

APPROVED  
02-03-2016

BOARD OF RECREATION  
& PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 16-051

DATE February 3, 2016

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EXIT PARK – PARK DEVELOPMENT (PRJ20858) PROJECT – FINAL PLANS

<i>for</i> R. Barajas <u>CSD</u>	K. Regan _____
H. Fujita _____	N. Williams _____
V. Israel _____	

  
 \_\_\_\_\_  
 General Manager

Approved

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board approve the final plans and specifications, substantially in the form on file in the Board Office, for the Exit Park – Park Development (PRJ20858) project.

SUMMARY:

On October 1, 2014, the Board approved the allocation of Port of Los Angeles (POLA) Funds in the amount of \$490,000 from Department No. 88 Fund No. 205, Account No. 88AM05 for Exit Park – Park Development (PRJ20858) project (Report No. 14-254). This is a 0.33 acre pocket park located at 406 North Gaffey Street in the community of San Pedro. The site is currently vacant and undeveloped and inaccessible to the general public.

RAP along with Council District 15 staff held a series of meetings to gather input for the design of the park. The meetings were held at various locations on February 9, 2015; March 10, 2015; April 3, 2015; May 7, 2015; and May 29, 2015. These meetings were attended by Council District 15 staff and various stakeholders. Stakeholders included the Central San Pedro Neighborhood Council and interested community members. The final plans and specifications were prepared by RAP staff, and represent a consensus reached among the stakeholders that accommodate the community's needs and desires. The resulting design features include paths, seating areas, a maze labyrinth, low water use trees and shrubs, smart irrigation system, and a court of flags honoring the City of Los Angeles Sister Cities.

The Exit Park site, which was acquired on October 16, 2013 by the Department of Recreation and Parks (RAP) (Report No. 13-263), was formerly a gas station owned and operated by Equilone Enterprises dba Shell Oil Products US (Shell). Per the Indemnification and Cleanup Agreement between RAP and Shell executed on November 7, 2013, Shell is required to install a system of underground dual-phase-extraction wells and piping in accordance with the 2011 Remedial Action Plan for soil and groundwater contamination at the site. Extracted contamination will be treated onsite with aboveground treatment equipment within a small securely fenced area at the edge of the park. The underground

REPORT OF GENERAL MANAGER

PG. 2 NO. 16-051

pipng for six (6) soil-vapor extraction wells and thirteen (13) dual phase wells has now been installed on the property. The well heads and the vapor treatment system will be installed in coordination with the project plans and schedule. Once the park is completed and the remediation is finished, the underground equipment will be abandoned in place and the aboveground treatment facility removed. There will be negligible risk to adults or children who use the park.

The design as presented in Exhibit A will go out to bid using the Board's approved on-call list for As Needed Park Facility Construction. It is expected that construction will take six (6) months. The estimated cost of the park construction is \$460,000.

TREES AND SHADE:

The species and quantities of trees as specified in the plans are as follows. Trees are listed by botanical name followed by the common name:

<u>Quantity</u>	<u>Tree's Name</u>
5	Acacia podalyriifolia – Pearl Acacia
11	Lyonothamnus floribundus ssp aspleniifolius – Catalina Ironwood
3	Parkinsonia 'Desert Museum' – Mexican Palo Verde
5	Platanus Mexicana – Mexican Sycamore

All of the trees specified are regionally compatible and have low water requirements. The total canopy cover amounts to 73% of the total project square footage.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project is a continuation of an existing project approved on October 16, 2013 (Report No. 13-263), which is exempted from CEQA [Section 3(6) of City CEQA Guidelines, and Section 15325(t) of the State CEQA Guidelines]. The work approved by the current Board action will not result in any additional environmental impacts, and is therefore covered by the existing CEQA exemption. No additional CEQA documentation is required.

Council District 15 and Pacific Region management and staff support this new park development.

FISCAL IMPACT STATEMENT:

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by fund 205/88/TBD, and will have no impact on the RAP's General Fund.

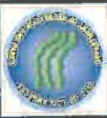
Once this project is completed, RAP staff will request Sixteen Thousand, Fifty Dollars (\$16,050.00) for annual maintenance for this facility. This budget includes part-time staff, materials, and supplies required to provide maintenance year round.

REPORT OF GENERAL MANAGER

PG. 3            NO. 16-051

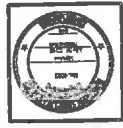
This Report was prepared by Craig Raines, Landscape Architectural Associate III, Planning, Construction, and Maintenance Branch.





THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
GENERAL MANAGER MICHAEL SCULL  
ASSISTANT GENERAL MANAGER RANDY BARRAS

MAIL ROOM: \_\_\_\_\_  
MAIL ROOM: \_\_\_\_\_  
MAIL ROOM: \_\_\_\_\_  
MAIL ROOM: \_\_\_\_\_

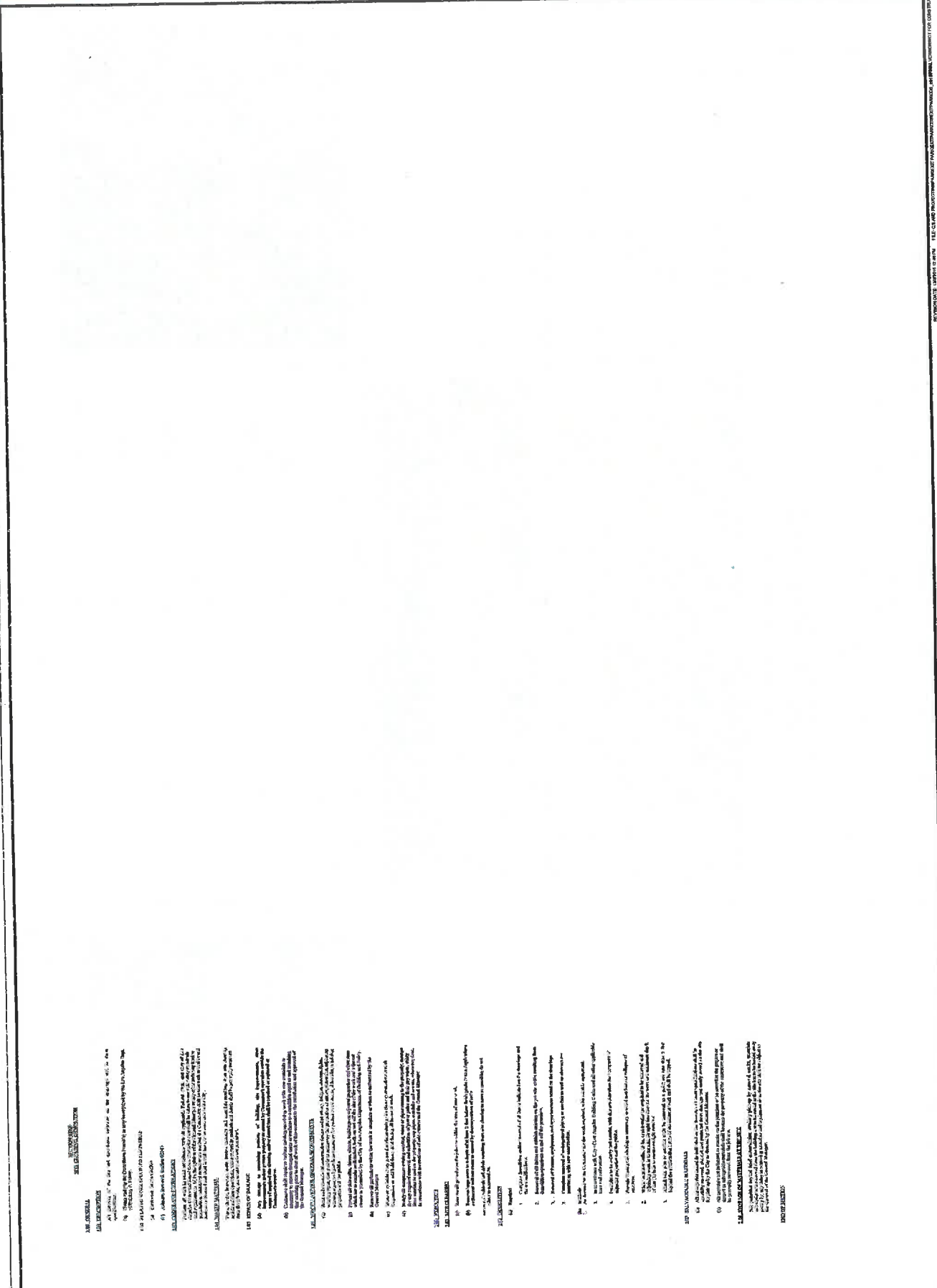


PROJECT NAME: **EXIT PARK**  
ADDRESS: **406 N. GAFFEY STREET  
SAN PEDRO, CA.**

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

PLAN NUMBER: **SP-00**

DATE	1/22/2015
BY	SP-00
DESCRIPTION	CONTRACT
PROJECT	EXIT PARK
CITY	LOS ANGELES
DEPARTMENT	RECREATION AND PARKS
SECTION	CONTRACT
DATE	1/22/2015
BY	SP-00
DESCRIPTION	CONTRACT
PROJECT	EXIT PARK
CITY	LOS ANGELES
DEPARTMENT	RECREATION AND PARKS
SECTION	CONTRACT



**1.00 GENERAL NOTES**

1.01 ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE CITY OF LOS ANGELES, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.

1.03 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

1.04 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

1.05 THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DRAWINGS.

**2.00 MATERIALS**

2.01 ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.

2.02 ALL MATERIALS SHALL BE DELIVERED TO THE PROJECT SITE IN ACCORDANCE WITH THE CITY OF LOS ANGELES STANDARD SPECIFICATIONS.

2.03 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TESTS AND REPORTS FOR ALL MATERIALS.

2.04 THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DRAWINGS.

**3.00 CONSTRUCTION**

3.01 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES STANDARD SPECIFICATIONS.

3.02 THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DRAWINGS.

3.03 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.

3.04 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

3.05 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

**4.00 UTILITIES**

4.01 ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.

4.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.

4.03 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4.04 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

**5.00 CONTRACTOR'S OBLIGATIONS**

1. Obtain all necessary permits and approvals from the City of Los Angeles and the California Department of Transportation and Public Utilities.
2. Maintain access to all adjacent properties and utilities at all times.
3. Protect all existing utilities and structures.
4. Maintain all necessary records and drawings.
5. Obtain all necessary tests and reports for all materials.
6. Maintain all necessary records and drawings.
7. Obtain all necessary permits and approvals from the City of Los Angeles and the California Department of Transportation and Public Utilities.
8. Maintain access to all adjacent properties and utilities at all times.
9. Protect all existing utilities and structures.
10. Maintain all necessary records and drawings.

**6.00 CONTRACTOR'S OBLIGATIONS**

1. Obtain all necessary permits and approvals from the City of Los Angeles and the California Department of Transportation and Public Utilities.
2. Maintain access to all adjacent properties and utilities at all times.
3. Protect all existing utilities and structures.
4. Maintain all necessary records and drawings.
5. Obtain all necessary tests and reports for all materials.
6. Maintain all necessary records and drawings.
7. Obtain all necessary permits and approvals from the City of Los Angeles and the California Department of Transportation and Public Utilities.
8. Maintain access to all adjacent properties and utilities at all times.
9. Protect all existing utilities and structures.
10. Maintain all necessary records and drawings.

**7.00 CONTRACTOR'S OBLIGATIONS**

1. Obtain all necessary permits and approvals from the City of Los Angeles and the California Department of Transportation and Public Utilities.
2. Maintain access to all adjacent properties and utilities at all times.
3. Protect all existing utilities and structures.
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7. Obtain all necessary permits and approvals from the City of Los Angeles and the California Department of Transportation and Public Utilities.
8. Maintain access to all adjacent properties and utilities at all times.
9. Protect all existing utilities and structures.
10. Maintain all necessary records and drawings.

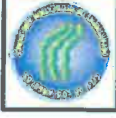
**8.00 CONTRACTOR'S OBLIGATIONS**

1. Obtain all necessary permits and approvals from the City of Los Angeles and the California Department of Transportation and Public Utilities.
2. Maintain access to all adjacent properties and utilities at all times.
3. Protect all existing utilities and structures.
4. Maintain all necessary records and drawings.
5. Obtain all necessary tests and reports for all materials.
6. Maintain all necessary records and drawings.
7. Obtain all necessary permits and approvals from the City of Los Angeles and the California Department of Transportation and Public Utilities.
8. Maintain access to all adjacent properties and utilities at all times.
9. Protect all existing utilities and structures.
10. Maintain all necessary records and drawings.

REVISION DATE: 1/22/2015 BY: SP-00 DESCRIPTION: CONTRACT PROJECT: EXIT PARK CITY: LOS ANGELES DEPARTMENT: RECREATION AND PARKS SECTION: CONTRACT







PROJECT NAME: **EXIT PARK**  
 ADDRESS: **406 N. GAFFEY STREET SAN PEDRO, CA**  
 PROJECT NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS  
 GENERAL MANAGER MICHAEL SMITH



PROJECT NAME: **EXIT PARK**  
 ADDRESS: **406 N. GAFFEY STREET SAN PEDRO, CA**  
 PROJECT NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVIEWER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PLAN NAME: **SPECS.**  
 APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 C.A.R. NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

10. **Construction Methodology**  
 10.1. The contractor shall provide a detailed methodology for the construction of the project, including but not limited to the following:  
 (a) Site preparation and clearing.  
 (b) Foundation and structural work.  
 (c) Mechanical, electrical, and plumbing (MEP) installation.  
 (d) Interior and exterior finishes.  
 (e) Landscaping and site restoration.  
 (f) Final site cleanup and site handover.

11. **Construction Schedule**  
 11.1. The contractor shall submit a detailed construction schedule, including but not limited to the following:  
 (a) Start and completion dates for all major activities.  
 (b) Critical path analysis.  
 (c) Resource requirements.  
 (d) Risk management plan.  
 (e) Contingency plan.

12. **Construction Quality Control**  
 12.1. The contractor shall implement a comprehensive quality control program, including but not limited to the following:  
 (a) Quality assurance and quality control (QA/QC) plan.  
 (b) Inspection and testing procedures.  
 (c) Defect management process.  
 (d) Record keeping and documentation.

13. **Construction Safety**  
 13.1. The contractor shall implement a comprehensive safety program, including but not limited to the following:  
 (a) Safety plan.  
 (b) Safety training and education.  
 (c) Safety monitoring and reporting.  
 (d) Emergency response plan.

14. **Construction Environmental Protection**  
 14.1. The contractor shall implement a comprehensive environmental protection program, including but not limited to the following:  
 (a) Environmental assessment.  
 (b) Erosion control measures.  
 (c) Stormwater management.  
 (d) Air quality management.  
 (e) Noise and vibration control.

15. **Construction Community Relations**  
 15.1. The contractor shall implement a comprehensive community relations program, including but not limited to the following:  
 (a) Community outreach plan.  
 (b) Public information and education.  
 (c) Stakeholder engagement.  
 (d) Conflict resolution process.

16. **Construction Cost Control**  
 16.1. The contractor shall implement a comprehensive cost control program, including but not limited to the following:  
 (a) Cost management plan.  
 (b) Budgeting and forecasting.  
 (c) Change order management.  
 (d) Value engineering.

17. **Construction Risk Management**  
 17.1. The contractor shall implement a comprehensive risk management program, including but not limited to the following:  
 (a) Risk assessment.  
 (b) Risk mitigation strategies.  
 (c) Risk monitoring and reporting.  
 (d) Risk communication.

18. **Construction Contract Management**  
 18.1. The contractor shall implement a comprehensive contract management program, including but not limited to the following:  
 (a) Contract administration.  
 (b) Change order management.  
 (c) Dispute resolution process.  
 (d) Contract closeout.

19. **Construction Project Management**  
 19.1. The contractor shall implement a comprehensive project management program, including but not limited to the following:  
 (a) Project organization.  
 (b) Project communication.  
 (c) Project reporting.  
 (d) Project evaluation.

20. **Construction Compliance**  
 20.1. The contractor shall ensure compliance with all applicable laws, regulations, and standards, including but not limited to the following:  
 (a) Building codes.  
 (b) Environmental regulations.  
 (c) Safety regulations.  
 (d) Labor laws.

21. **Construction Sustainability**  
 21.1. The contractor shall implement a comprehensive sustainability program, including but not limited to the following:  
 (a) Green building practices.  
 (b) Energy efficiency measures.  
 (c) Water conservation measures.  
 (d) Waste reduction measures.

22. **Construction Innovation**  
 22.1. The contractor shall explore and implement innovative construction practices, including but not limited to the following:  
 (a) Building Information Modeling (BIM).  
 (b) Lean construction.  
 (c) Prefabrication and modular construction.  
 (d) Green building technologies.

23. **Construction Professionalism**  
 23.1. The contractor shall ensure that all project participants adhere to the highest standards of professionalism, including but not limited to the following:  
 (a) Ethical conduct.  
 (b) Integrity.  
 (c) Honesty.  
 (d) Respect for others.

24. **Construction Collaboration**  
 24.1. The contractor shall foster a collaborative environment among all project participants, including but not limited to the following:  
 (a) Open communication.  
 (b) Teamwork.  
 (c) Shared responsibility.  
 (d) Mutual respect.

25. **Construction Flexibility**  
 25.1. The contractor shall maintain flexibility throughout the project to adapt to changing circumstances, including but not limited to the following:  
 (a) Change order management.  
 (b) Risk management.  
 (c) Problem-solving.  
 (d) Adaptability.





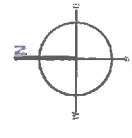
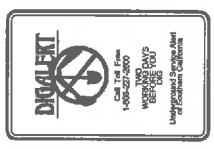
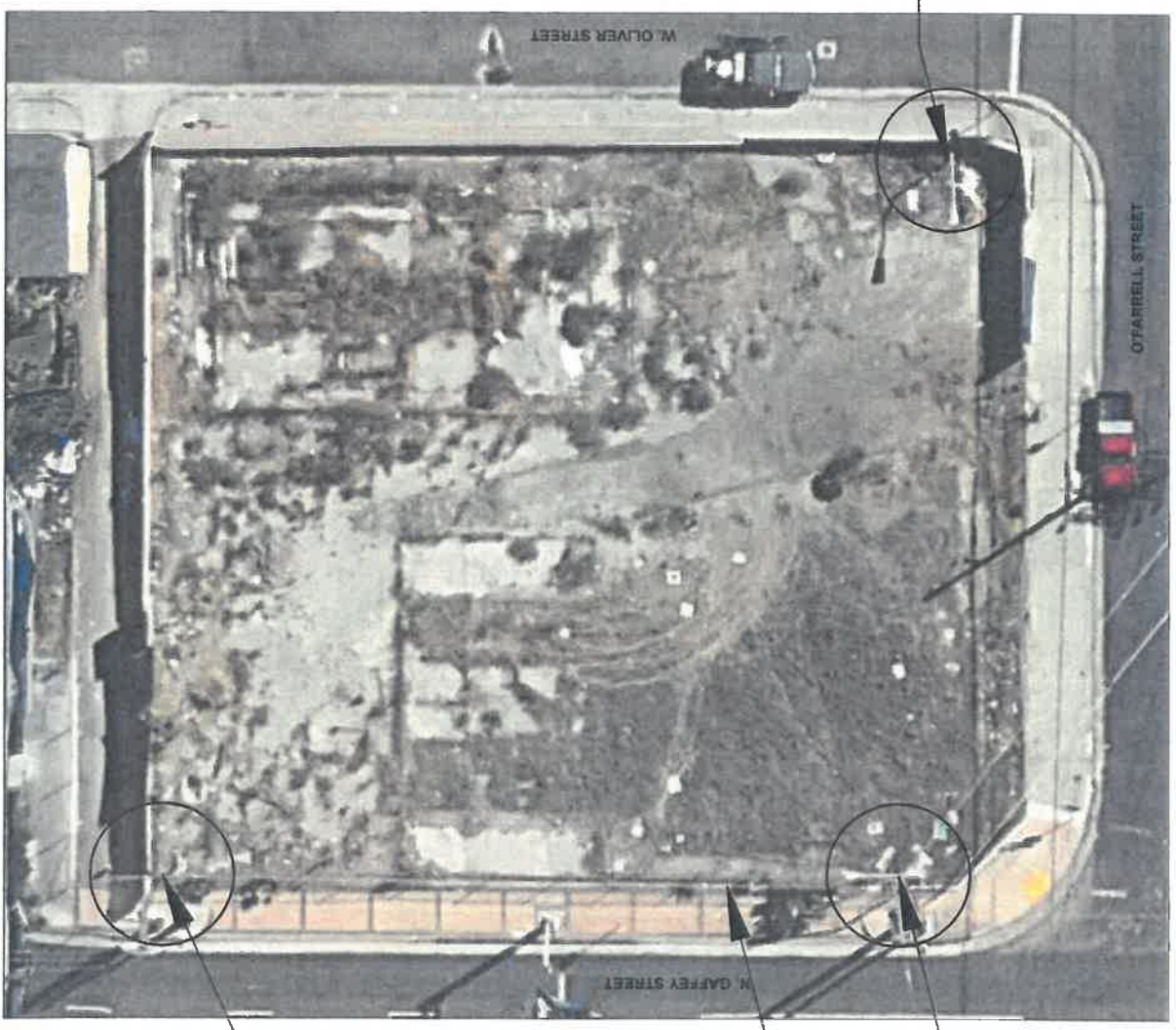


PROJECT NUMBER: \_\_\_\_\_  
 PROJECT NAME: \_\_\_\_\_  
 GENERAL MANAGER MICHAEL SHULTZ  
 ASSISTANT CITY MANAGER PATRICK BISHARA  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_



**EXIT PARK**  
 406 N. GAFFEY STREET  
 SAN PEDRO, CA  
 PROJECT NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 SAN PEDRO, CA  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

**DEMO. PLAN**  
 PLAN NAME: \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 ALM. \_\_\_\_\_  
 C.A.J. \_\_\_\_\_  
 DATE DATE DATE  
 12/27/05 12/27/05 12/27/05  
 2005  
**LS-01**



EXISTING LIGHT TO BE REMOVED

EXISTING CHAIN LINK FENCE TO BE USED AS CONSTRUCTION FENCE AND REMOVED UPON PROJECT COMPLETION

EXISTING LIGHT TO BE REMOVED

EXISTING LIGHT TO BE REMOVED



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
GENERAL MANAGER MICHAEL SHULL  
ASSISTANT GENERAL MANAGER JAMON PARKS  
PROJECT NUMBER: \_\_\_\_\_  
PROJECT NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_



PROJECT NAME: **EXIT PARK**  
ADDRESS: **408 N. GAFFEY STREET**  
**SAN PEDRO, CA**  
DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

PLAN NAME: **CONST. PLAN**  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PROJECT NUMBER: **LS-02**

**CONTACTS:**

**LANDSCAPE FORMS:**  
LARRY CASEY: (818)761-0655  
SALES@CHAPPARAL-INC.COM

**LOMPOC STONE:**  
DEBBIE DANTON - (849) 347-2161

**PACIFIC FLAGPOLE SERVICE:**  
NICK - (858) 892-2555  
SALES@PACIFICFLAGPOLESERVICES.COM

EXISTING CMU WALL TO BE PROTECTED IN PLACE

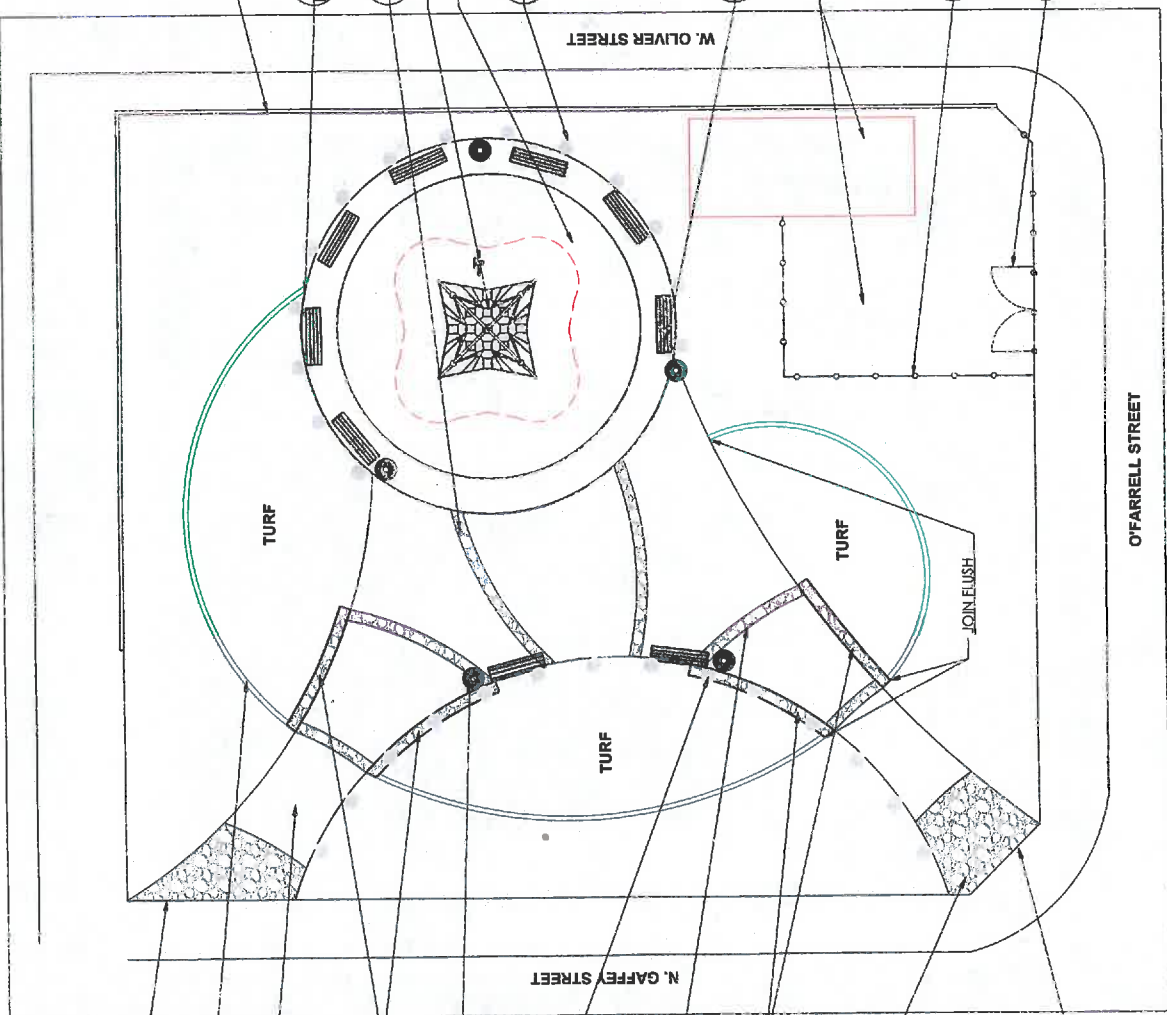
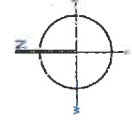
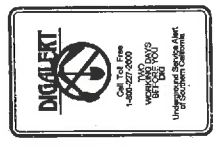
PERMALOC CLEANLINE XL ALUMINUM LANDSCAPE EDGING TO BE INSTALLED BETWEEN TURF AND LABYRINTH PLANTING

LOMPOC STONE 'COUNTRY FLAG' FLAGSTONE PAVING  
LSI Play piece: 189329

Play area with resilient surfacing. Provide 5x5 sump for drainage. Standard RAP DETAIL  
Sub base to be 5" thick Concrete poured in place.

25' AMERICAN FLAGPOLE  
IRW25C61-02 FLAG POLE

72" LANDSCAPE FORMS 'MELVILLE' BENCH BRONZE - ML-146-03. ALL BENCHES TO HAVE CENTER RESTS AND END ARM RESTS



- I LS-07 JOIN FLUSH WITH EXISTING PAVING
- H LS-07 8" CONCRETE MONOSTRIP
- G LS-07 POURED IN PLACE CONCRETE PAVING WITH DEEP SCORING. SUB-GRADE TO BE 90% RELATIVE COMPACTION
- F LS-07 LOMPOC STONE 'COUNTRY FLAG' FLAGSTONE CLAD BERM WALL
- E LS-07 LOMPOC STONE 'COUNTRY FLAG' FLAGSTONE CLAD BERM WALL
- D LS-07 LANDSCAPE FORMS POE SIDE OPENING RECEPTACLE .34 GALLON, STANDARD OPENING WITH LOCK. BRONZE-P0257-04
- C LS-07 LOMPOC STONE 'COUNTRY FLAG' FLAGSTONE CLAD BERM WALL
- B LS-07 LOMPOC STONE 'COUNTRY FLAG' FLAGSTONE CLAD BERM WALL WITH 25' AMERICAN FLAGPOLE IRW25C61-02 FLAG POLE
- A LS-07 LOMPOC STONE 'COUNTRY FLAG' FLAGSTONE CLAD BERM WALL WITH 18" PAVING STRIP
- A LS-07 LOMPOC STONE 'COUNTRY FLAG' FLAGSTONE CLAD BERM WALL
- G LS-07 LOMPOC STONE 'COUNTRY FLAG' FLAGSTONE PAVING. SUB-BASE POURED IN PLACE CONCRETE 5-1/2" THICK SET STONE OF 5" MORTAR BASE. SUB-GRADE TO BE 90% RELATIVE COMPACTION
- B LS-07 JOIN FLUSH WITH EXISTING PAVING

**NOTES:**

1. LAYOUT OF ALL ELEMENTS TO BE VERIFIED WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. IF ANY DISCREPANCIES OCCUR WITH WHAT IS SHOWN ON THE PLAN AND WHAT IS OCCURRING IN THE FIELD, CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT.

THE CITY OF LOS ANGELES OR ITS EMPLOYEES OR CONTRACTORS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY ANY OTHER PARTY.



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
GENERAL MANAGER MICHAEL SHELL  
ASSISTANT GENERAL MANAGER CAROL PARKS



PROJECT NAME: EXIT PARK  
ADDRESS: 406 N. GARFAY STREET  
SAN PEDRO, CA

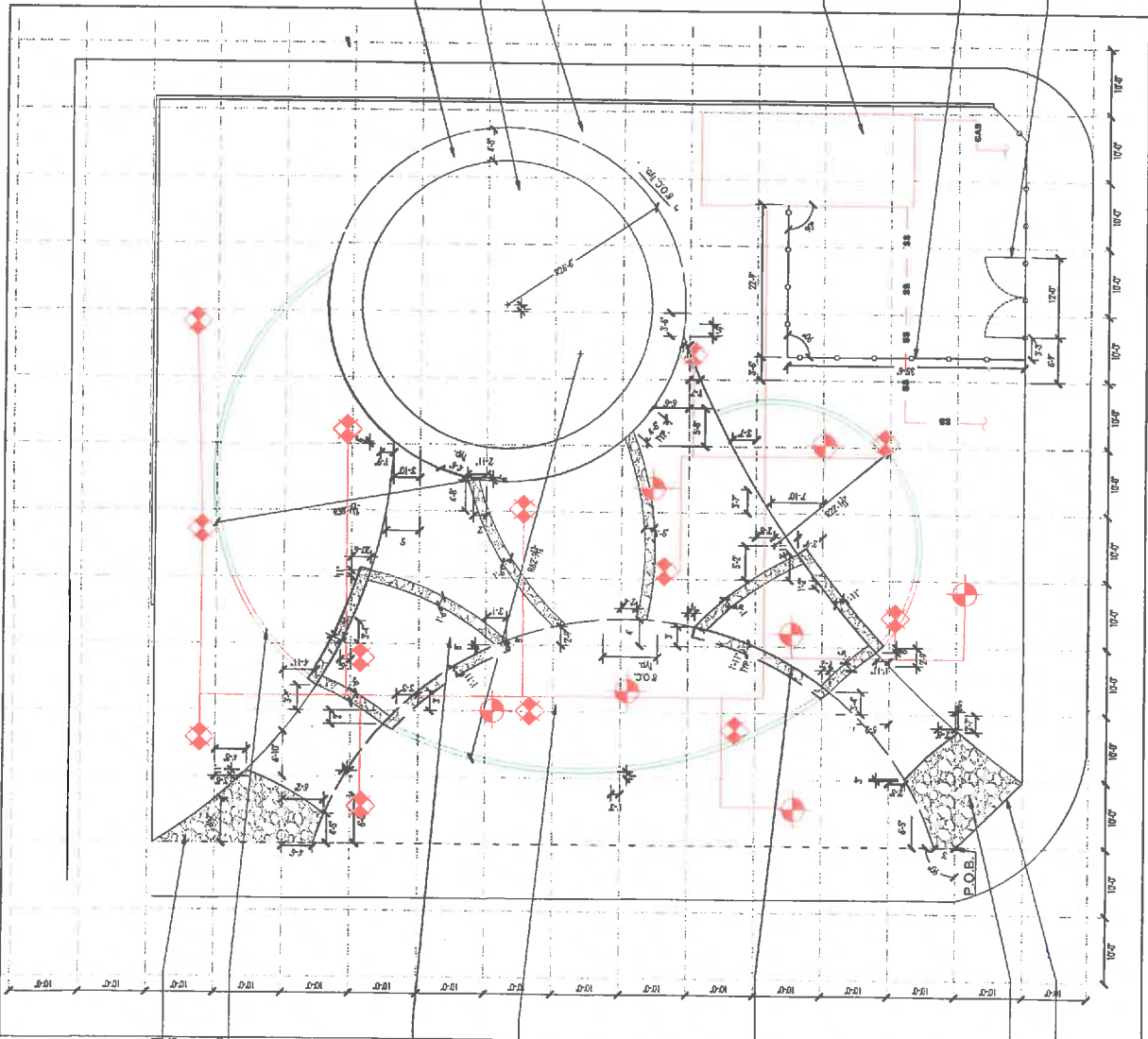
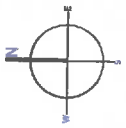
REVISION	DATE

PLAN NAME: LAYOUT PLAN  
DRAWN BY: M.L.W.  
CHECKED BY: C.A.B.  
SCALE: AS SHOWN  
DATE: 1/27/2015  
PROJECT NO.: 2002-2652  
ISSUING NO.: LS-03

**SHELL OIL REMEDIATION PLAN LEGEND**

- OIL EXTRACTION WELL - CONNECTED TO SYSTEM
- OIL EXTRACTION WELL - NOT CONNECTED TO SYSTEM
- PROPOSED TREATMENT SYSTEM PIPING
- PROPOSED ELECTRICAL SERVICE PIPING
- PROPOSED SEWER LATERAL PIPING
- PROPOSED GAS (NATURAL GAS) SERVICE LINE PIPING

\*FOR REFERENCE ONLY. ANY CONFLICTS BETWEEN WHAT IS SHOWN ON PLAN AND WHAT OCCURS IN THE FIELD CONTACT CRAIG RAINES: (213) 202-2652



- JOIN FLUSH WITH EXISTING PAVING
- 8" CONCRETE MOWSTRIP
- POURED IN PLACE CONCRETE PAVING WITH DEEP SCORING, SUB-GRADE TO BE 90% RELATIVE COMPACTION
- UC VERDE BLUEGRASS TURF BERM AREA
- LOMPOC FLAGSTONE CLAD BERM WALL
- LOMPOC FLAGSTONE PAVING
- JOIN FLUSH WITH EXISTING PAVING
- CHAIN LINK FENCE WITH SCREEN
- CHAIN LINK GATE

**NOTES:**  
1. LAYOUT OF ALL ELEMENTS TO BE VERIFIED WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.  
2. IF ANY DISCREPANCIES OCCUR WITH WHAT IS SHOWN ON THE PLAN AND WHAT IS OCCURRING IN THE FIELD, CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT.



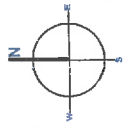
THE CITY OF LOS ANGELES  
 DEPARTMENT OF RECREATION AND PARKS  
 GENERAL MANAGER MICHAEL SHELL  
 ASSISTANT GENERAL MANAGER JACOB BARRAL



PROJECT NAME: EXIT PARK  
 ADDRESS: 406 N. GAFFEY STREET  
 SAN PEDRO, CA

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

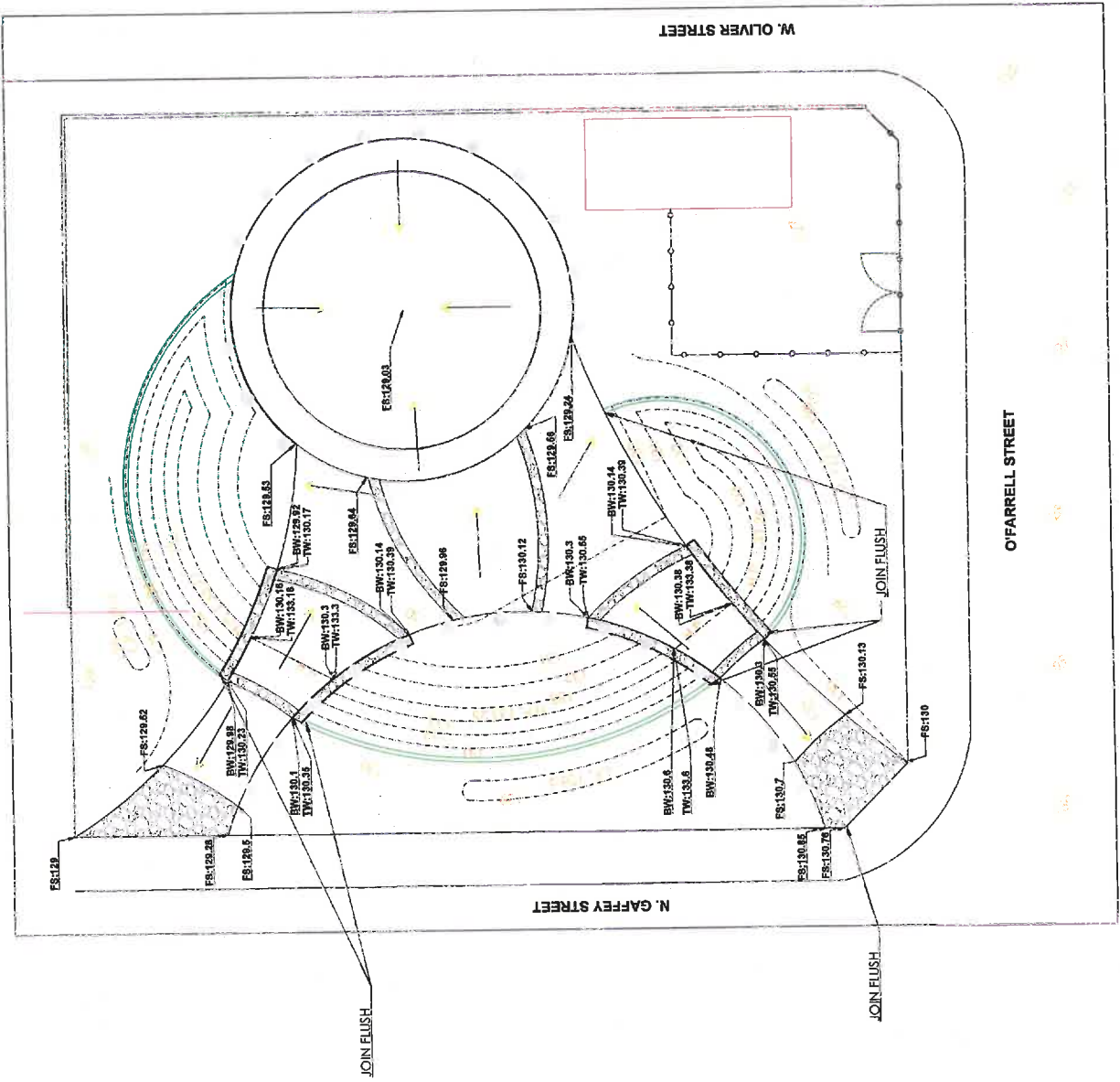
PLAN NAME: GRADING PLAN  
 SHEET: 11 OF 12  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_



**LEGEND**

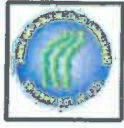
EXISTING CONTOUR  
 PROPOSED CONTOUR  
 DIRECTION OF FLOW, MIN 1%

**CUT AND FILL**  
 TOTAL CUT: 19.5 CU YDS  
 TOTAL FILL: 69 CU YDS  
 TOTAL IMPORTED SOIL: 49.5 CU YDS



THE CITY OF LOS ANGELES OR ITS DIVISION OR AGENCIES SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION OR DATA SHOWN ON THIS PLAN.

REVISIONS: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 PROJECT NAME: EXIT PARK  
 ADDRESS: 406 N. GAFFEY STREET  
 SAN PEDRO, CA



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
GENERAL MANAGER MICHAEL BUELL  
ASSISTANT GENERAL MANAGER MARCO MATAVALA



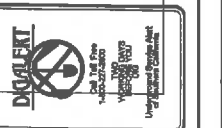
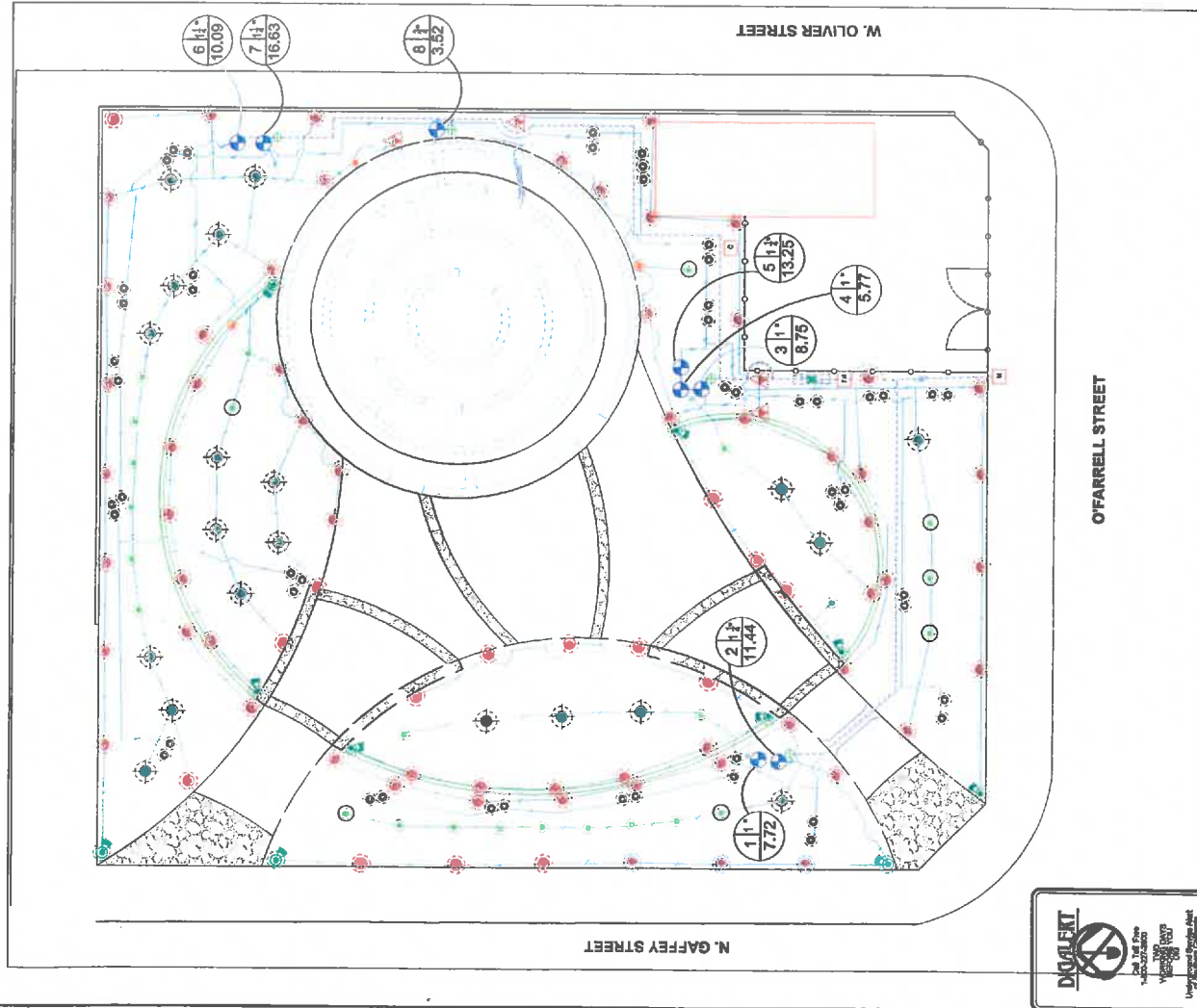
PROJECT NAME: EXIT PARK  
ADDRESS: 406 N. GAFFEY STREET  
SAN PEDRO, CA

PLAN NAME: IRRIGATION PLAN  
DATE: 11/22/2013  
DRAWN BY: J. GARCIA  
CHECKED BY: J. GARCIA  
SCALE: 1" = 40'

**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	QTY.	DEGREE	P.A.I.	GRN	RMGRS	REMARKS
75	MANUFACTURE WATER	MANUFACTURE WATER	80	18-30	14'			ADJUST ARC AND RADIUS AS NEEDED
20	MANHOLE	MANHOLE	350	40	8.75			ADJUST ARC AND RADIUS AS NEEDED
6	VALVE	VALVE	350	40	8.75			ADJUST ARC AND RADIUS AS NEEDED
31	MANHOLE	MANHOLE	65	40	15-45	14'		ADJUST ARC AND RADIUS AS NEEDED
4	MANHOLE	MANHOLE	N/A	40	8.75			ADJUST ARC AND RADIUS AS NEEDED
3	MANHOLE	MANHOLE	80	210	49	30'		ADJUST ARC AND RADIUS AS NEEDED
19	MANHOLE	MANHOLE	350	40	8.75			ADJUST ARC AND RADIUS AS NEEDED
53	MANHOLE	MANHOLE	N/A	40	8.75	N/A		INSTALL PER DETAIL SEE SHEET LS-9
4	VALVE	VALVE	N/A	40	8.75	N/A		INSTALL PER DETAIL SEE SHEET LS-9
7	VALVE	VALVE	N/A	40	8.75	N/A		INSTALL PER DETAIL SEE SHEET LS-9
1	VALVE	VALVE	N/A	40	8.75	N/A		INSTALL PER DETAIL SEE SHEET LS-9

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	QTY.	DEGREE	P.A.I.	GRN	RMGRS	REMARKS
1	VALVE <td>VALVE <td>46</td> <td>90-180</td> <td>30</td> <td>.16-.32</td> <td>12'</td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>46</td> <td>90-180</td> <td>30</td> <td>.16-.32</td> <td>12'</td> <td>Adjust arc and radius as needed</td>	46	90-180	30	.16-.32	12'	Adjust arc and radius as needed
2	VALVE <td>VALVE <td>3</td> <td>210-270</td> <td>30</td> <td>.37-.45</td> <td>12'</td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>3</td> <td>210-270</td> <td>30</td> <td>.37-.45</td> <td>12'</td> <td>Adjust arc and radius as needed</td>	3	210-270	30	.37-.45	12'	Adjust arc and radius as needed
3	VALVE <td>VALVE <td>2</td> <td>360</td> <td>30</td> <td>.45</td> <td>12'</td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>2</td> <td>360</td> <td>30</td> <td>.45</td> <td>12'</td> <td>Adjust arc and radius as needed</td>	2	360	30	.45	12'	Adjust arc and radius as needed
4	VALVE <td>VALVE <td>50</td> <td>90-180</td> <td>30</td> <td>.33-.63</td> <td>18'</td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>50</td> <td>90-180</td> <td>30</td> <td>.33-.63</td> <td>18'</td> <td>Adjust arc and radius as needed</td>	50	90-180	30	.33-.63	18'	Adjust arc and radius as needed
5	VALVE <td>VALVE <td>4</td> <td>210-270</td> <td>30</td> <td>.74-.95</td> <td>17'</td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>4</td> <td>210-270</td> <td>30</td> <td>.74-.95</td> <td>17'</td> <td>Adjust arc and radius as needed</td>	4	210-270	30	.74-.95	17'	Adjust arc and radius as needed
6	VALVE <td>VALVE <td>3</td> <td>360</td> <td>30</td> <td>1.27</td> <td>17'</td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>3</td> <td>360</td> <td>30</td> <td>1.27</td> <td>17'</td> <td>Adjust arc and radius as needed</td>	3	360	30	1.27	17'	Adjust arc and radius as needed
7	VALVE <td>VALVE <td>5</td> <td>N/A</td> <td>30</td> <td>.19</td> <td>4'-14"</td> <td></td> </td>	VALVE <td>5</td> <td>N/A</td> <td>30</td> <td>.19</td> <td>4'-14"</td> <td></td>	5	N/A	30	.19	4'-14"	
8	VALVE <td>VALVE <td>3</td> <td>45</td> <td>30</td> <td>.17</td> <td>12'</td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>3</td> <td>45</td> <td>30</td> <td>.17</td> <td>12'</td> <td>Adjust arc and radius as needed</td>	3	45	30	.17	12'	Adjust arc and radius as needed
9	VALVE <td>VALVE <td>5</td> <td>30</td> <td>2.3</td> <td>.38</td> <td></td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>5</td> <td>30</td> <td>2.3</td> <td>.38</td> <td></td> <td>Adjust arc and radius as needed</td>	5	30	2.3	.38		Adjust arc and radius as needed
10	VALVE <td>VALVE <td>3</td> <td>30</td> <td>2.3</td> <td>.35</td> <td></td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>3</td> <td>30</td> <td>2.3</td> <td>.35</td> <td></td> <td>Adjust arc and radius as needed</td>	3	30	2.3	.35		Adjust arc and radius as needed
11	VALVE <td>VALVE <td>3</td> <td>90</td> <td>30</td> <td>.52</td> <td>8'</td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>3</td> <td>90</td> <td>30</td> <td>.52</td> <td>8'</td> <td>Adjust arc and radius as needed</td>	3	90	30	.52	8'	Adjust arc and radius as needed
12	VALVE <td>VALVE <td>3</td> <td>45</td> <td>30</td> <td>.26</td> <td>8'</td> <td>Adjust arc and radius as needed</td> </td>	VALVE <td>3</td> <td>45</td> <td>30</td> <td>.26</td> <td>8'</td> <td>Adjust arc and radius as needed</td>	3	45	30	.26	8'	Adjust arc and radius as needed



THE CITY OF LOS ANGELES OR ANY OTHER ENTITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF PROPERTY OR PERSONS OR OTHER CONSEQUENCES OF ANY KIND ARISING FROM THE USE OF THIS PLAN.



THE CITY OF SAN PEDRO  
 DEPARTMENT OF PUBLIC WORKS  
 GENERAL MANAGER: MICHAEL SMITH  
 ASSISTANT GENERAL MANAGER: [REDACTED]

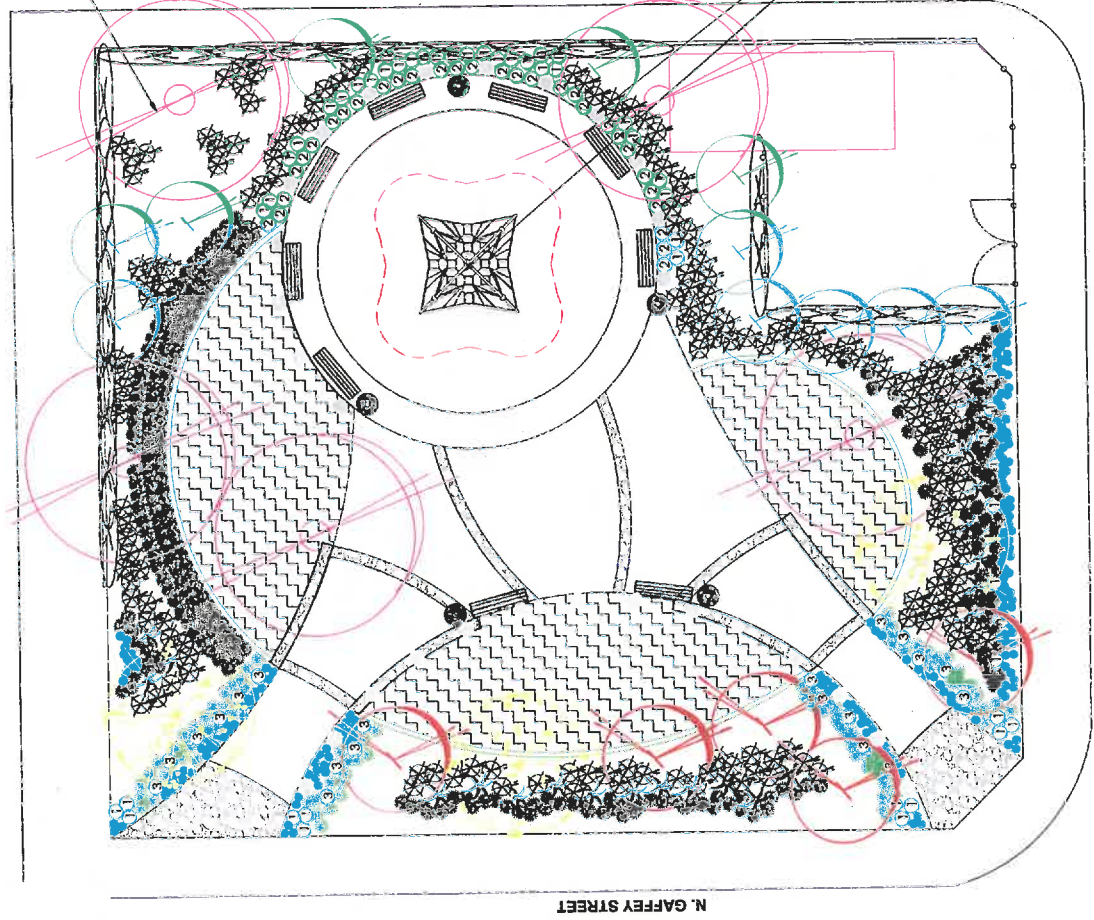


PROJECT NAME: **EXIT PARK**  
 ADDRESS: **408 N. GAFFEY STREET**  
 SAN PEDRO, CA

DATE: [REDACTED]  
 PREPARED BY: [REDACTED]

PLANTING PLAN  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 DATE: 12/22/15  
 PROJECT NO: 15-01-07  
 SHEET NO: 15-01-07-01  
 TOTAL SHEETS: 01

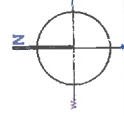
MEDIUM TO FINE TEXTURED SHREDDED BARK  
 MULCH. MULCH TO BE 3" DEEP AND LEVEL WITH  
 ADJACENT PAVING



PLANTING MATERIAL LEGEND:

ITEM NO.	SYMBOL	DESCRIPTION	PLANTING	QUANTITY	SOURCE	REMARKS
1	1	1" X 1" X 1" MULCH	1.00	10	LANE MULCH (LANE MULCH)	
2	2	2" X 2" X 2" MULCH	2.00	20	LANE MULCH (LANE MULCH)	
3	3	3" X 3" X 3" MULCH	3.00	30	LANE MULCH (LANE MULCH)	
4	4	4" X 4" X 4" MULCH	4.00	40	LANE MULCH (LANE MULCH)	
5	5	5" X 5" X 5" MULCH	5.00	50	LANE MULCH (LANE MULCH)	
6	6	6" X 6" X 6" MULCH	6.00	60	LANE MULCH (LANE MULCH)	
7	7	7" X 7" X 7" MULCH	7.00	70	LANE MULCH (LANE MULCH)	
8	8	8" X 8" X 8" MULCH	8.00	80	LANE MULCH (LANE MULCH)	
9	9	9" X 9" X 9" MULCH	9.00	90	LANE MULCH (LANE MULCH)	
10	10	10" X 10" X 10" MULCH	10.00	100	LANE MULCH (LANE MULCH)	
11	11	11" X 11" X 11" MULCH	11.00	110	LANE MULCH (LANE MULCH)	
12	12	12" X 12" X 12" MULCH	12.00	120	LANE MULCH (LANE MULCH)	

FLAGPOLE  
 PLAY PIECE WITH RESILIENT SURFACING

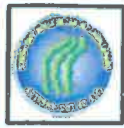


NOTES: VERIFY PLACEMENT AND PLANT QUALITY WITH LANDSCAPE ARCHITECT BEFORE PLANTING

PLAY OPTION 1



REVISIONS: [REDACTED]



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
GENERAL MANAGER: MICHAEL S. HALL  
ASST. GENERAL MANAGER: ANTHONY BARRAL  
PROJECT NUMBER: 10-00  
DATE: 05-09



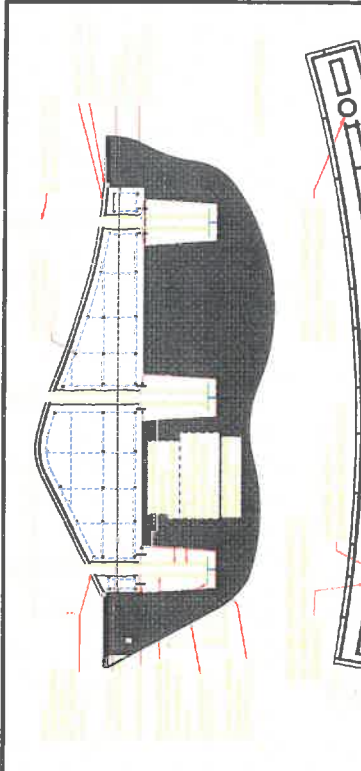
PROJECT NAME: EXIT PARK  
ADDRESS: 406 N. GARFAY STREET  
SAN PEDRO, CA

DATE	
REVISIONS	
NO.	
DESCRIPTION	

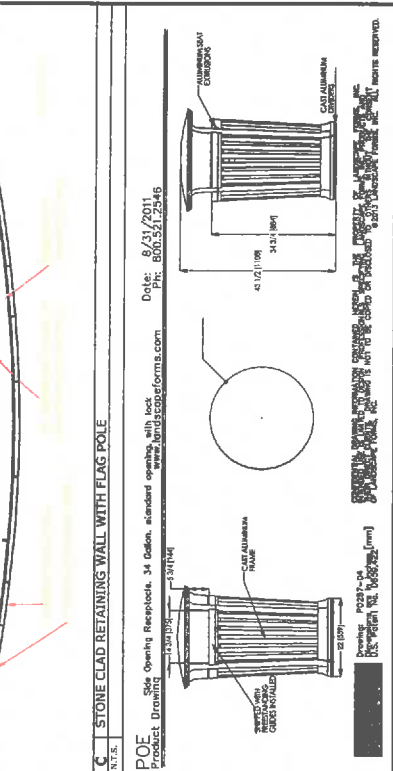
PLAN NAME: Construction Details

DESIGNED BY	CAJ
DRAWN BY	MLN
CHECKED BY	MLN
DATE	5/20/15
SCALE	AS SHOWN

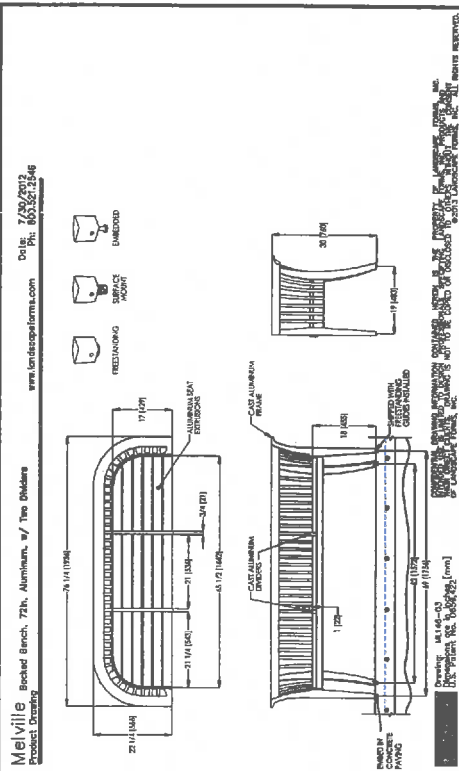
LS-07



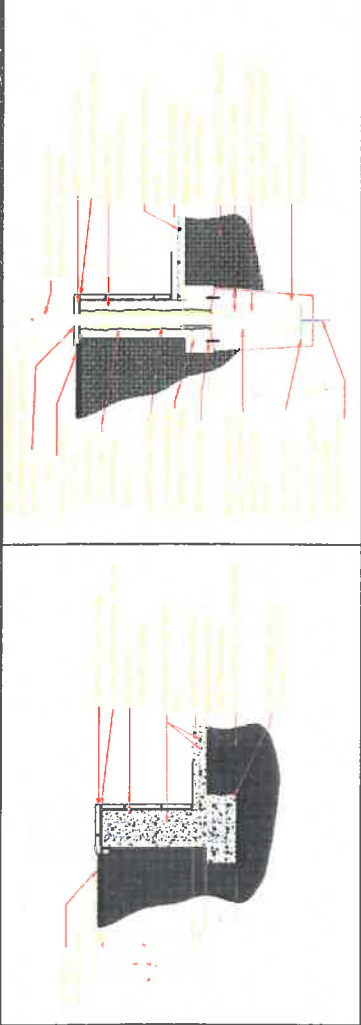
**A** 12" STONE CLAD RETAINING WALL WITH FLAG POLE  
N.T.S.



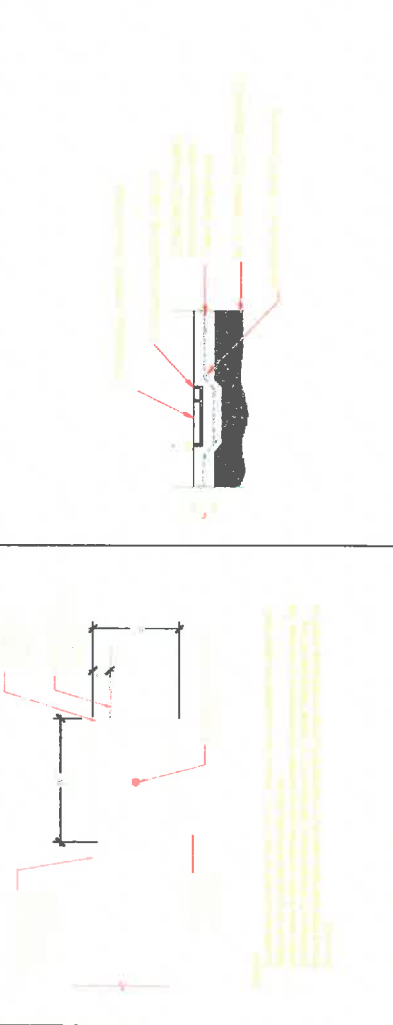
**B** 12" STONE CLAD RETAINING WALL WITH FLAG POLE  
N.T.S.



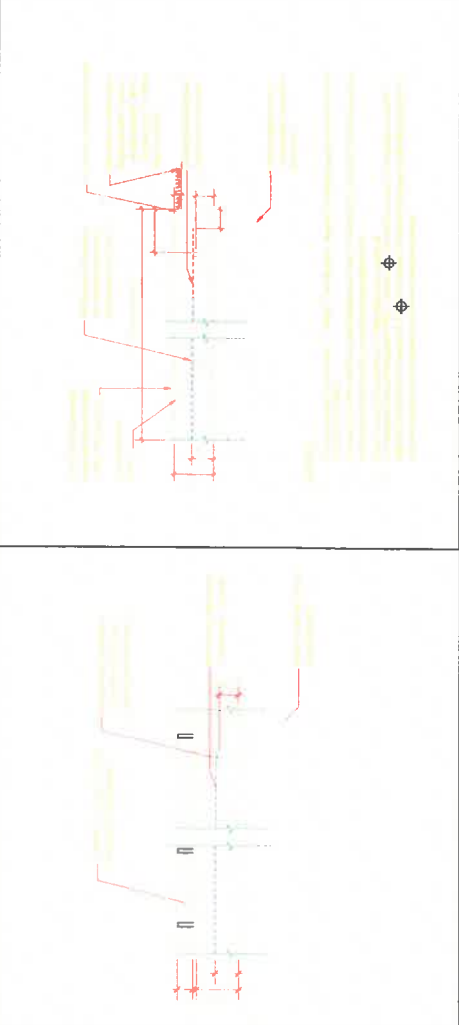
**C** 12" STONE CLAD RETAINING WALL WITH FLAG POLE  
N.T.S.



**D** 12" CONCRETE FLOW STRIP  
N.T.S.



**E** 18" STONE BANDING STRIP  
N.T.S.



**F** CONCRETE PAVING  
N.T.S.

THE CITY OF LOS ANGELES OFFERS PRINTING SERVICES TO THE PUBLIC. THESE SERVICES ARE PROVIDED FOR THE CONVEYANCE OF INFORMATION AND NOT FOR THE PURPOSE OF PROVIDING PROFESSIONAL SERVICES. THE CITY OF LOS ANGELES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF LOS ANGELES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF LOS ANGELES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.





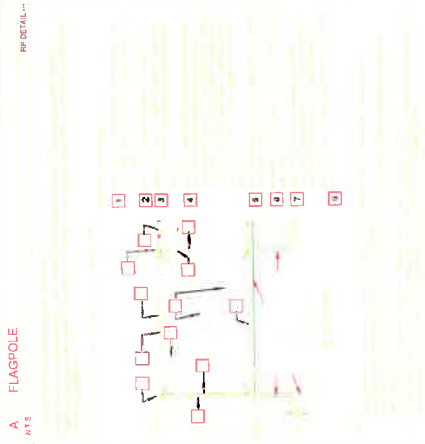
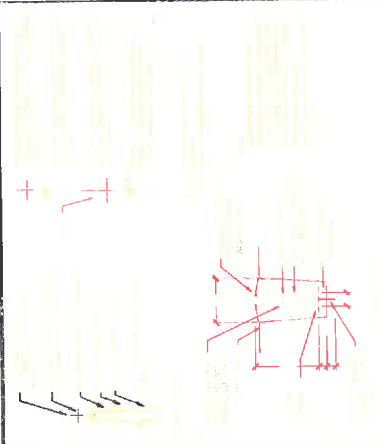
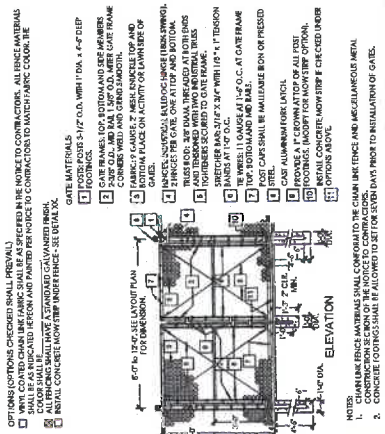
THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
ASSISTANT GENERAL MANAGER, PARKS DIVISION  
PROJECT ENGINEER: \_\_\_\_\_  
PROJECT NUMBER: \_\_\_\_\_  
DATE: \_\_\_\_\_



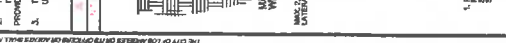
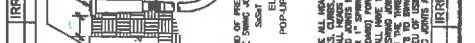
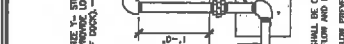
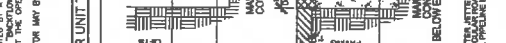
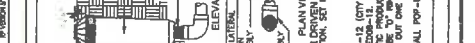
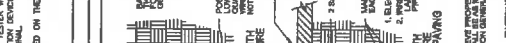
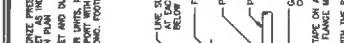
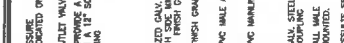
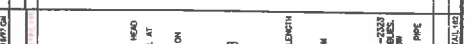
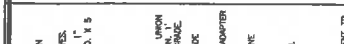
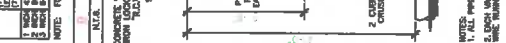
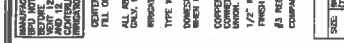
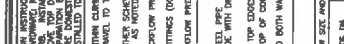
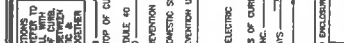
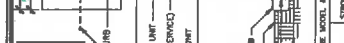
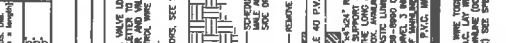
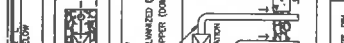
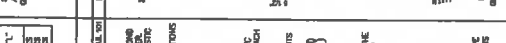
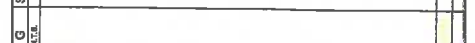
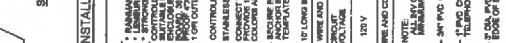
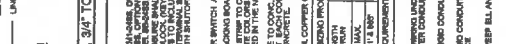
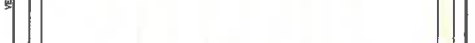
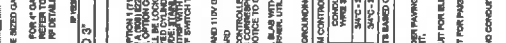
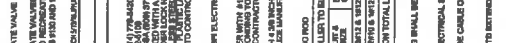
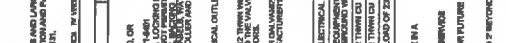
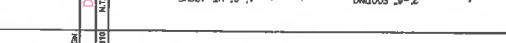
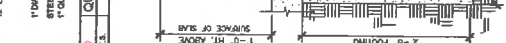
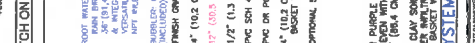
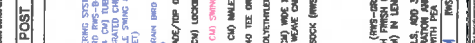
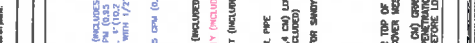
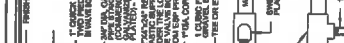
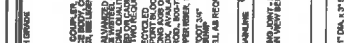
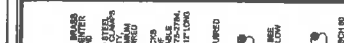
PROJECT NAME: EXIT PARK  
ADDRESS: 408 N. GARFAY STREET  
CITY: SAN PEDRO, CA

DATE	
REVISION	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	

PLAN NAME: Construction Details  
PROJECT: LS-08  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_



THE CITY OF LOS ANGELES OR ITS OFFICERS OR EMPLOYEES SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION OR DATA PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE CITY OF LOS ANGELES AND ITS OFFICERS OR EMPLOYEES SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.





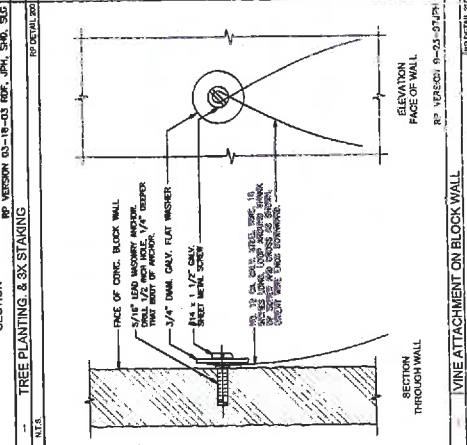
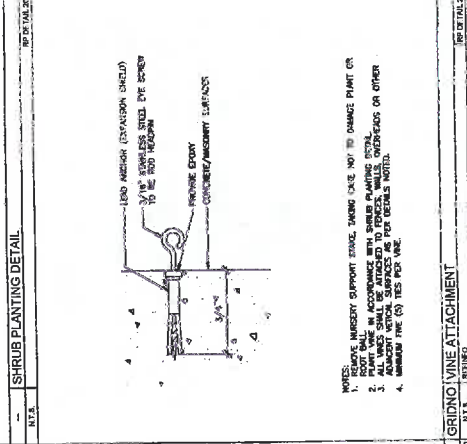
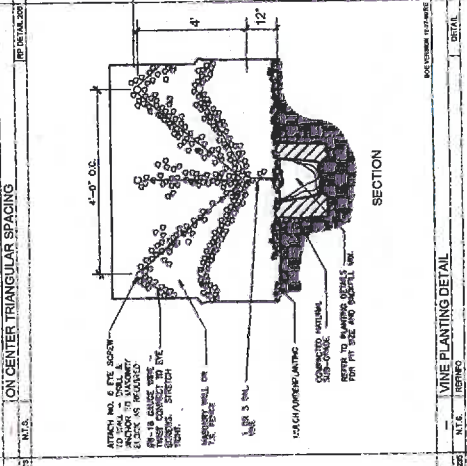
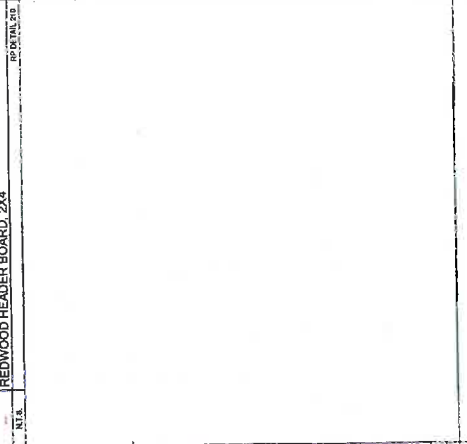
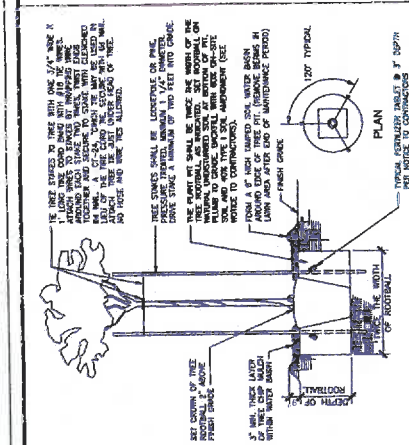
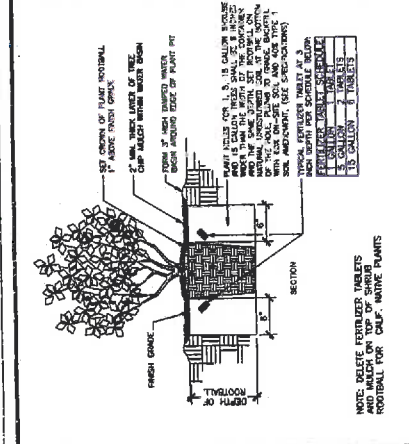
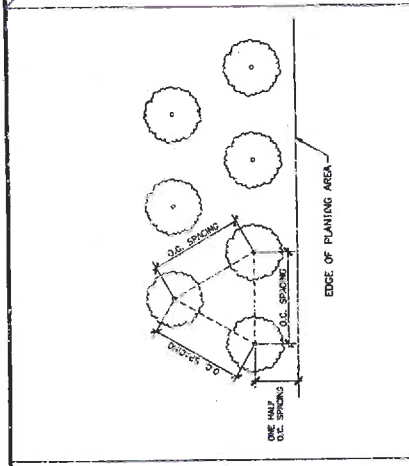
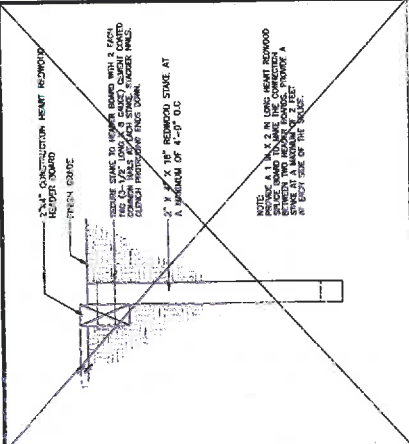
THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
ASSISTANT MANAGER-PARKS, TREES  
SAN PEDRO, CA



PROJECT NAME  
**EXIT PARK**  
406 N. GARFAY STREET  
SAN PEDRO, CA

PLANNING DETAILS  
PLAN NAME:  
DATE:  
SCALE:  
DRAWN BY:  
CHECKED BY:  
DATE:

LS-10  
CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
ASSISTANT MANAGER-PARKS, TREES



15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

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