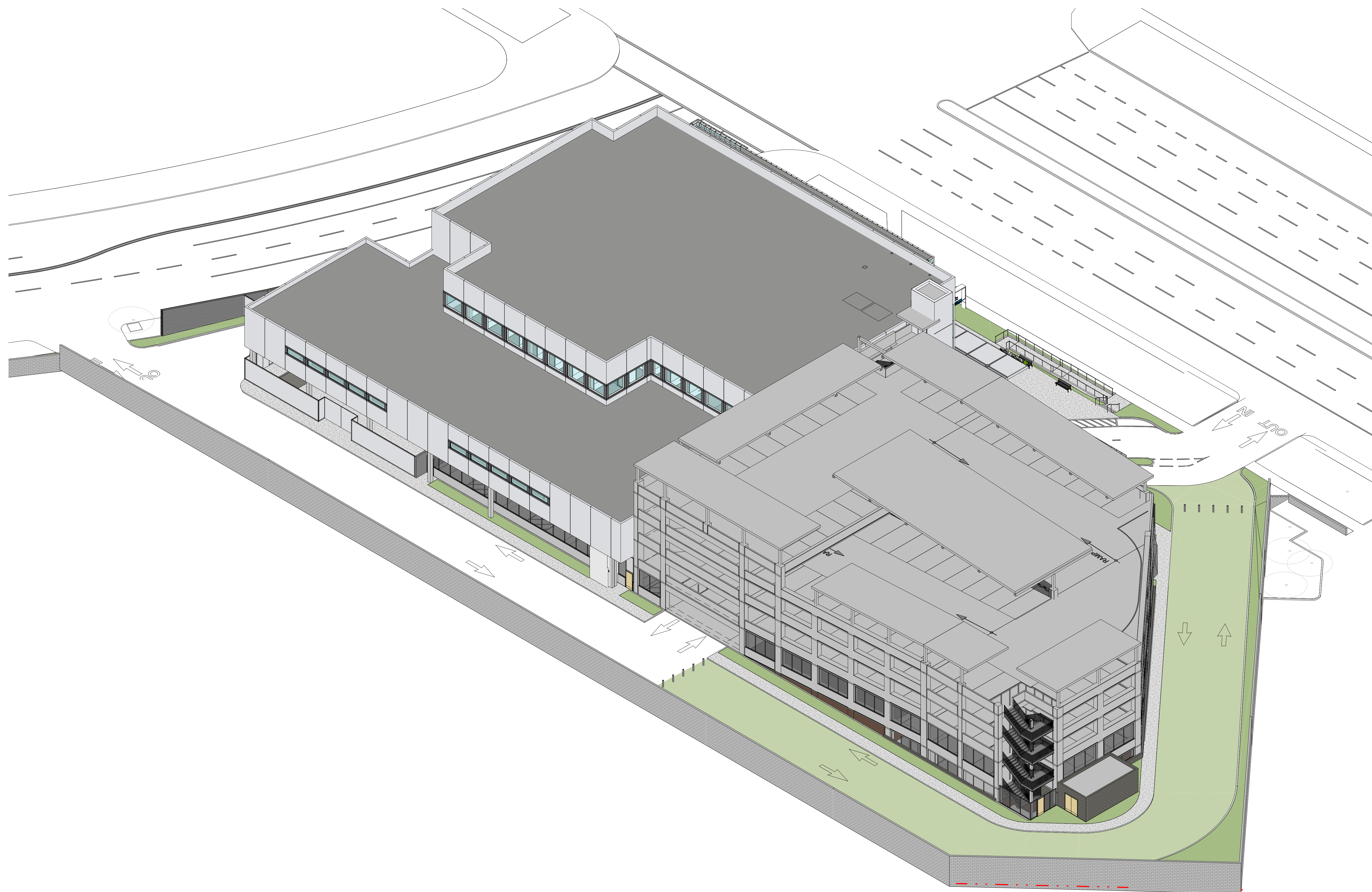
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1/4" = 1'-0"

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3/4" = 1'-0"

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1" = 1'-0"

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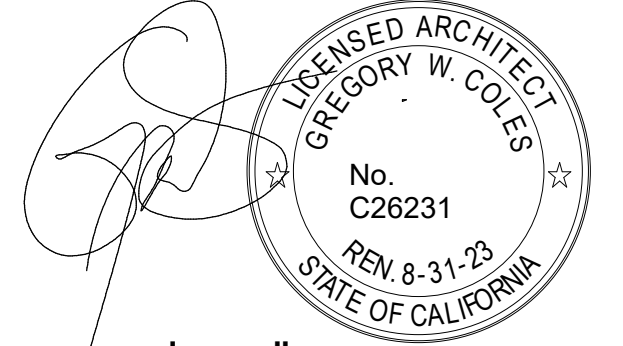
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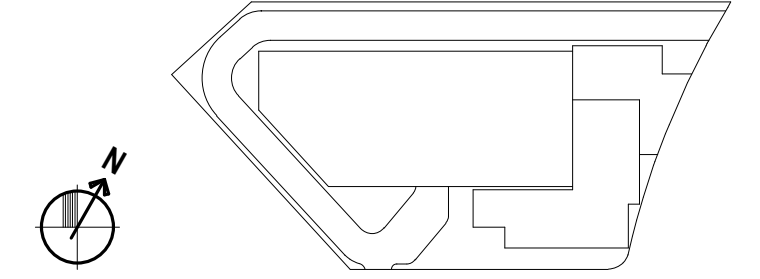
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Sheet Title  
**AXONOMETRIC 3D  
VIEWS - NORTHWEST**

Scale	KP Proj. No.	CA1026830
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Checked By	SLAM Proj. No.	20505-10
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	Sheet No.	<b>A4.06</b>



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0 4' 12' 24'  
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1/4" = 1'-0"

0 1' 2' 4'  
1/2" = 1'-0"

0 1' 2' 4'  
3/4" = 1'-0"

0 1' 2' 3'  
1" = 1'-0"

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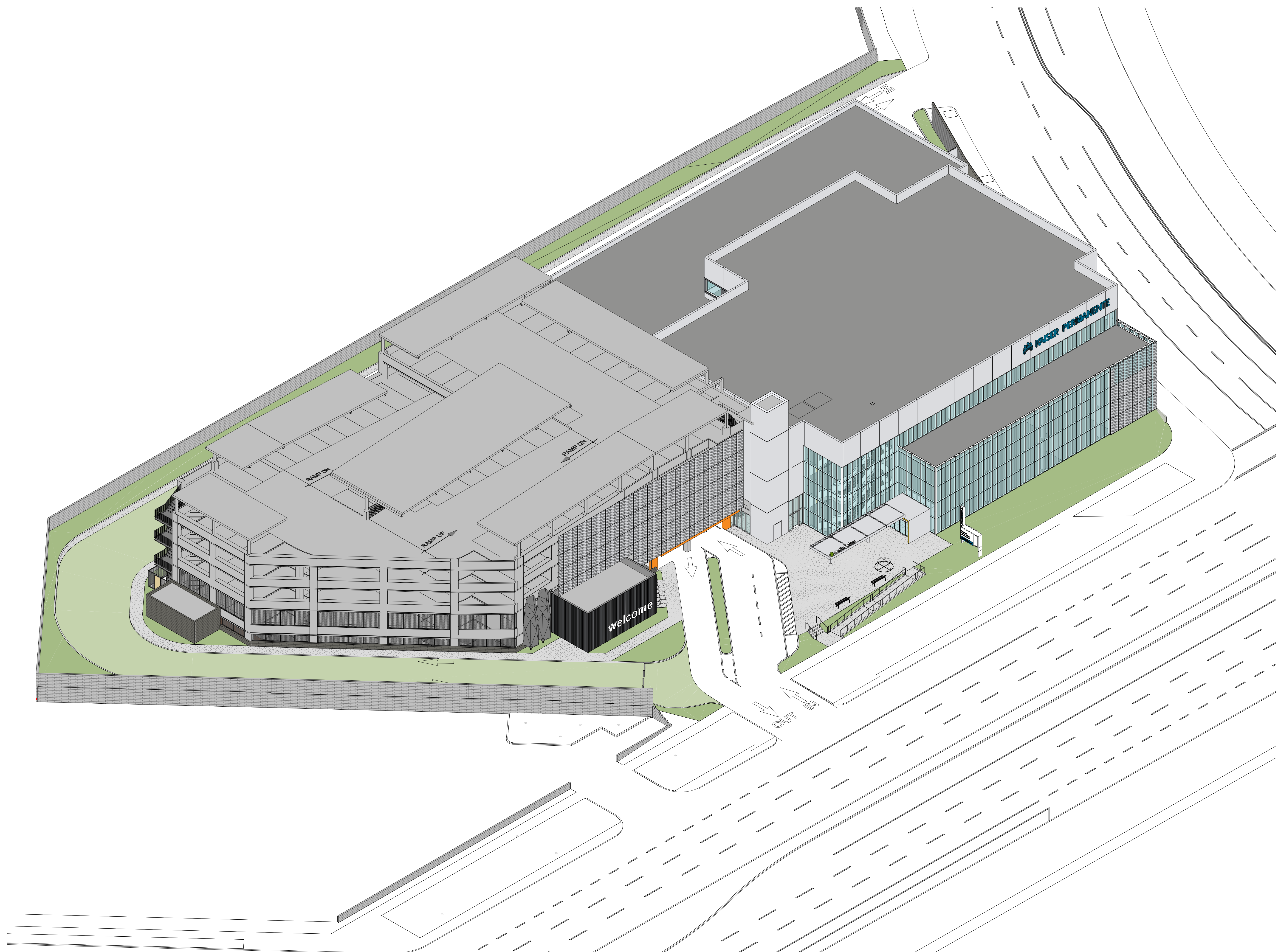
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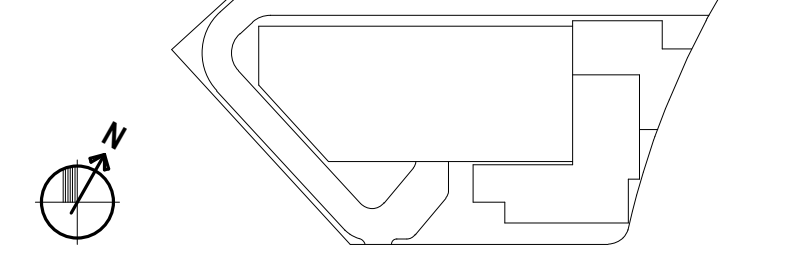


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Keyplan



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Project Architect Approval: \_\_\_\_\_

Architect/Engineer Of Record: \_\_\_\_\_

Facility:  
WEST LOS ANGELES MEDICAL CENTER,  
5901 Venice Blvd, Los Angeles CA 90034  
Project  
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**AXONOMETRIC 3D  
VIEWS - SOUTHWEST**

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