

ATTACHMENT I
CITY OF LOS ANGELES AGREEMENT ASSUMING RISK OF INJURY OR DAMAGE
WAIVER AND RELEASE OF CLAIMS BY PARTICIPANTS

In consideration of the City of Los Angeles (hereinafter "City") permitting (check one):

☐ I (an individual)

☒ the GROUP, known as:
South Park Business Improvement District

(Name of Participant Adopting the Project)

(Name of Group Adopting the Project)

in accordance with my participation in the Board of Public Works, Adopt-A-Median Program, do hereby agree for myself, my heirs, executors, assigns and administrators:

That the City, its officers, agents, and employees shall not be responsible or liable for any injury, damage, loss or expense either to me/our group or my/our property incurred while I/we am cleaning, raking, shoveling, planting, or otherwise improving and beautifying public parkways and median strips, or engaged in similar activities.

I/We further agree to defend, indemnify and hold harmless the City, its officers, agents and employees from all injuries, damages, costs and expenses (including reasonable attorney's fees) that may arise out of, result from, or in any way be connected with the issuance of this permit for purposes described above. This waiver does not apply to injuries and damages that are solely due to the gross negligence or willful misconduct of the City or its officers, agents or employees.

I/We hereby represent that I/we have carefully read and understand the contents of this document and sign the same of my/our own free will.

Signature of Representative on Behalf of Group: _____



Signature of Individual: _____

Signature of Parent/Guardian if Participant is under 18 y/o: _____

05/02/2023

Date: _____

City of L.A. Office Use Only:

Cognizant City Department: _____

Department Contact: _____



MAINTENANCE AGREEMENT FOR COMMUNITY-BASED PROJECTS ON THE PUBLIC RIGHT-OF-WAY



APPLICANT - PROJECT TO BE ADOPTED / SPONSORED BY:

ORGANIZATION: South Park Business Improvement District & Downtown Los Angeles Neighborhood Council

CONTACT PERSON: SPBID: Nolan Marshall DLANC: Debby Zhou

SPBID: 1150-B S. Hope St. Los Angeles, CA 90015

ADDRESS, CITY, ZIP CODE: DLANC 200 North Spring Street, Suite 2005 Los Angeles, California 90012

SPBID: 213.663.1110

SPBID: nolan@southpark.la

PHONE #: DLANC: 424.264.8596

E-MAIL: DLANC: debby.zhou@dlanc.com

COUNCIL DISTRICT: 14 COUNCIL OFFICE CONTACT NAME & PHONE #: Nate Hayward

PROJECT SITE (Please be as specific as possible. If there is to be more than one site maintained by the same entity, include one copy of the Maintenance Agreement and attach an extra page with a list of all locations.)

Triangle Median at Pico / Olive Streets

SITE IMPROVEMENTS INCLUDE (CHECK ALL THAT APPLY):

☒ BENCH(ES)

☐ MURAL

☒ PLANTER(S)

☐ COMMUNITY SIGNAGE

☐ TRASH RECEPTACLE(S)

☐ TABLE(S)

☒ TREE(S)

☒ VEGETATION

☐ ART SCULPTURE

☐ MOSAIC

☐ OTHER _____

SCOPE OF WORK

Please provide a detailed SCOPE OF WORK on the Neighborhood Partnership Agreement, OR you may attach a separate document providing this information. This narrative will be used as the verbiage for a report recommending your project for adoption by the Board of Public Works.

ENTITY CONDUCTING THE INSTALLATION OF THE PROJECT (if different from above):

BUSINESS NAME: Los Angeles Conservation Corps

CONTACT PERSON & POSITION: Alex Lopez, Sr. Program Director

PHONE #: 323.526.1460 ext. 400

E-MAIL: alopez@lacorps.org

****PLEASE INCLUDE PROPER PROOF OF INSURANCE, IF APPLICABLE—SEE PAGE 2 OF THIS AGREEMENT.**

ENTITY MAINTAINING PROJECT / PROJECT SITE (if different from above):

BUSINESS NAME: South Park Business Improvement District

CONTACT PERSON & POSITION: Nolan Marshall, Executive Director

PHONE #: 213.663.1110

E-MAIL: nolan@southpark.la

****PLEASE INCLUDE PROPER PROOF OF INSURANCE, IF APPLICABLE—SEE PAGE 2 OF THIS AGREEMENT.**

HOW WILL THE SITE BE MAINTAINED, AND HOW OFTEN?

See attached description

Signature of Adopting/Sponsoring Group Representative

5/9/23
Date

(PLEASE SEE PAGE 2 OF THIS AGREEMENT)

OCB Office use only

Intake date _____ Initials _____

AAM Application #: _____

PLEASE ADDRESS ALL INQUIRIES TO:

City of Los Angeles, Board of Public Works, Office of Community Beautification
200 North Spring Street, Room 356, Los Angeles, CA 90012 Phone (213) 820-4859

FORM VERSION: MAY, 2020



MAINTENANCE AGREEMENT FOR COMMUNITY-BASED PROJECTS ON THE PUBLIC RIGHT-OF-WAY



(NAME OF GROUP OR ORGANIZATION ADOPTING/SPONSORING THE PROJECT)

(hereafter referred to as the "GROUP,") agree(s) to maintain the site improvements installed through the Adopt-a-Median Program, in perpetuity, or until the City of Los Angeles (hereafter referred to as the "CITY") requests that said improvements be removed. If the GROUP can no longer maintain the project and/or wishes to relinquish their maintenance responsibility of the project, I understand that the GROUP is responsible for either finding another maintenance entity willing to enter into a new Maintenance Agreement, OR restore the project site to its original state, and will comply with any directives/advisement from the CITY.

If site improvements are damaged, destroyed, or become hazardous, I understand it is the GROUP'S responsibility to immediately remove them, to the satisfaction of the CITY. In the event the project is damaged and the GROUP does not fulfill its responsibility to remove any/all part(s) of the project, City forces will provide removal, and the GROUP will be invoiced to reimburse the CITY for removal costs. I understand the GROUP may replace damaged, destroyed or hazardous items in-kind and the CITY is not responsible for replacement. I understand that permits issued for this project are revocable, and the CITY does not indefinitely guarantee permission to install/maintain these site improvements. I understand the CITY may, without prior notice, request that the permitted items at this location may be removed and/or relocated. The GROUP agrees to immediately comply with any such request by the CITY, when/if asked to do so.

I understand that if a 3rd party commercial business entity is contracted by the GROUP to construct and/or work on, or provide maintenance to the project site, they are not covered under the CITY'S insurance, and the FOLLOWING SECTION SHALL APPLY (appropriate proof of insurance for said entity will be submitted to the Office of Community Beautification):

Pursuant to the Recommendation of the City of L.A.'s Risk Management Office:

"The CITY must be included as an "Additional Insured" in applicable liability policies to cover the CITY'S liability arising out of the acts or omissions of the named insured. The CITY is to be named as an "Additional Named Insured" and a "Loss Payee" as its interests may appear in property insurance in which the CITY has an interest, e.g., as a lien holder."

Please also refer to the provided "Instructions and Information on Complying with City Insurance Requirements," item number 3, second paragraph, first sentence. The certificate holder name and address should appear as follows:

**City of Los Angeles and its Agencies, Boards and Depts.
200 North Main Street, City Hall East, Rm. 1240, Los Angeles, CA 90012**

With this Agreement, the City of Los Angeles/Department of Public Works/Office of Community Beautification agrees to:

- Assist community groups through project review, Board of Public Works adoption, and the permitting process.
- Waive the fees for the A-Permit and Revocable Permit associated with the project.
- Provide liners upon request for the trash receptacles.
- Provide graffiti removal services, free of charge, when possible.
- Provide short term loans on hand tools for use on the beautification project.
- Provide limited liability coverage (for the sponsoring volunteer group named above ONLY) through the City of Los Angeles: Commercial general liability - Hazard (2) Coverage applies to all facets of the project approved by the CITY

I understand that the following conditions are part of Adopt-a-Median Project process:

- Adopt-a-Median projects generally undergo review by StreetsLA / Bureau of Street Services prior to any issuance of permits.
- Projects that may pose a visibility issue undergo review by the Department of Transportation.
- Structural components/anything permanently affixed to the public right-of-way, or usage of any materials deemed as "non-standard," are reviewed by the Bureau of Engineering.
- Any lighting/electrical or any involvement with a street light pole, is reviewed by the Bureau of Street Lighting
- MURALS: Apply for mural registration with the City of L.A. Department of Cultural Affairs. A required anti-graffiti coating (up to 450 sq.'), is provided FREE OF CHARGE, after mural is installed. Please call 3-1-1 to report graffiti.
- TREES: Must comply with guidelines established by the City of L.A. Urban Forestry Division, Department of Public Works. Trees are to be watered on a regular basis, and trimmed as needed.
- VEGETATION: GROUP will maintain the vegetation and keep the site free from weeds, debris, and litter.
- TRASH RECEPTACLE: GROUP will empty trash receptacle as needed and replace the plastic liner.
- BENCHES/TABLES/OTHER STATIONARY OBJECTS: GROUP will provide periodic cleaning.
- PLANTERS: GROUP will water on a regular basis and provide periodic cleaning.
- COMMUNITY SIGNAGE: GROUP will provide periodic cleaning, and maintenance of lighting (if necessary).
- IRRIGATION SYSTEMS: GROUP will conduct repairs and replacement of irrigation components, if necessary.
- LIGHTING/ELECTRICAL: GROUP will maintain and report any issues/difficulties to OCB immediately

Group representative's signature

Date:

5/9/23

PLEASE ADDRESS ALL INQUIRIES TO:

City of Los Angeles, Board of Public Works, Office of Community Beautification
200 North Spring Street, Room 356, Los Angeles, CA 90012 Phone: (213) 820-4859
FORM VERSION: MAY, 2020

PROJECT SITE (Please be as specific as possible. If there is to be more than one site maintained by the same entity, include one copy of the Maintenance Agreement and attach an extra page with a list of all locations.)

The 2,500 sq ft triangle is created by the spilt of northbound traffic lanes on Olive St that intersect with W. Pico Blvd.

SCOPE OF WORK

Please provide a detailed SCOPE OF WORK on the Neighborhood Partnership Agreement, OR you may attach a separate document providing this information. This narrative will be used as the verbiage for a report recommending your project for adoption by the Board of Public Works.

The project design includes the addition of accent furniture such as benches and cafe seating, freestanding landscape planters, and a ground mural. The design intent aims to provide flexibility towards community events and programming and future expansion for additional activation

A motion for funds for the Pico Triangle Beautification from Council District 14 was approved in early 2023. The Los Angeles Conservation Corps (LACC) is the contractor for the project and will be responsible for the assembly, securing, placement of furniture/planters items, and landscape. LACC is to procure, source, and plant all landscape items as specified in the drawings. LACC will also assess the condition and health of existing vegetation specified for removal or salvage. The South Park Business Improvement District (SPBID) will be responsible for the daily supervision and maintenance with its 24/7 clean and safety ambassador team.

Addressing safety and connectivity issues, this project will engage the community of South Park in transforming a median into a thriving landscaped transit plaza. Improving the median and the surrounding street environment will increase pedestrian safety, stimulate revitalization, beautify the corridor, promote transit and enhance the multimodal transportation system.

Once ground is broken in the projected month of September, completion should take a month. This project, with hopefully few constraints on supply chain of product, is expected to be completed by December of 2022.

HOW WILL THE SITE BE MAINTAINED, AND HOW OFTEN?

The SPBID has a roaming team of 20+ clean and safe ambassadors that work around the clock to provide services to the district. Once completed, this team will have constant eyes to report back should any vandalism or destruction of property occur. In the event of vandalism, our clean team can assess and in most cases, repair damages.

ADOPT-A-MEDIAN PROGRAM NEIGHBORHOOD BEAUTIFICATION PARTNERSHIP AGREEMENT

FORM VERSION MARCH 2022



This partnership agreement between the City of Los Angeles and SOUTH PARK BUSINESS IMPROVEMENT DISTRICT defines each participant's role in the improvement, beautification and/or restoration of the City owned property (public right-of-way) located at: OLIVE ST. AND PICO BLVD.

PLEASE PROVIDE A BRIEF HISTORY OF PROJECT / WHY IS THIS PROPOSAL BEING SUBMITTED? Please include those community members who champion this proposal, and any other support towards this effort.

SEE ATTACHED

WHAT IS THE SCOPE OF WORK? Please include the component parts of the project, the means to complete the project, what achievement is sought within the community via its installation, and the desired completion time. This narrative will be used as part of the project's Board of Public Works report.

SEE ATTACHED

The Community Group agrees to:

- Provide the labor and materials required to improve the adopted area.
- Maintain the project/project site (per Maintenance Agreement) in perpetuity (upkeep, litter removal, watering, etc.).
- Follow the plan as approved by the City with any special conditions or requirements.

The City of Los Angeles/Department of Public Works agrees to:

- Navigate the community partner through the process of obtaining approval for this proposal.
- Pay for costs incurred by the City to review this proposal.
- Waive any Public Works permit fees for ONLY the Revocable permit and A-permit.
- LOAN hand tools to the group working on the beautification project. (Order form is available.)
- Provide liability coverage through the City of L.A.'s SPARTA INSURANCE PROGRAM, ONLY during the period of the project's construction [Commercial General Liability-Hazard 2. Coverage applies to all facets of the project approved by the City of L.A.]
- Consider performing such jobs as the situation may require, to the extent that resources are available.

Please check ONLY if applicable to your project

(Please attach a separate sheet explaining any that apply):

- ☐ Construction of a new sidewalk
- ☐ Repair an existing driveway
- ☐ Installing/repairing an ADA access ramp
- ☐ Installing curb drains
- ☐ Widening an existing driveway
- ☐ Closing an existing driveway & repair curb
- ☐ Repair an existing gutter
- ☐ Replace existing asphalt in roadway/alley

CONDITIONS APPLICABLE TO THE ADOPT-A-MEDIAN PROPOSAL PROCESS:

- (1) An Adopt-a-Median proposal must be maintained as a current application. Should there be 1 year or more of inactivity on a proposal, the Adopt-a-Median Program Manager reserves the right to terminate the application.
- (2) Project proposals involving any animals/livestock will not be accepted.
- (3) Projects involving complex engineering components may be charged a review fee by the Bureau of Engineering.
- (4) Projects involving landscaping are encouraged and may be required (per the Bureau of Street Services) to install drip irrigation in an effort to conserve water. In unique situations, applicants may be required to add the following to their landscaping plans:
"Existing irrigation system has been adopted in "as-is" condition due to applicant's request not to upgrade to the latest City standards requiring water efficient irrigation. For this reason, the City cannot guarantee timely response to any irrigation-related issues that may occur, including, but not limited to, plant material loss or damage."
- (5) Projects whose site location shares a boundary (Council District, homeowner's association, etc...) will need to have WRITTEN letter of support on official letterhead that there no dispute exists regarding the installation of the proposed project.
- (6) Adopt-a-Median staff serve as the 'conduit' between the applicant and City agencies. Intake, plan review, Board adoption, permit application and any additional processes must have oversight by Adopt-a-Median staff. Failure to comply with these conditions may result in termination of the application.

Project Representative's Signature

Position/Title

EXECUTIVE DIRECTOR

Date

5/4/23

OCB USE ONLY

Submitted on:

AAM #

By:



MAINTENANCE AGREEMENT FOR COMMUNITY-BASED PROJECTS ON THE PUBLIC RIGHT-OF-WAY



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FORM VERSION: MAY, 2020

PLEASE PROVIDE A BRIEF HISTORY OF PROJECT / WHY IS THIS PROPOSAL BEING SUBMITTED? Please include those community members who champion this proposal, and any other support towards this effort.

The Pico Triangle, an underutilized triangle traffic median in the City of Los Angeles' downtown neighborhood of South Park, is an evolving derelict median between street lanes that was reimagined and expanded in the early 2000s. This expansion of the small island of cement at Pico and Hill saw the addition of trees and raised platform to the three street lights, two bus benches, and a single sycamore tree. In the years since its last expansion, the median has fallen to neglect and disrepair. Now, only one of the trees survives, the mural installed has all but faded, and transit users stand in the blistering Summer sun while waiting for their next transfer. The project design includes the preservation and protection of existing transit street furniture and the addition of accent furniture such as benches and cafe seating, freestanding landscape planters, and an updated ground mural.

This update will improve the street environment, its sidewalk and bus stop use by local residents who might otherwise elect to drive, as well as encourage pass-through drivers, cyclists and transit users to stop at local destinations along their journeys. It will also increase accessibility, promote patronage of existing businesses, raising revenues and generating development opportunities that will help stimulate the local economy. Creating a vibrant, livable community in which people can live, work, play and thrive is the ultimate goal of this project.

The South Park Business Improvement District has worked closely with Councilmember Kevin de Leon's office, the Downtown Los Angeles Neighborhood Council, and Los Angeles Conservation Corps to bring this enhancement to life.

WHAT IS THE SCOPE OF WORK? Please include the component parts of the project, the means to complete the project, what achievement is sought within the community via its installation, and the desired completion time. This narrative will be used as part of the project's Board of Public Works report.

The project design includes the addition of accent furniture such as benches and cafe seating, freestanding landscape planters, and a ground mural. The design intent aims to provide flexibility towards

community events and programming and future expansion for additional activation

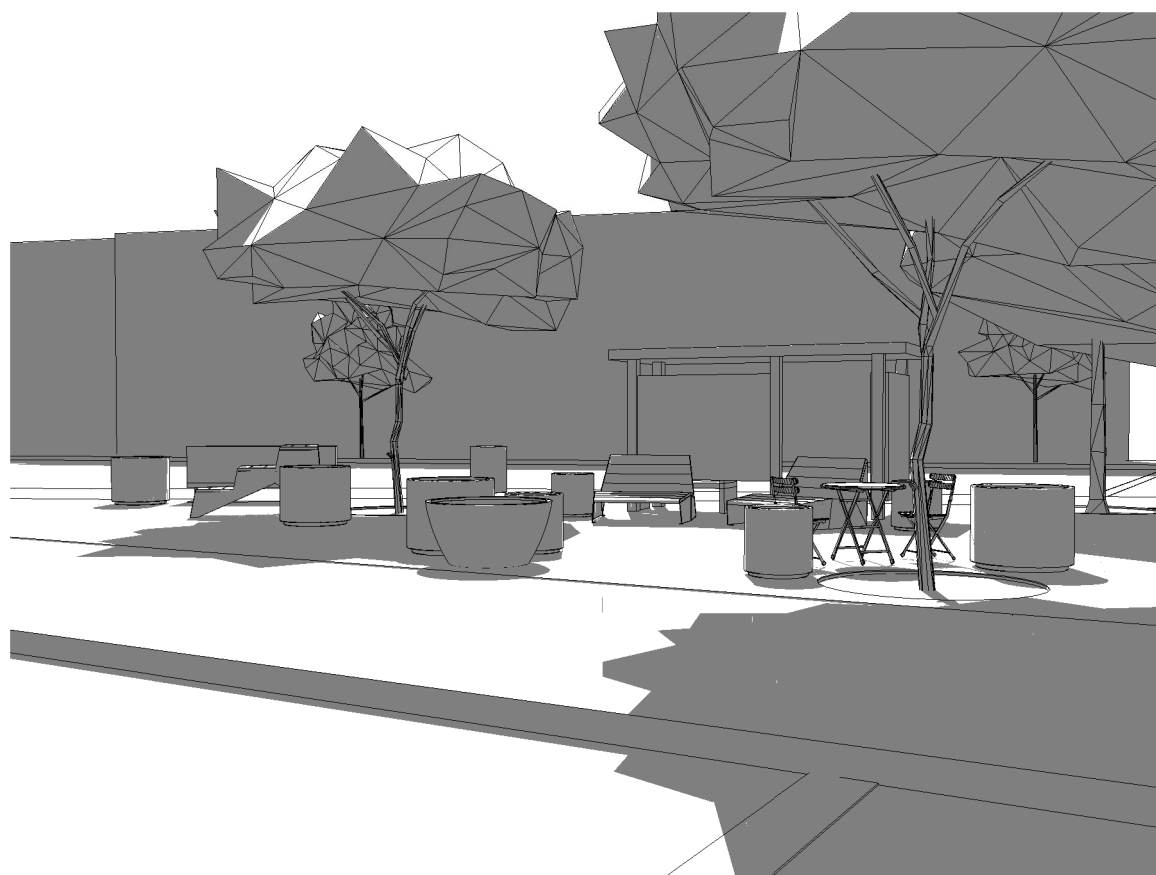
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Once ground is broken in the projected month of September, completion should take a month. This project, with hopefully few constraints on supply chain of product, is expected to be completed by December of 2022.



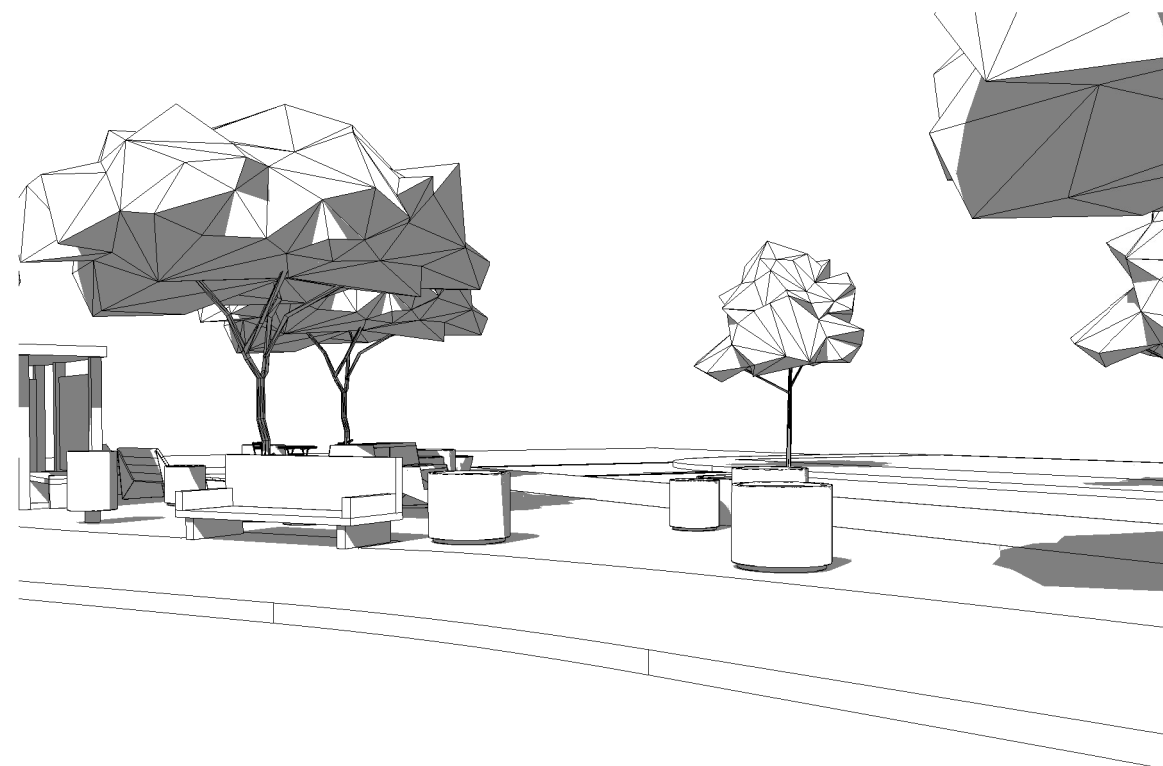
SITE ISOMETRIC - NW



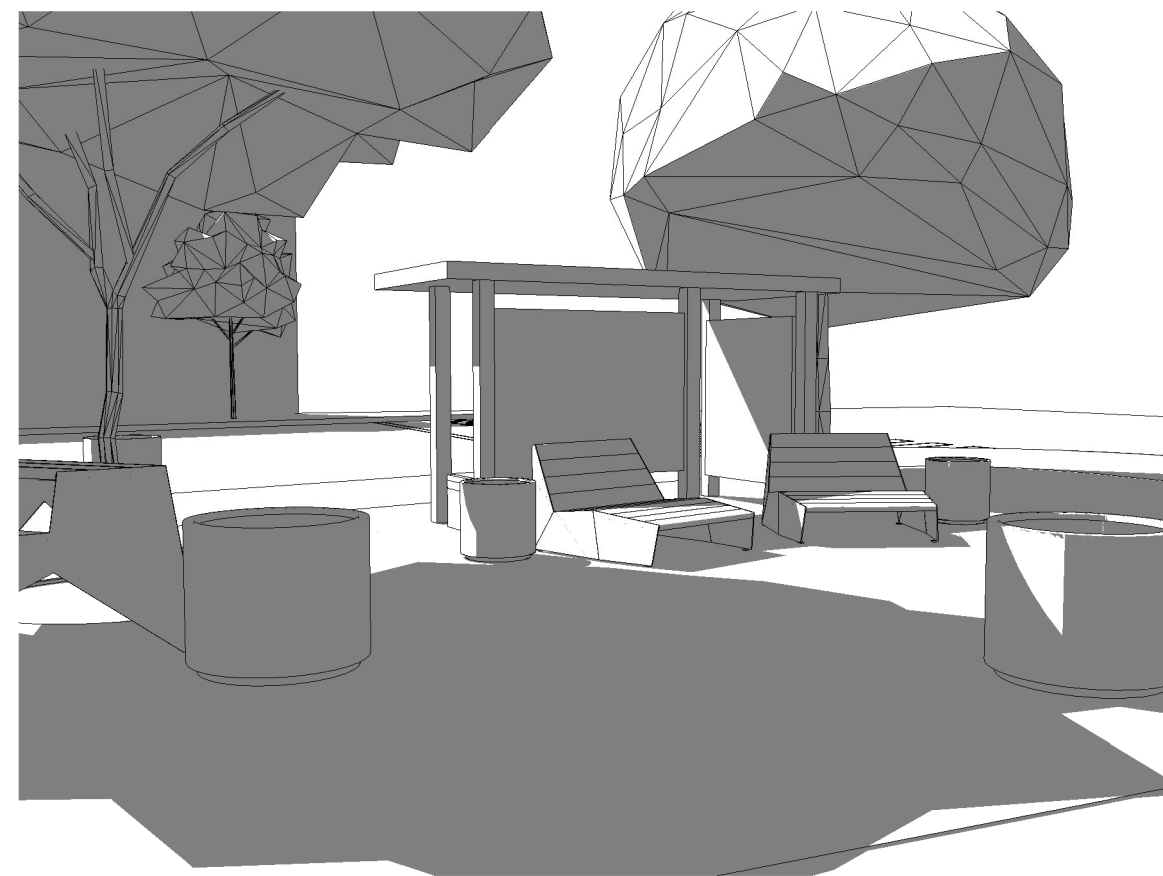
STREET VIEW - WEST



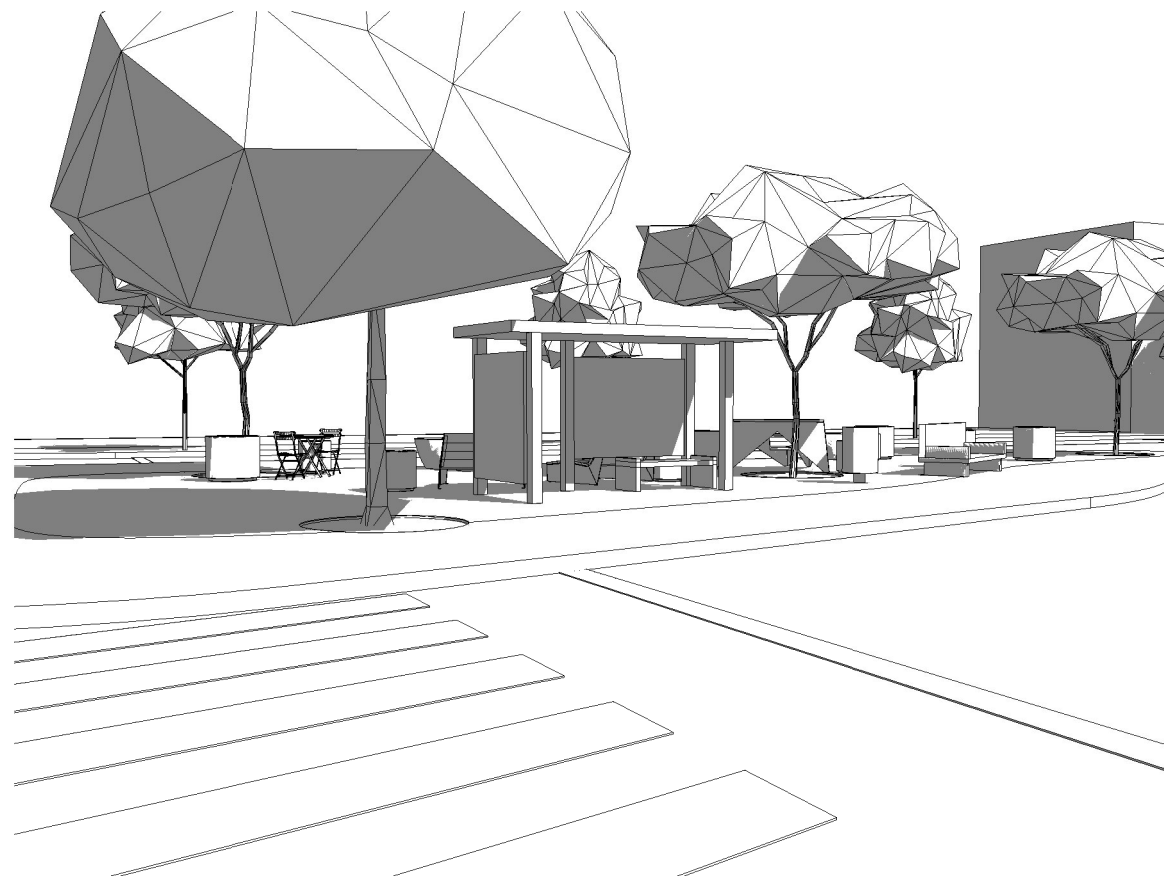
STREET VIEW - SOUTH



STREET VIEW - NORTHEAST



STREET VIEW - NORTHWEST



STREET VIEW - SOUTHEAST

PROJECT DESCRIPTION

PROJECT ADDRESS:
PICO BLVD. & OLIVE ST.
LOS ANGELES, CA 90015

PROJECT AREA: 2166 SF

PROJECT DESCRIPTION:
THE PICO TRIANGLE PLAZA PROJECT IS A URBAN PLACEMAKING ACTIVATION PROJECT OF A UNDERUTILIZED TRIANGLE TRAFFIC MEDIAN IN THE DOWNTOWN LOS ANGELES NEIGHBORHOOD OF SOUTH PARK IN THE CITY OF LOS ANGELES. THE PROJECT DESIGN INCLUDES THE PRESERVATION AND PROTECTION OF EXISTING TRANSIT STREET FURNITURE AND THE ADDITION OF ACCENT FURNITURE SUCH AS BENCHES AND CAFE SEATING, FREESTANDING LANDSCAPE PLANTERS, AND A GROUND MURAL. THE DESIGN INTENT AIMS TO PROVIDE FLEXIBILITY TOWARDS COMMUNITY EVENTS AND PROGRAMMING AND FUTURE EXPANSION FOR ADDITIONAL ACTIVATION.

PROJECT DIRECTORY

CLIENT:
SOUTH PARK BUSINESS IMPROVEMENT DISTRICT
1150 S HOPE ST
LOS ANGELES, CA 90015
(213) 663-1111

CLIENT:
DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
200 N SPRING ST #2005
LOS ANGELES, CA 90012
INFO@DLANC.COM

ARCHITECTURAL DESIGNER:
REEYAN RAYNES
(323) 896-2326
REEYAN.RAYNES@DLANC.COM

LANDSCAPE DESIGNER:
TAKAKO TAJIMA
TAKAKO@TAJIMAOFFICE.COM

CONTRACTOR:
LA CONSERVATION CORPS
1020 S. FICKETT ST
LOS ANGELES, CA
323.526.1460

SHEET INDEX

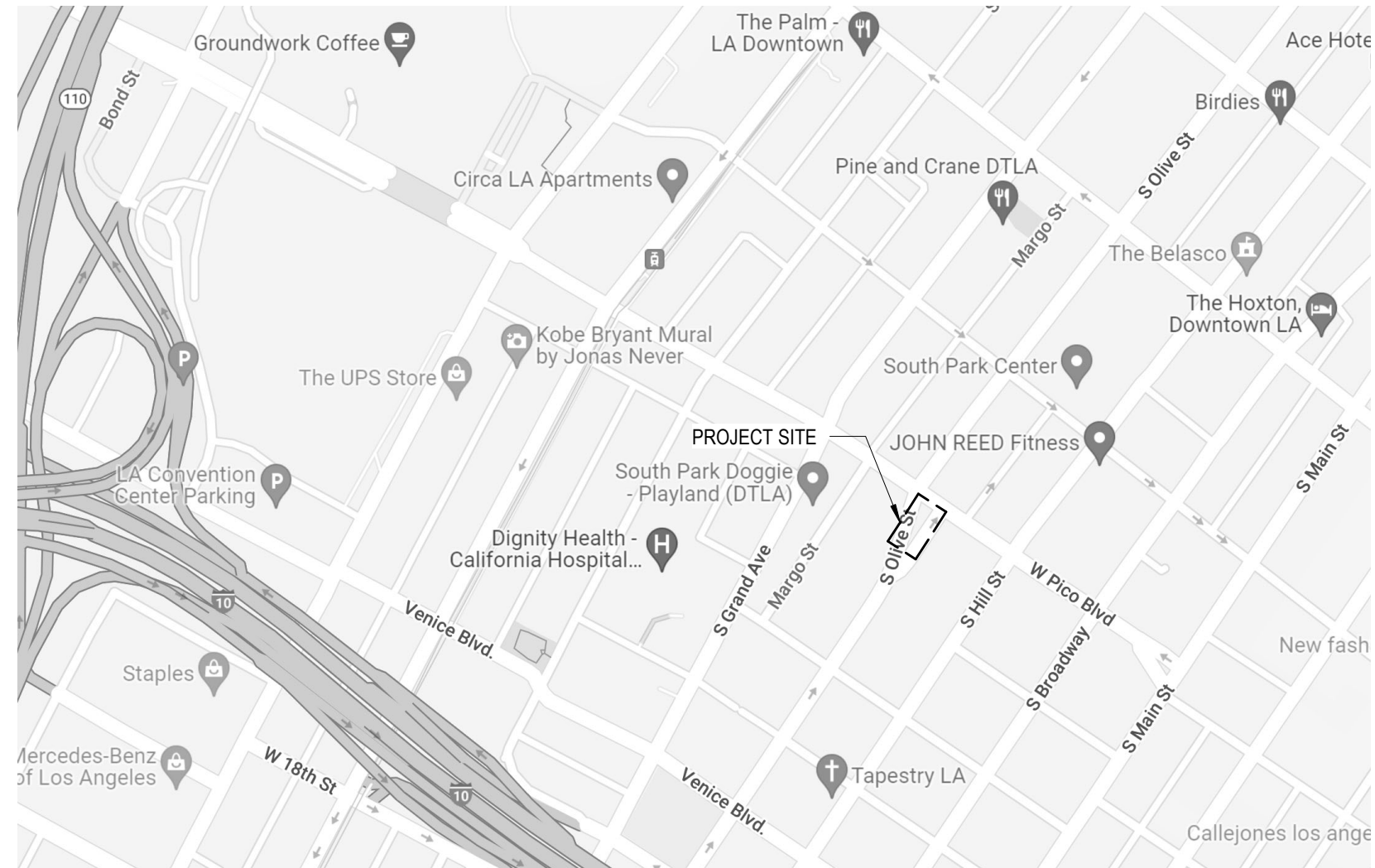
GENERAL	
G-001	PROJECT INFORMATION
G-002	SITE PHOTOGRAPHS
G-003	LANDSCAPE STANDARD PLANS
A-011	EXISTING SITE PLAN
A-012	OVERALL SITE PLAN
A-013	LANDSCAPE PLAN
A-014	FURNITURE & PLANTER CUT SHEETS

SYMBOLS LEGEND & ABBREVIATIONS

A-101 SHEET No. 1
Sheet No. Sequence Discipline
DETAIL SHEET 1 A-101
ELEVATION
PROJECT NORTH
TRUE NORTH
FURNITURE TAG
LANDSCAPE TAG

ADA	AMERICANS WITH DISABILITIES ACT
CF	CUBIC FEET
CJ	CENTER LINE
CLR	CLEAR
DIA	DIAMETER
(E)	EXISTING
EL	ELEVATION
FO	FACE OF
HT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED OWNER INSTALLED
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CFI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
REV	REVISION
SF	SQUARE FEET
SIM	SIMILAR
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
W.P.	WORK POINT

VICINITY AND LOCATION MAP



PROJECT TITLE:

PICO TRIANGLE
PLAZA PROJECT

PICO BLVD. & OLIVE ST.
LOS ANGELES, CA 90015



CLIENT:
SOUTH PARK BUSINESS IMPROVEMENT DISTRICT
1150 S HOPE ST
LOS ANGELES, CA 90015
(213) 663-1111

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
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1020 S. FICKETT ST
LOS ANGELES, CA
323.526.1460

No.	Description	Date
1	100% SCHEMATIC DESIGN	12/09/2022

DRAWING TITLE:
PROJECT INFORMATION

SCALE: 1/4" = 1'-0"

G-001

12/09/2022



3 **STREET VIEW - NORTH**
3/8" = 1'-0"



4 **STREET VIEW - SOUTH**
3/8" = 1'-0"



2 **STREET VIEW - WEST**
3/8" = 1'-0"

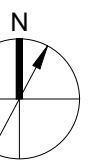
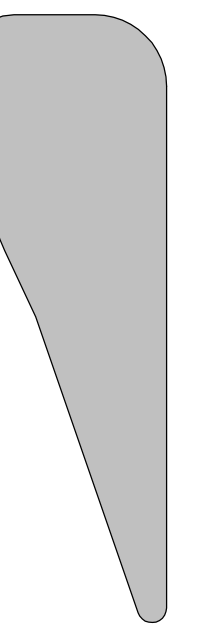


1 **STREET VIEW - EAST**
3/8" = 1'-0"

PROJECT TITLE:

PICO TRIANGLE PLAZA PROJECT

PICO BLVD. & OLIVE ST.
LOS ANGELES, CA 90015



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SOUTH PARK BUSINESS IMPROVEMENT DISTRICT
1150 S HOPE ST.
LOS ANGELES, CA 90015
(213) 663-1111

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL
200 N SPRING ST #2005
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ARCHITECTURAL DESIGN:
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REEYAN.RAYNES@DLANC.COM

LANDSCAPE DESIGN:
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CONTRACTOR:
LA CONSERVATION CORPS
1020 S. FICKETT ST
LOS ANGELES, CA
323.526.1460

No.	Description	Date
1	100% SCHEMATIC DESIGN	12/09/2022

DRAWING TITLE:
SITE PHOTOGRAPHS

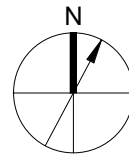
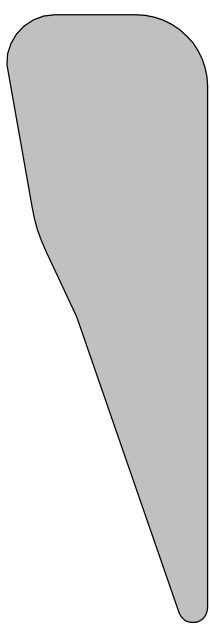
SCALE: 3/8" = 1'-0"

G-002

12/09/2022

PICO TRIANGLE PLAZA PROJECT

PICO BLVD. & OLIVE ST.
LOS ANGELES, CA 90015



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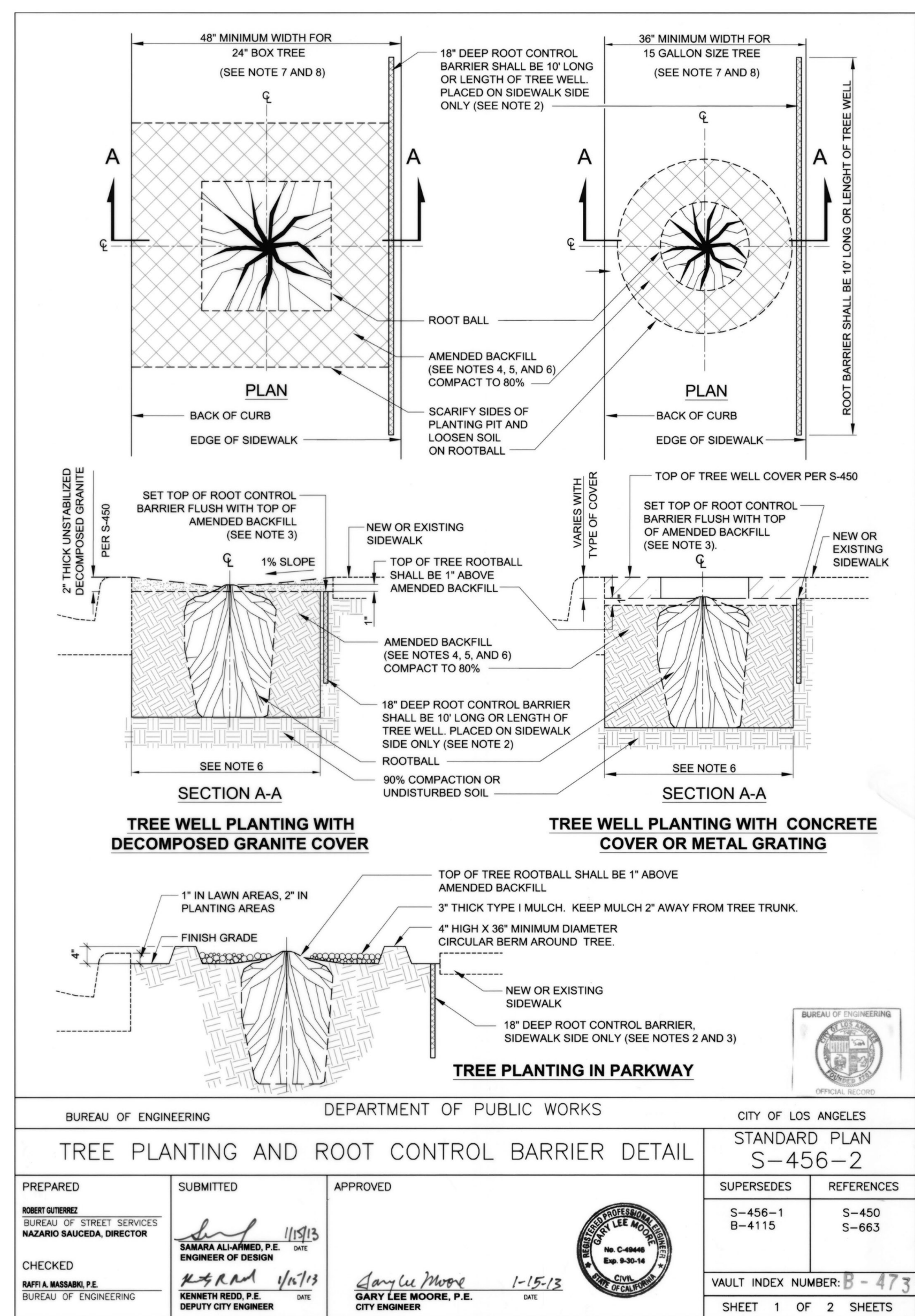
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LANDSCAPE
STANDARD PLANS

SCALE:

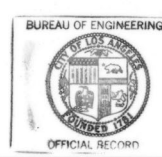
G-003

12/09/2022

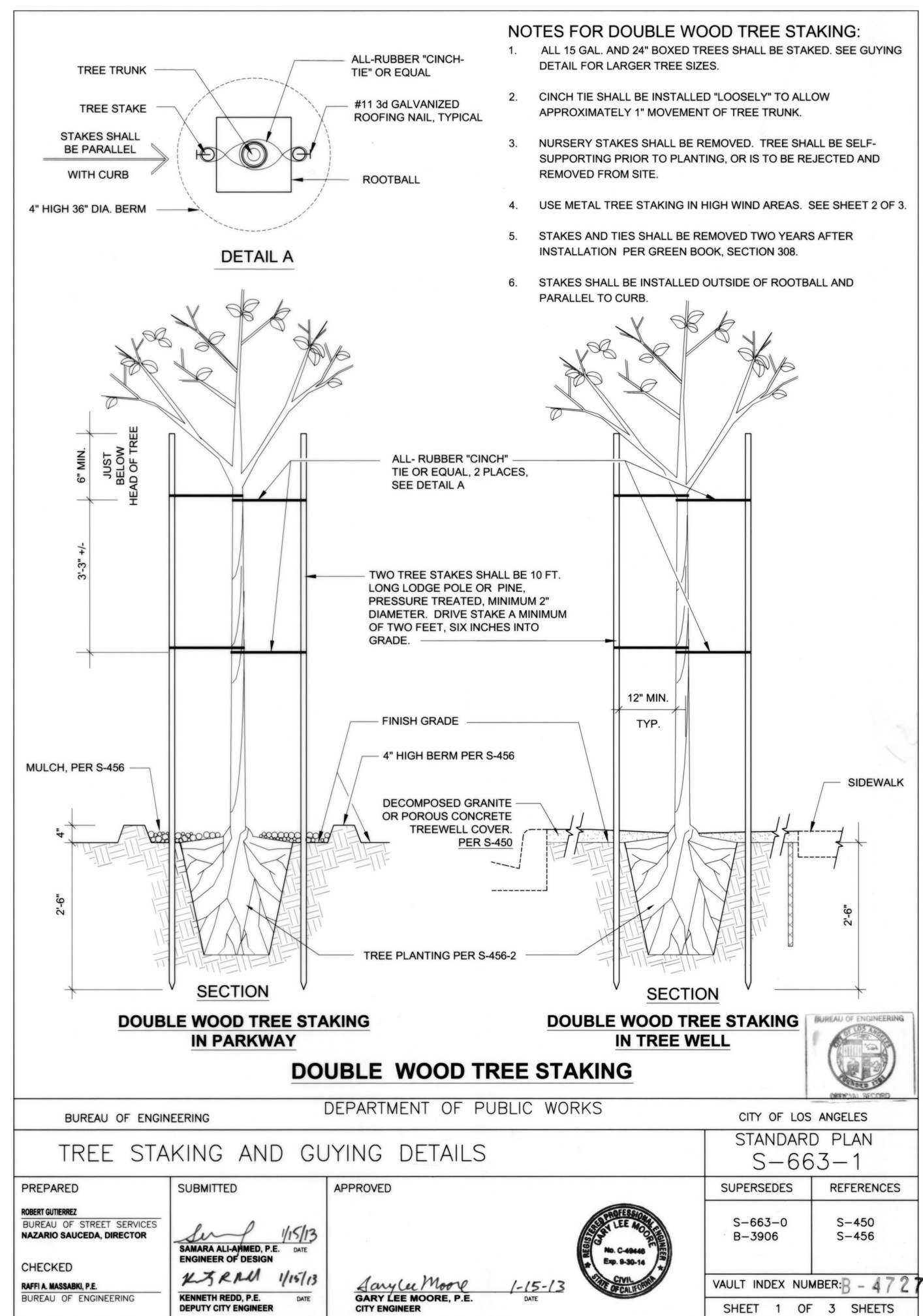


NOTES

3. SEE PROJECT PLAN FOR TYPE OF TREE COVER TO BE USED. USE DOG WREN TREE, GUM OR GRANGE.
4. THE ROOT COVER, BARRIER SHALL BE FABRICATED FROM A HIGH DENSITY AND HIGH IMPACT PLASTIC SUCH AS POLYVINYL CHLORIDE, HAS 18" DEPTH AND HAVE A MINIMUM HORIZONTAL OF 60 INCHES. THE PLASTIC SHALL BE 1/2" THICK. THE ROOT COVER SHALL BE PLACED ON THE HORIZONTAL SURFACE SPACES NOT MORE THAN 12 INCHES APART, AND SHALL BE ON TOP OF THE TREE.
5. THE TOP OF THE ROOT COVER, BARRIER SHALL BE SET FLUSH WITH TOP OF AMENDED BACKFILL.
6. AMENDED BACKFILL SHALL BE 18" DEEP. THE AMENDED BACKFILL SHALL BE 100% ORGANIC SLOTTED SOIL. REPORT RECOMMENDATIONS FOR SOIL REPLACEMENT AND SOIL TYPE TO THE CITY OF GRANGE.
7. AFTER PLANTING, EACH TREE SHALL BE WATERED IMMEDIATELY WITH 10 TO 20 GALLONS OF WATER AS NEEDED. REPEAT THE WATERING THREE IN THE NEXT 3 DAYS, ALLOW TIME FOR WATER TO BE ABSORBED INTO THE SOIL. THEREAFTER, WATERING SHALL BE DONE ON A WEEKLY BASIS.
8. PLANTING PIT SHALL BE TWICE THE TREE CONTAINER SIZE OR PARAWAYS OR THE SIZE OF TREE WHEEL.
9. MINIMUM PARAWAY WIDTH FOR TREE CONTAINER IS 3 FEET. IN PLANTING AREA THAT ARE LESS THAN 4 FEET IN WIDTH, A 1 GALLON SIZE TREE SHALL BE USED. IN PLANTING AREAS THAT ARE 4 FEET OR LARGER, A 24" BOX TREE SHALL BE USED.
10. FOR TREE SPACING, SEE STANDARD PLAN 5-400.
11. FOR TREE STAKING, SEE DETAIL 5-463.
12. TREE SPECIES AND LOCATION SHALL BE APPROVED BY THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.
13. THE APPLICANT SHALL OBTAIN A TREE IDENTIFICATION NUMBER BY CALLING US (HONOLULU) 808-462-4133 TWO WORKING DAYS PRIOR TO EXCAVATION PER CALIFORNIA GOVERNMENT CODE SECTION 51.00.

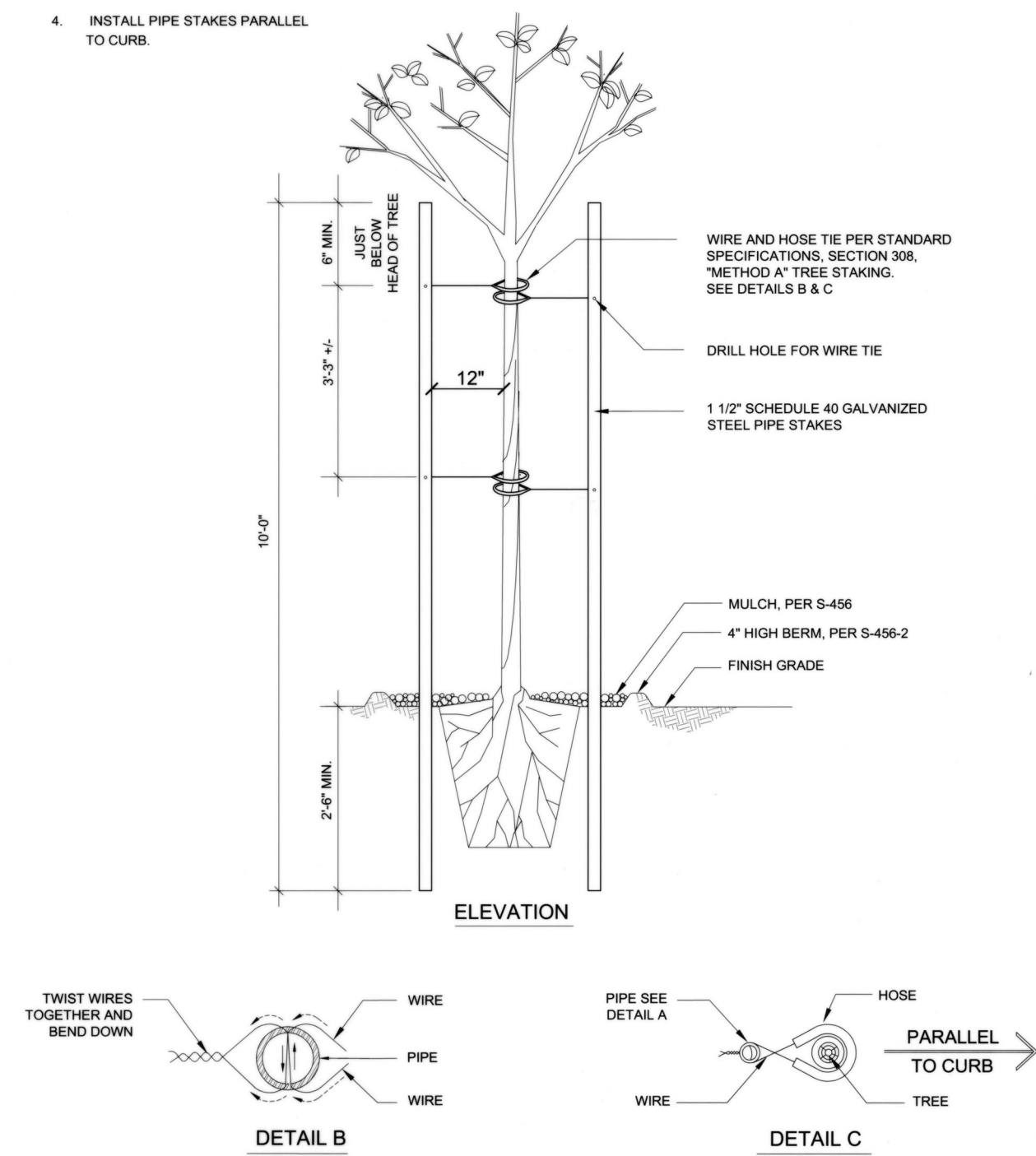


STANDARD PLAN NO. S-456-2	VAULT INDEX No. B - 4730
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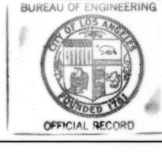


NOTES FOR DOUBLE METAL TREE STAKING:

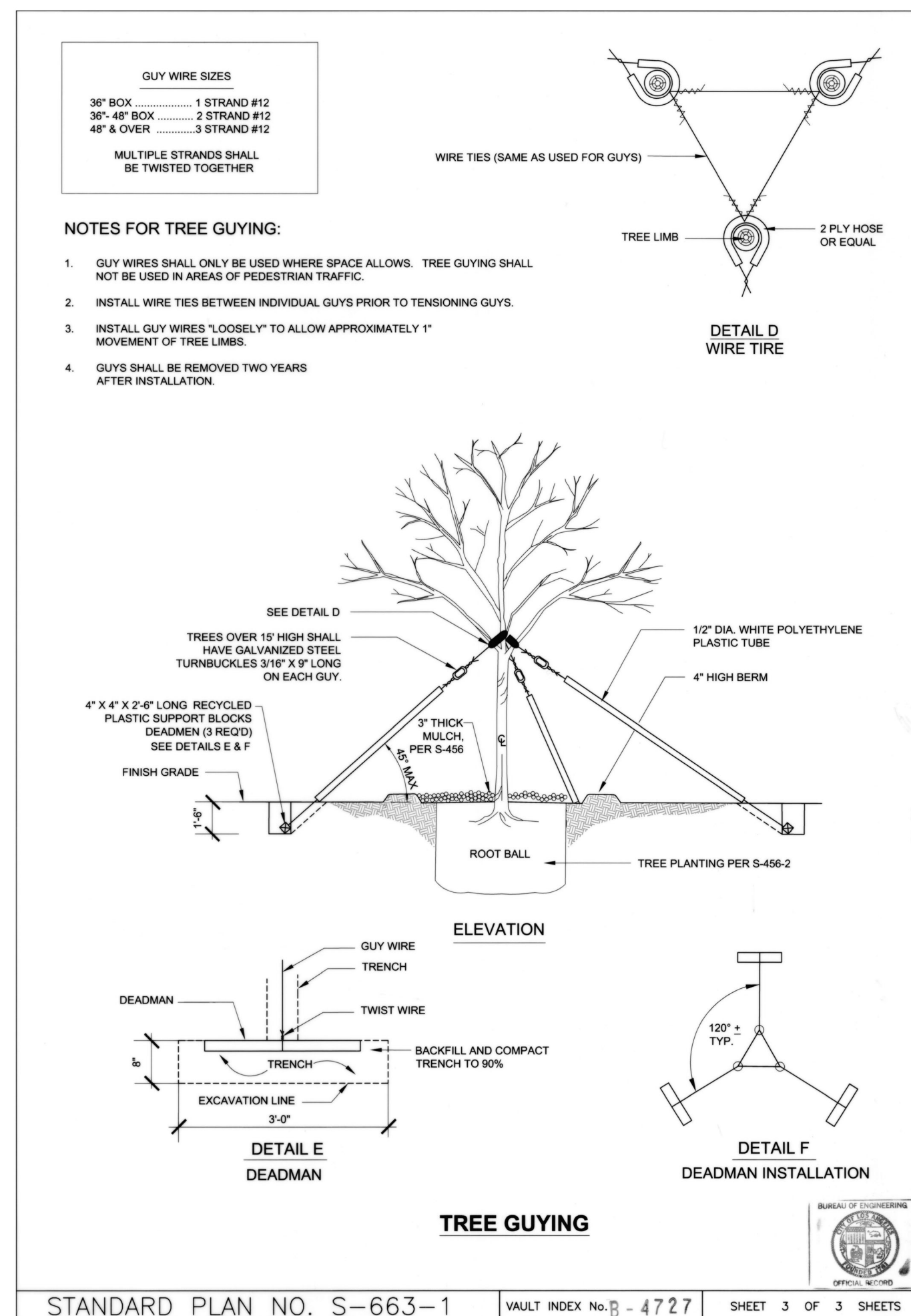
1. METAL STAKES SHALL BE USED IN HIGH WIND AREAS ONLY. HIGH WIND AREAS ARE THOSE AREAS ESTABLISHED BY THE BUREAU OF ENGINEERING, OR WHERE THE INSPECTOR DETERMINES THAT LOCAL CONDITIONS WARRANT THE USE OF METAL STAKES. ALL OTHER AREAS SHALL USE DOUBLE WOOD STAKES, SEE SHEET 1 OF 3.
2. ALL 15 GAL AND 24" BOXED TREES SHALL BE STAKED.
3. STAKES AND TIES SHALL BE REMOVED TWO YEARS AFTER INSTALLATION.
4. INSTALL PIPE STAKES PARALLEL TO CURB.



DOUBLE METAL TREE STAKING

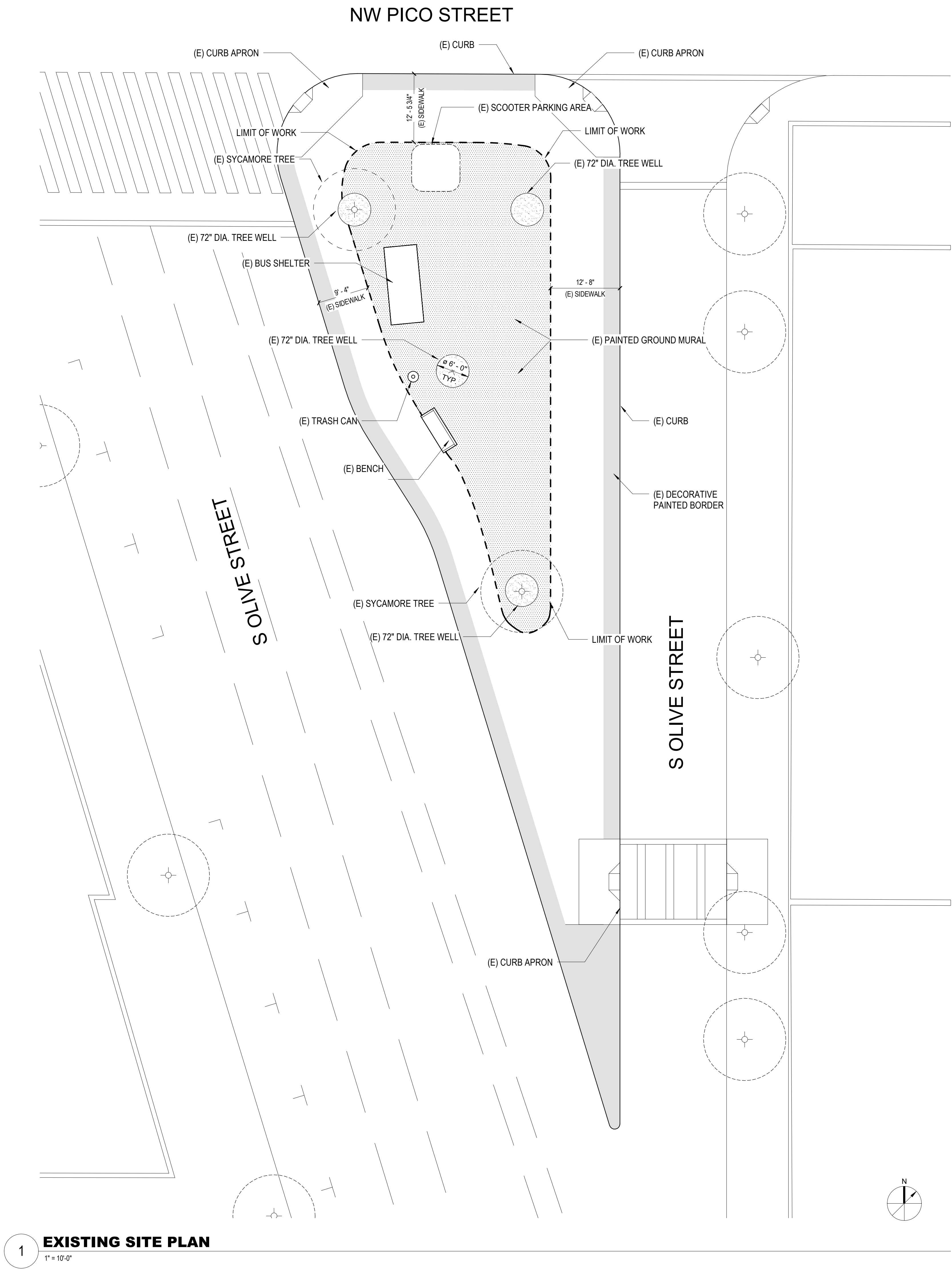


STANDARD PLAN NO. S-663-1	VAULT INDEX No. 8 - 4727
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STANDARD PLAN NO. S-663-1	VAULT INDEX No. B - 4727
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5/5/2023 11:18:20 AM



GENERAL NOTES - SITE PLAN

1. WORK LIMIT LINE TO BE DETERMINED BY ARCHITECTURAL DESIGNER REQUIREMENTS FOR ACTUAL WORK TO BE DONE.
2. REFER TO SITE PLAN DRAWINGS FOR EXTENT OF REPLANTING / RESEEDING AND REINSTALLATION OF VEGETATION OR SOIL.
3. PROTECT ALL SITE FEATURES AND FINISHES IN PLACE, U.N.O.
4. CONTRACTOR TO DOCUMENT & REPORT ANY PREVIOUSLY UNIDENTIFIED SITE ELEMENTS FOUND DURING CONSTRUCTION. NO ELEMENTS ARE TO BE REMOVED WITHOUT CONSULTING THE ARCHITECTURAL DESIGNER.
5. REPAIR CONCRETE SIDEWALKS AND PAVING DAMAGED DURING CONSTRUCTION.
6. REPLACE LANDSCAPING DAMAGED DURING CONSTRUCTION.
7. PROTECT ALL EXISTING TREES AND SITE ELEMENTS WITHIN CONSTRUCTION SITE PER SITE PLAN.
8. ALL DIMENSIONS SHALL BE V.I.F.
9. SEE PRODUCT CUT SHEETS ON A-014 FOR SPECIFIC FURNITURE AND PLANTER INFORMATION.
10. REFER TO G-003 FOR PLANTING GUIDELINES OF TREES IN TREE WELLS.

SITE PLAN LEGEND

- PLANTING AREA
- LIMIT OF WORK BOUNDARY
- OVERHEAD LINE
- ADA CLEARANCE LINE
- EXISTING TREE
- NEW TREE
- LIGHT POLE

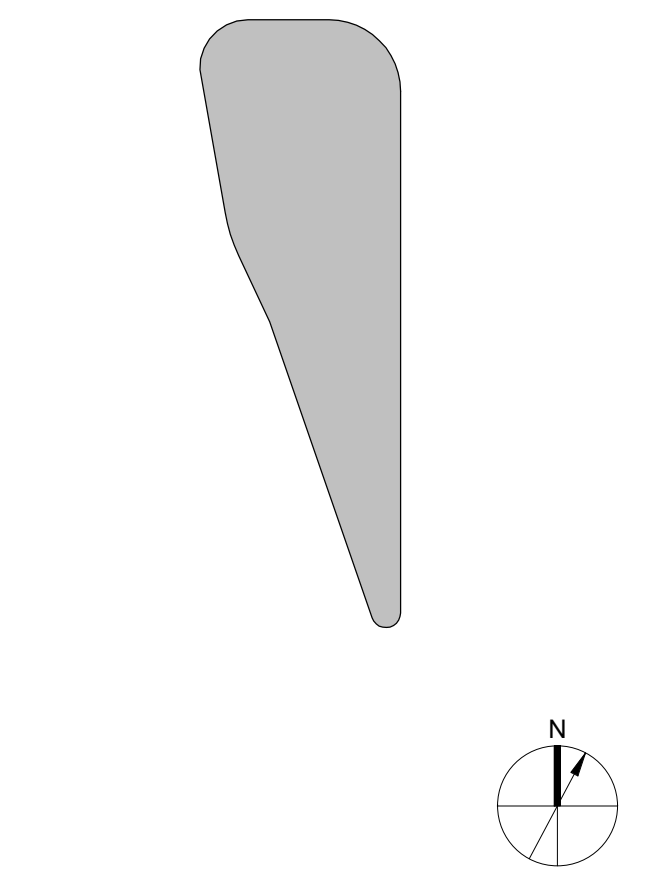
PROJECT TITLE:

PICO TRIANGLE
PLAZA PROJECT

PICO BLVD. & OLIVE ST.
LOS ANGELES, CA 90015



DLANC
DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL



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No.	Description	Date
1	100% SCHEMATIC DESIGN	12/09/2022

DRAWING TITLE:
EXISTING SITE PLAN

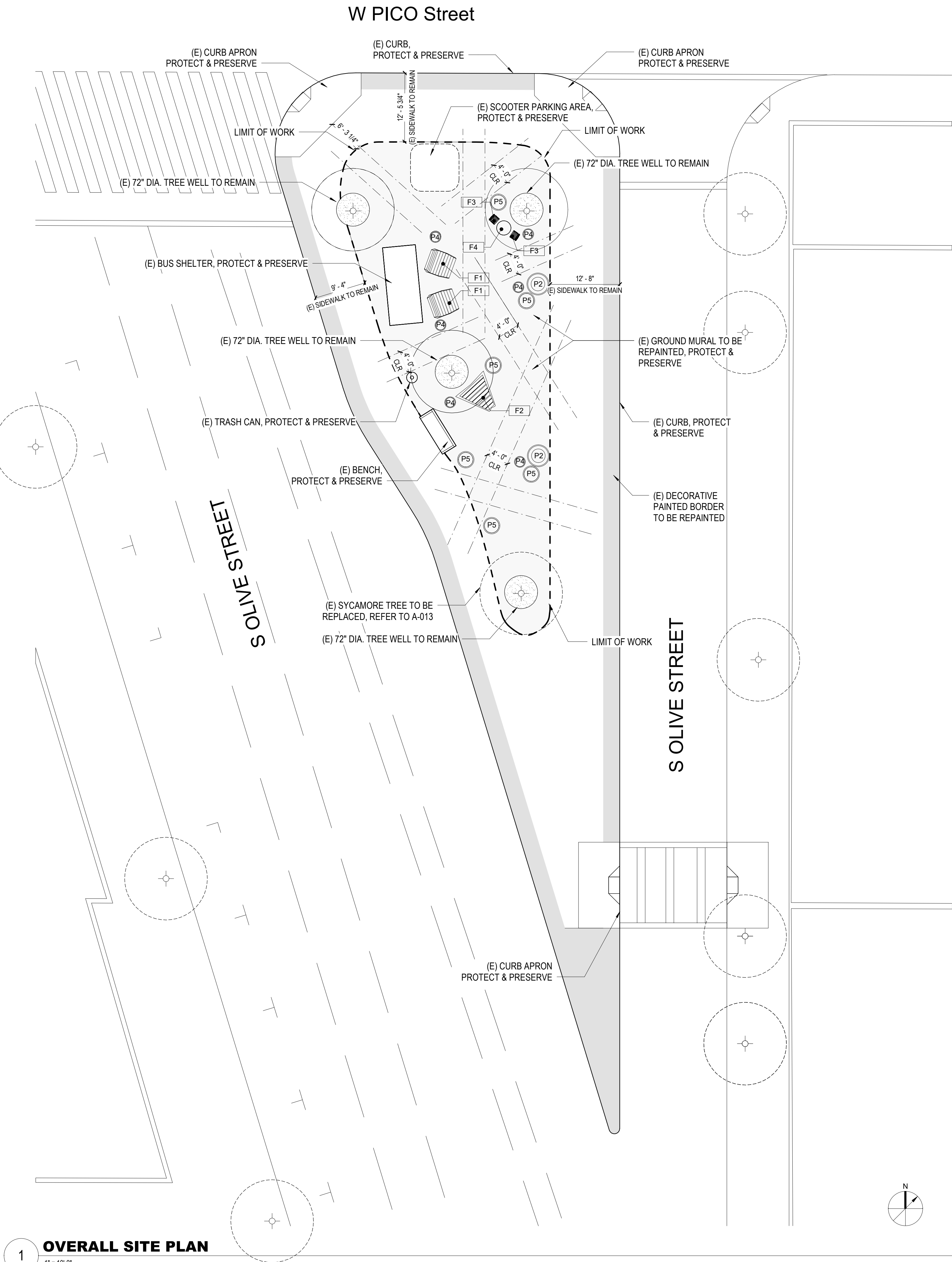
SCALE: As Indicated

A-011

12/09/2022

5/5/2023 11:18:27 AM

FURNITURE SCHEDULE							
Type Mark	Count	Manufacturer	Description	Dimensions	Weight	Volume	Model
F1	2		Vestre Bench w/ Backrest	53.1" x 57.2" x 34.1"	295 LBS		Bloc Sun Bench
F2	1		Vestre Bench	81.6" x 73.7" x 39.0"	498 LBS		Sloop Bench
F3	2	Ikea	Outdoor Folding Side Chair	18.1/8" x 16.7/8" x 33.1/8"			Sundso 905.033.51
F4	1	Ikea	Outdoor Folding Table	25.5/8" DIA x 28"			Sundso 705.033.52
P2	2	Touresol Siteworks	48" Cylindrical Planter	48" x 30" x 24"	245 LBS	16 CF	DS-4824
P4	6	Touresol Siteworks	24" Square Planter	24" x 15.5" x 27"	125 LBS	125 CF	WS-2400
P5	6	Touresol Siteworks	36" Cylindrical Planter	36" DIA x 30"	275 LBS	16.5 CF	WS-3600



1 OVERALL SITE PLAN
1" = 10'-0"

GENERAL NOTES - SITE PLAN

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SITE PLAN LEGEND

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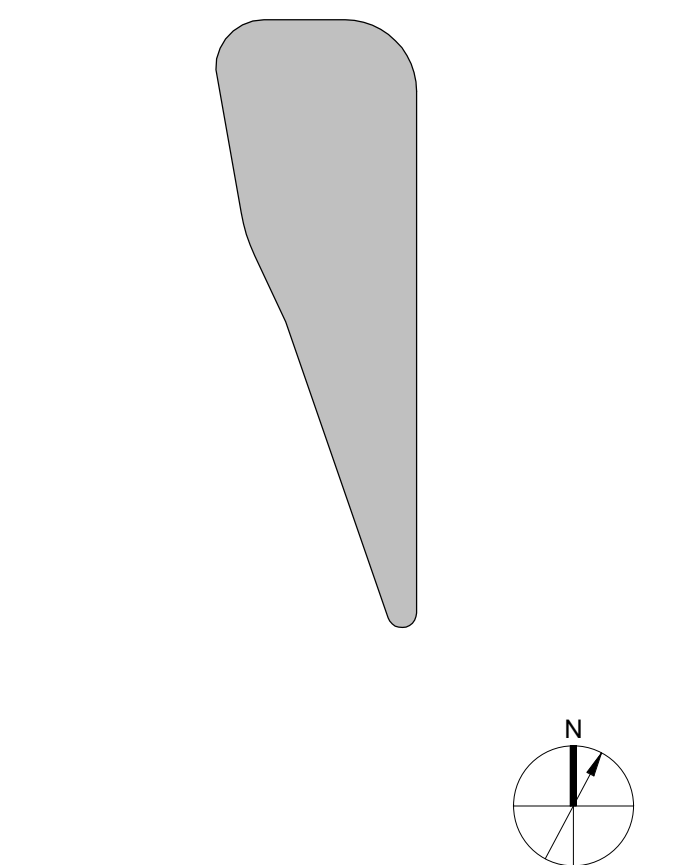
PROJECT TITLE:

PICO TRIANGLE PLAZA PROJECT

PICO BLVD. & OLIVE ST.
LOS ANGELES, CA 90015



DLANC
DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL



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No.	Description	Date
1	100% SCHEMATIC DESIGN	12/09/2022

DRAWING TITLE:
OVERALL SITE PLAN

SCALE: As Indicated

A-012

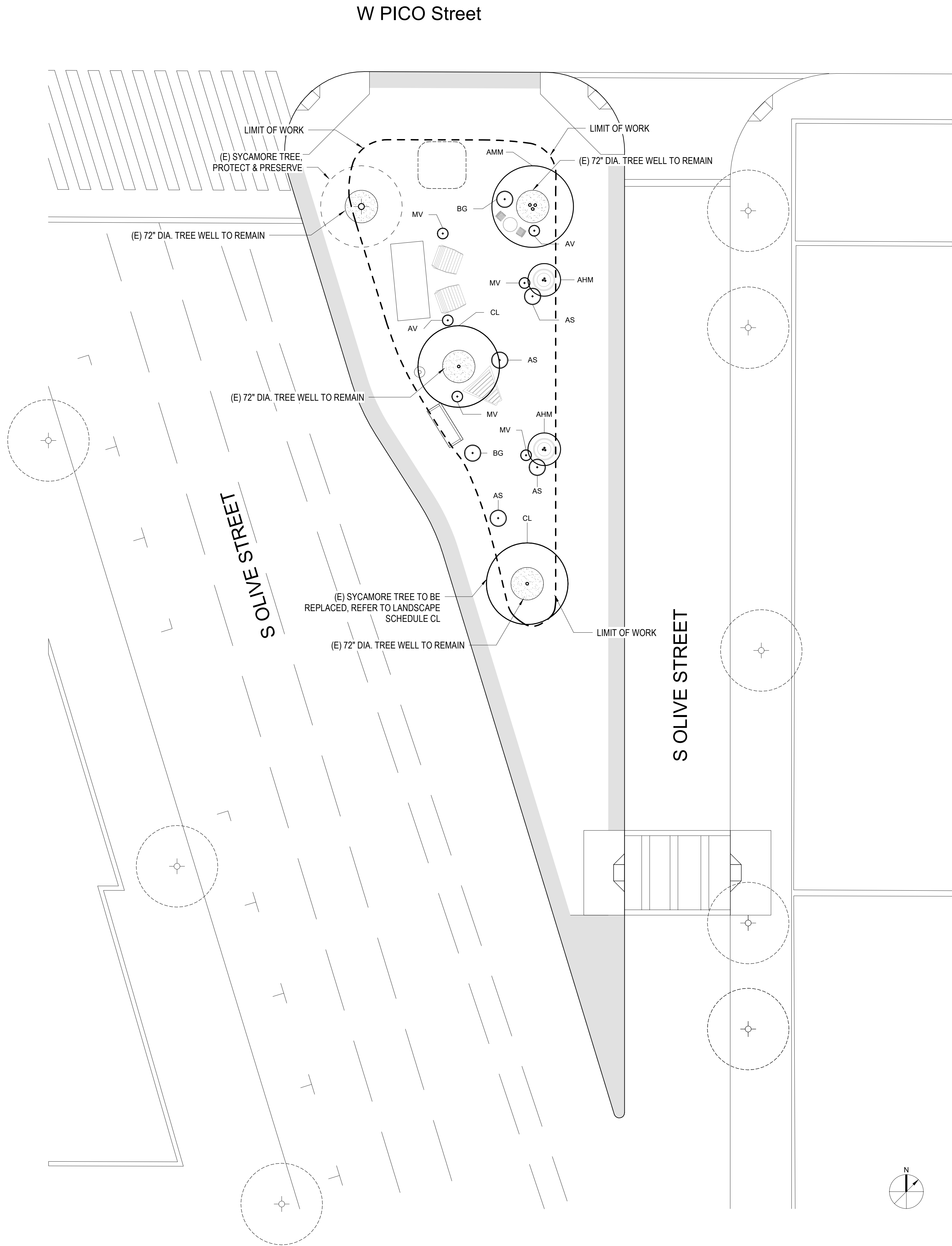
12/09/2022

5/5/2023 11:18:35 AM

PLANTING SCHEDULE						
Type Mark	Scientific	Common	Plant Type	Width	Height	Count
AHM	Arctostaphylos 'Hood Mountain'	Manzanita	Shrub	3'-6'	3'-6'	2
AMM	Arbutus marina multi	Multi-stemmed Strawberry Tree	Evergreen Tree	20'-30'	10'-20'	1
AS	Aescholopas speciosa	Showy Milkweed	Perennial	4'-6'	4'	4
AV	Agave victoriae-reginae	Queen Victoria Agave	Succulent	18"	18"	2
BG	Agave 'Blue Glow'	Blue Glow Agave	Succulent	18"	24"	2
CL	Chilopsis linearis	Desert Willow	Deciduous Tree	10'-25'	10'-20'	2
MV	Monardella villosa	Coyote Mint	Perennial	2'	3'	6

1 SITE PLAN - LANDSCAPE

1" = 10'-0"



GENERAL NOTES - SITE PLAN

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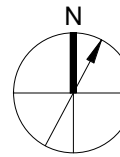
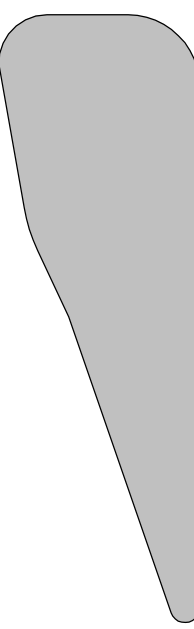
SITE PLAN LEGEND

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LOS ANGELES, CA 90015



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No.	Description	Date
1	100% SCHEMATIC DESIGN	12/09/2022

DRAWING TITLE:
LANDSCAPE PLAN

SCALE: As Indicated

A-013

12/09/2022

BLOC sun bench

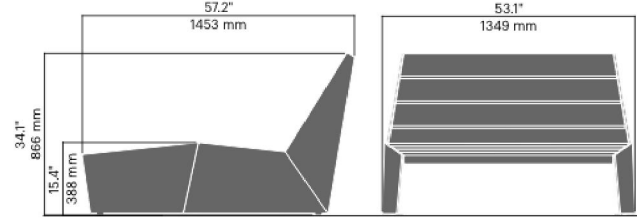
1566

Designed by
Atle Tveit, Lars Tørnøe

Bloc sun bench can be used on its own or joined in rows and back to back. It is also available with a short seat.



AWARD FOR DESIGN EXCELLENCE



295 lb / 134 kg

Anchoring/assembly

Free-standing/mounted to the ground

Primary material

Hot-dip galvanised steel
All steel components are hot-dip galvanised, which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty.

8 mm

Sustainability

Indicators	Global warming	Total energy used	Recycled materials
Unit	kg CO2	MJ	%
Cradle to Gate A1-A3	303.01	4969.68	2

Certifications



Warranty

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

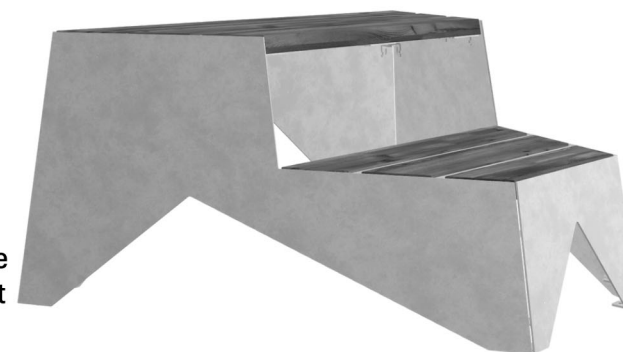
Visit www.vestre.com for more information.
Specifications are subject to change without notice.
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www.vestre.com

STOOP bench

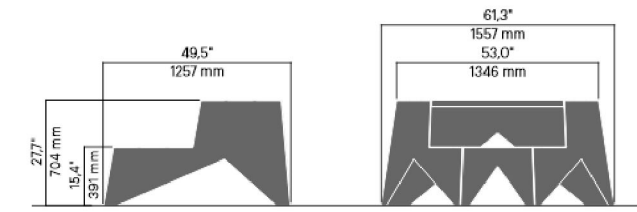
2413

Designed by
Julien De Smedt

Stoop bench is an informal, sociable meeting place based on the universal idea of using steps as places for sitting. The shape means that an urban auditorium can be created using several benches, with each bench being able to accommodate up to nine people. The Stoop Mini bench is a smaller version of the popular Stoop bench. It works as a social and playful meeting place and is based on the universal idea of using steps as seating. Its shape enables several benches to form an urban auditorium where each bench has space for up to five people.



AWARD FOR DESIGN EXCELLENCE



181 kg / 395 lb

Anchoring/assembly

Free-standing/mounted to the ground

Primary material

Hot-dip galvanised steel
All steel components are hot-dip galvanised, which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty.

Sustainability

Indicators	Global warming	Total energy used	Recycled materials
Unit	kg CO2	MJ	%
Cradle to Gate A1-A3	0	0	0

Certifications



Warranty

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

Visit www.vestre.com for more information.
Specifications are subject to change without notice.
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www.vestre.com

1 SUN BENCH CUT SHEET

1 1/2" = 1'-0"

REFERENCE ONLY

2 STOOP BENCH CUT SHEET

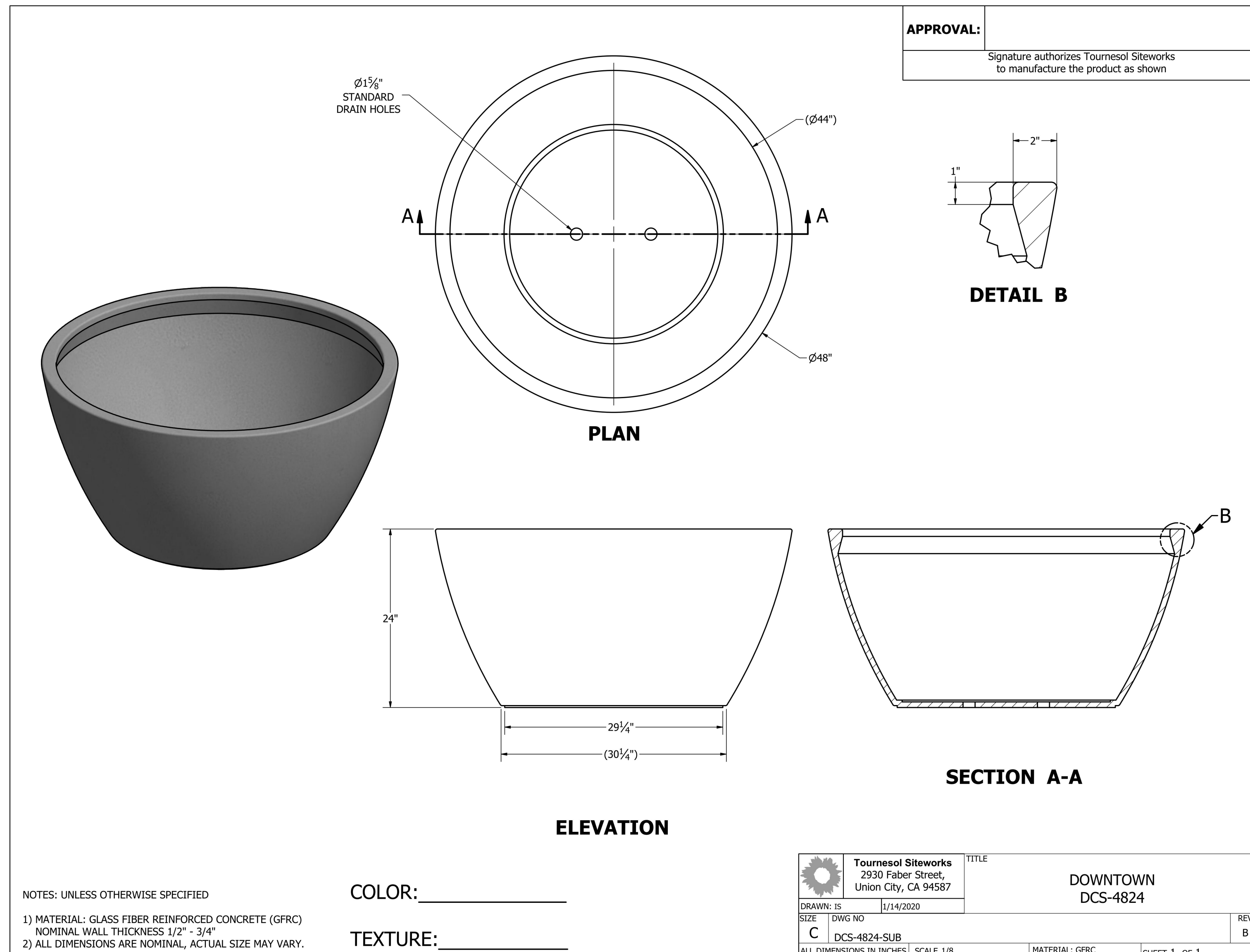
1 1/2" = 1'-0"

REFERENCE ONLY

3 WCS-3600 PLANTER CUT SHEET

1" = 1'-0"

REFERENCE ONLY



4 DCS-4824 PLANTER CUT SHEET

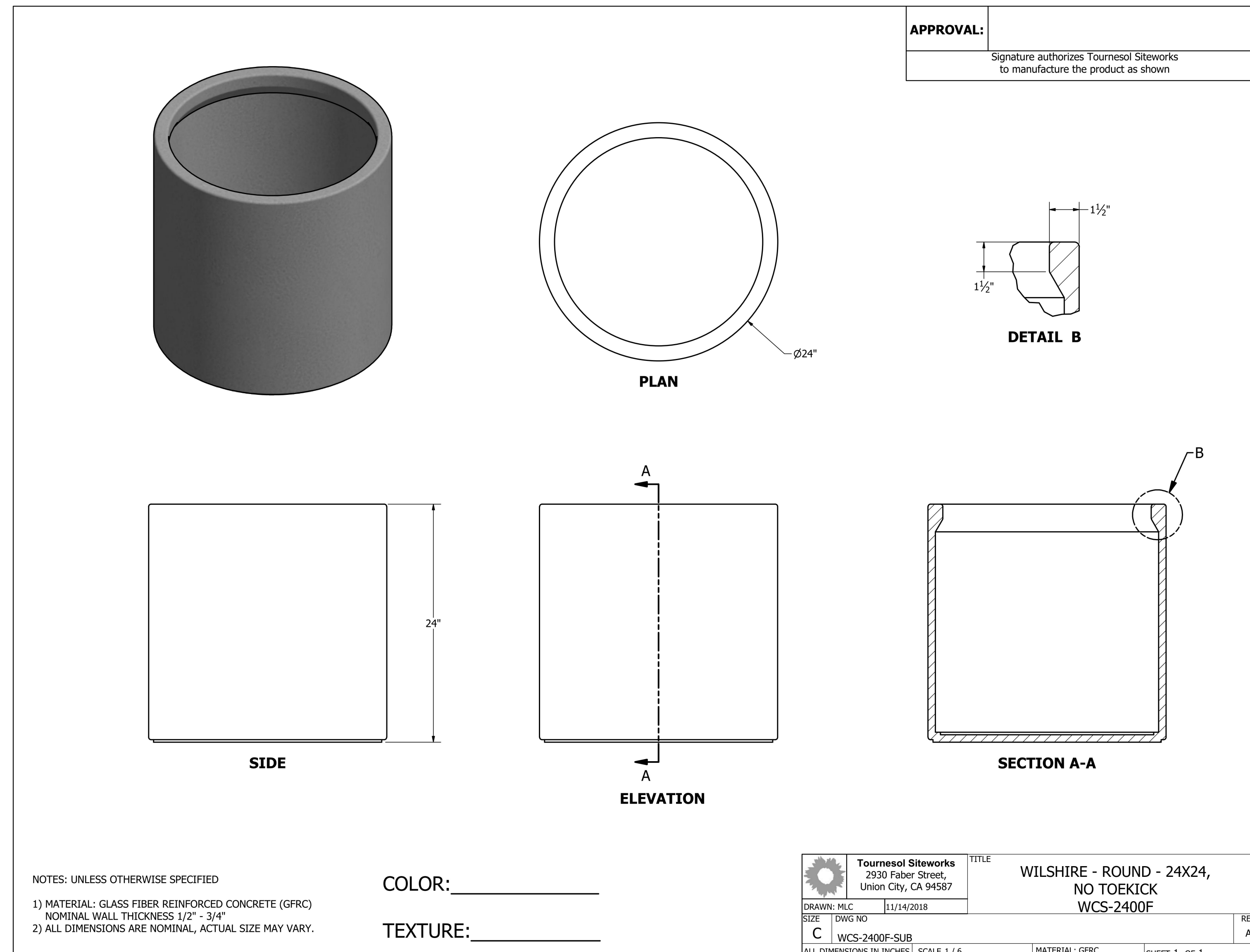
3/4" = 1'-0"

REFERENCE ONLY

5 WCS-2400 PLANTER CUT SHEET

3/4" = 1'-0"

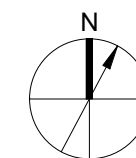
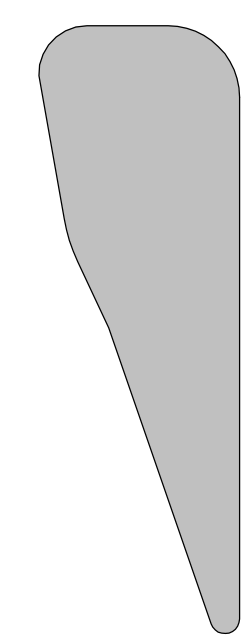
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FURNITURE & PLANTER CUT SHEETS

A-014