





ISD + Probation + Parking Structure | Spec No. 7438 + 7439 | CP 69823 + 6982

March 2019

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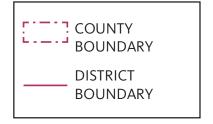
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Appendix Exhibits on DPW Server (Not included in Volume 3)

- 1. Project Manual
- 2. South Campus Draft Environmental Impact Report (ESA). (Draft EIR will be provided at a later date.)
- 3. Geotechnical Data Report Development Site 6 & 7
- 4. Site Assessment Report Area 6 & 7 (MACTEC)
- 5. Response to GMED's Review Comments (AFW)
- 6. Phase I Environmental Site Assessment (Volumes 1 & 2) (MACTEC)
- 7. Phase I Environmental Site Assessment Addendum (AFW)
- 8. Phase II Environmental Assessment (MACTEC)
- 9. Phase II Environmental Site Assessment Addendum (AFW)
- 10. Phase II Addendum for Area 6 & 7 (AFW)
- 11. Hazardous Materials Survey and Testing Infrastructure (ALTA)
- 12. Abatement Plan for Removal of Hazardous Materials Infrastructure (ALTA)
- 13. Asbestos Removal Procedure 5 Work Plan Infrastructure (ALTA)
- 14. Hazardous Materials Survey and Testing Tunnels (ALTA)
- 15. Abatement Plan for Removal of Hazardous Materials Tunnels (ALTA)
- 16. Asbestos Removal Procedure 5 Work Plan Tunnels (ALTA)
- 17. Hazardous Materials Survey and Testing Parcel B (ALTA)
- 18. Abatement Plan for Removal of Hazardous Materials Parcel B (ALTA)

- 19. Asbestos Removal Procedure 5 Work Plan Parcel B (ALTA)
- 20. LA County Civic Art Policy
- 21. ALTA / ASCM Land Title Survey of Rancho Los Amigos (Hennon)
- 22. RLA Existing Tunnel Survey Report (WSP)
- 23. Commercial Building Telecommunications Standard 902 (ISD)
- 24. LACDPW Operational Services Division Hardware Specifications
- 25. Interim Tree Removal & Replacement Policy
- 26. Arborist's Report (Carlberg)
- 27. Edison Will Serve Letter
- 28. SoCal Gas Asset Map
- 29. County Sanitation District NOP Response for RLASC
- 30. Mothballing Exhibits (HRG) [Casa Consuelo, Power Building]
- 31. Pothole Report (C-Below)
- 32. Partial Underground Utility Map (C-Below)
- 33. Fire Flow Tests (DPW)
- 34. Design Build Manual (DPW)
- 35. A/E Manual (DPW)
- 36. Exisiting Building As-Built Drawings
- 37. Minimum Submittals
- 38. Life Cycle Cost Template
- 39. Stipend Agreement (Sample)
- 40. Design Excellence Criteria
- 41. Building Plaque Standards
- 42. Construction Signage Standards
- 43. Park Design Guidelines and Standards (LA County DPR)

Los Angeles County District Map



DISTRICT 1:

SUPERVISOR:
HILDA L. SOLIS
SQUARE MILES: 246

DISTRICT 2:

SUPERVISOR:

MARK RIDLEYTHOMAS

SQUARE MILES: 162

DISTRICT 3:

SUPERVISOR:
SHEILA KUEHL
SQUARE MILES: 431

DISTRICT 4:

SUPERVISOR:

JANICE HAHN
SQUARE MILES: 458

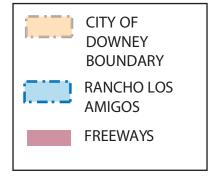
DISTRICT 5:

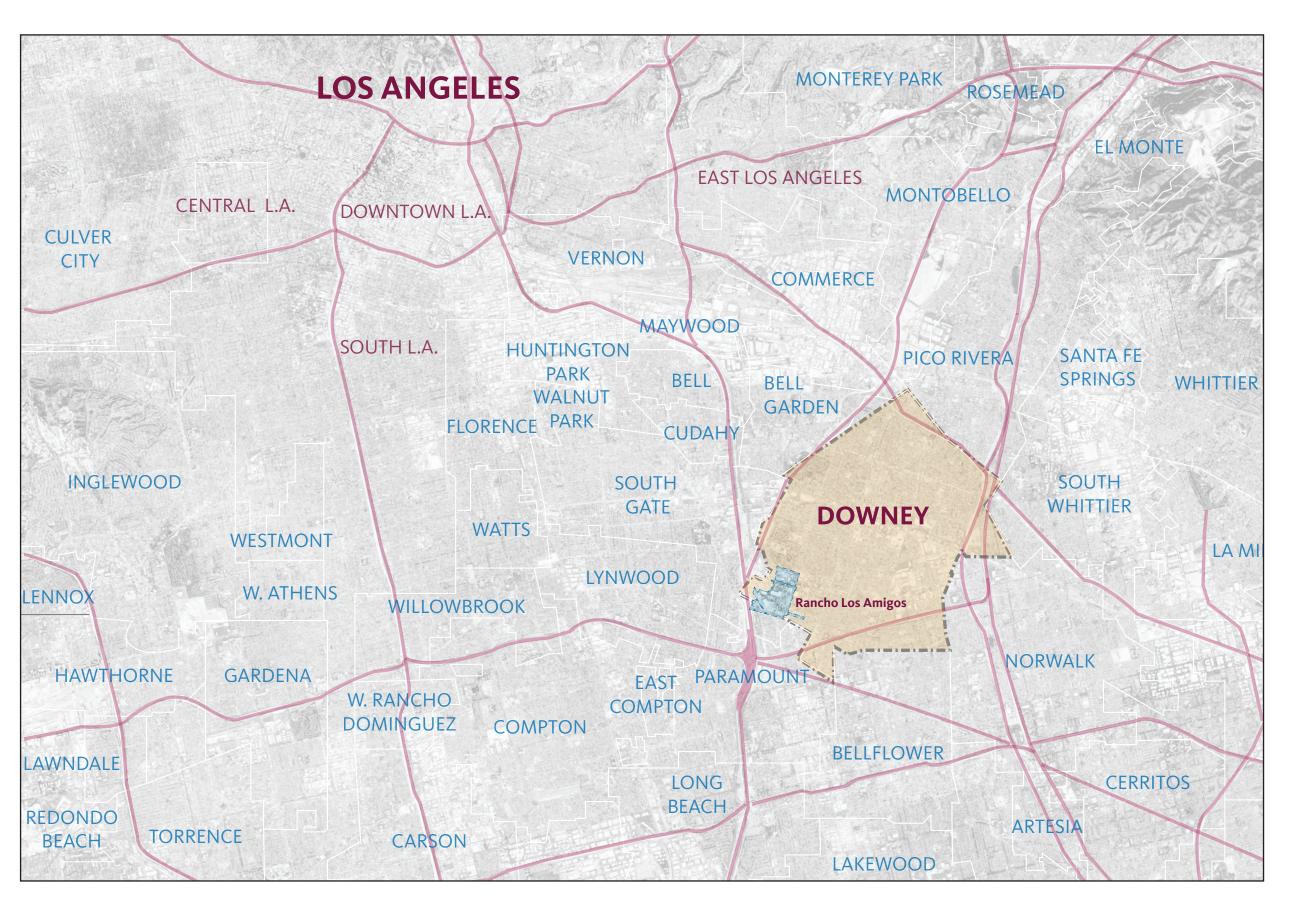
SUPERVISOR:

KATHRYN BARGER
SQUARE MILES: 2,807

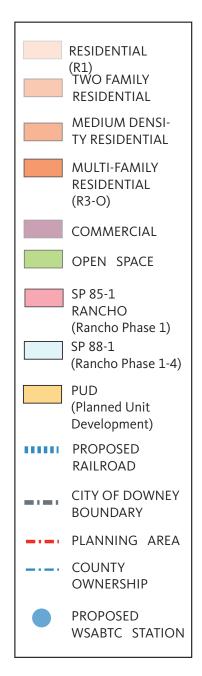


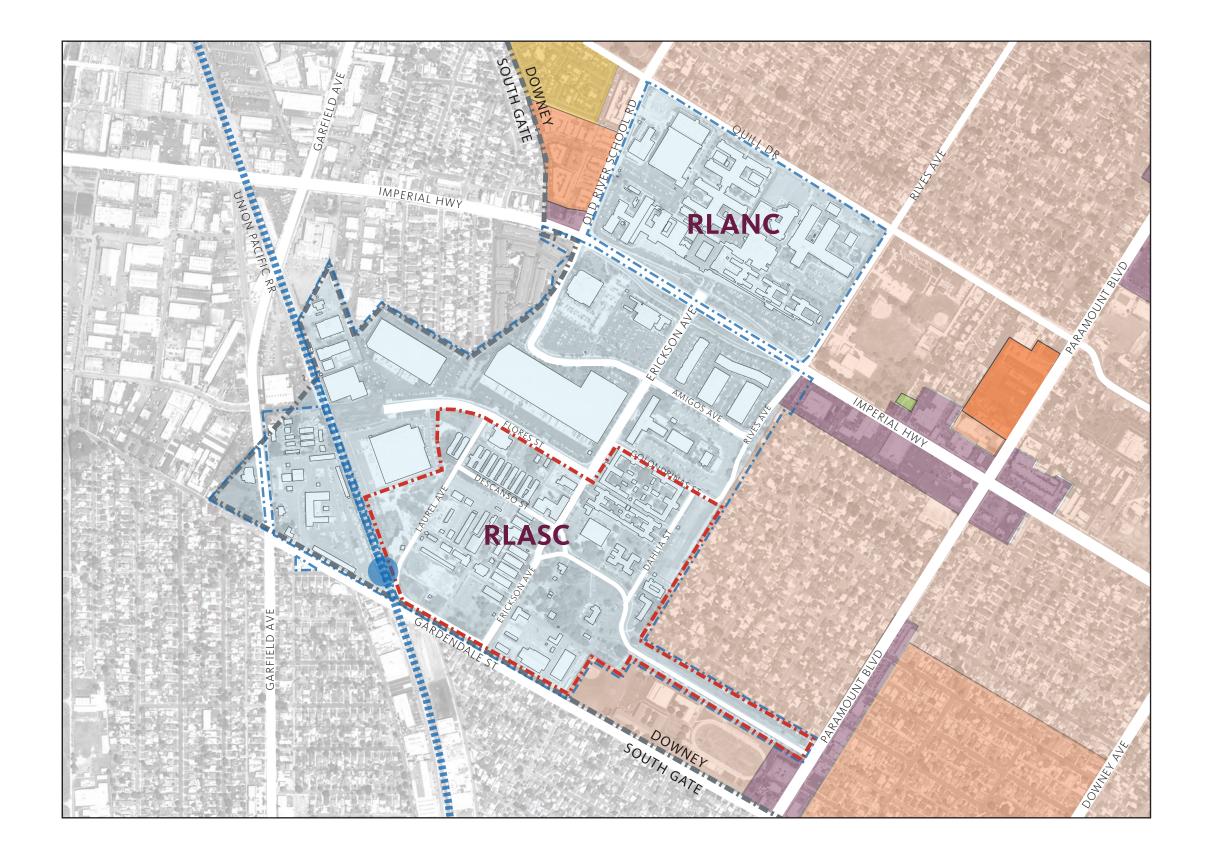
City of Downey



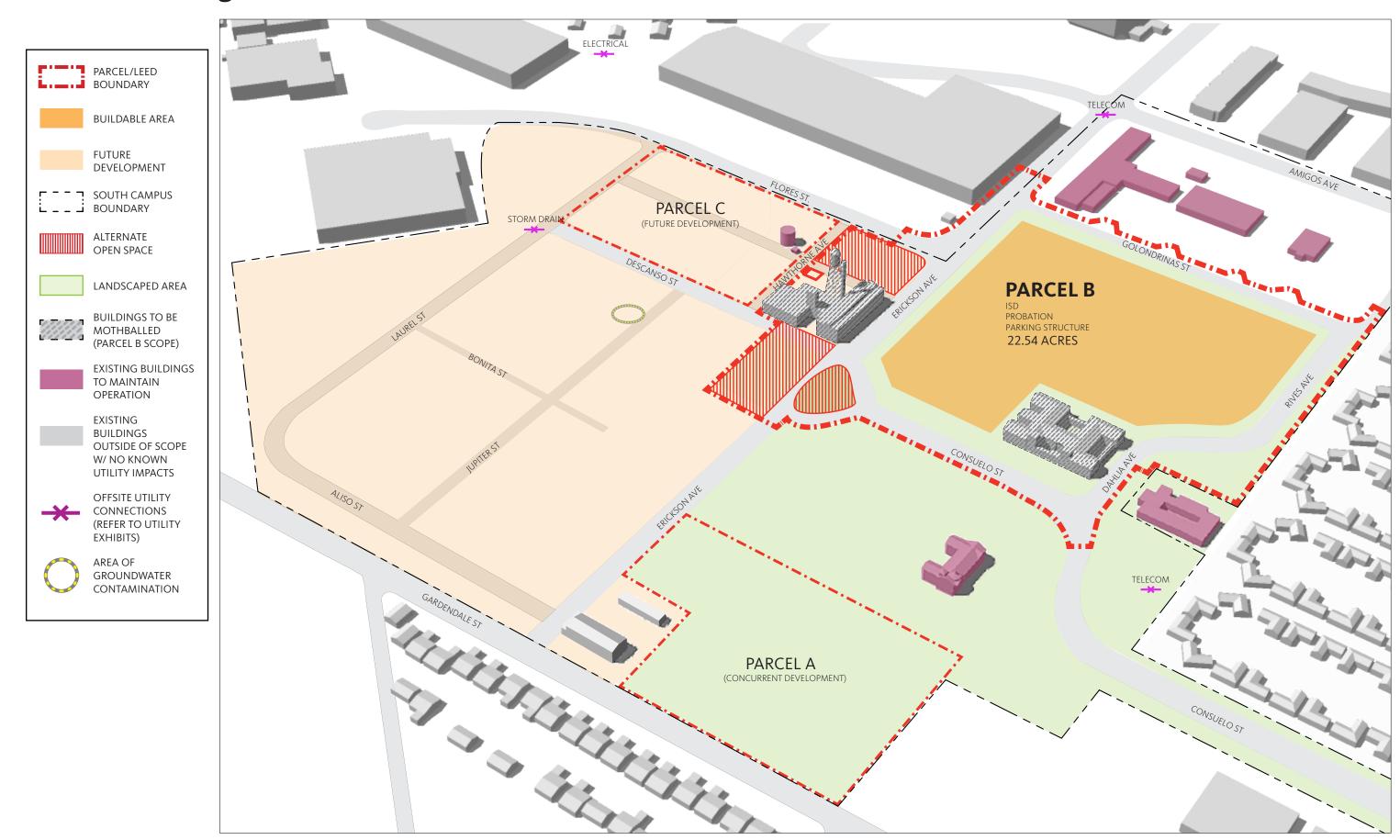


RLASC Zoning Map

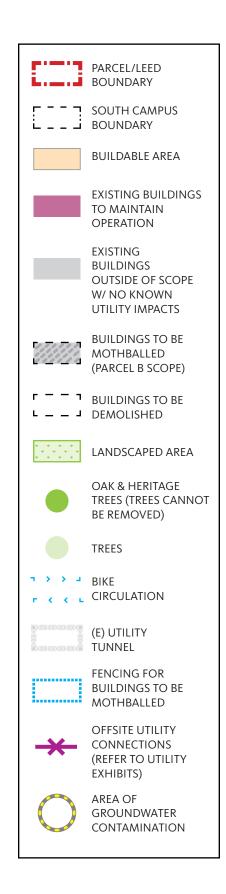


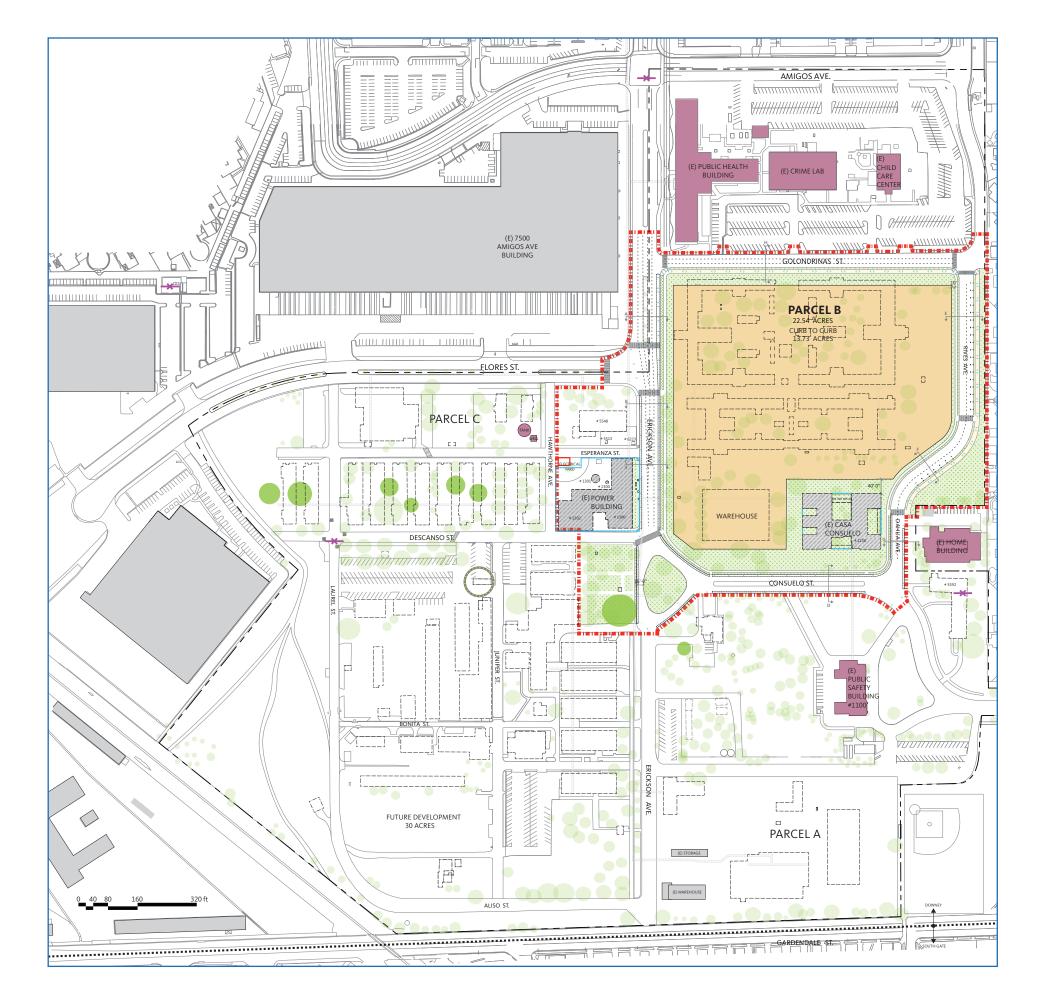


RLASC Parcel Diagram



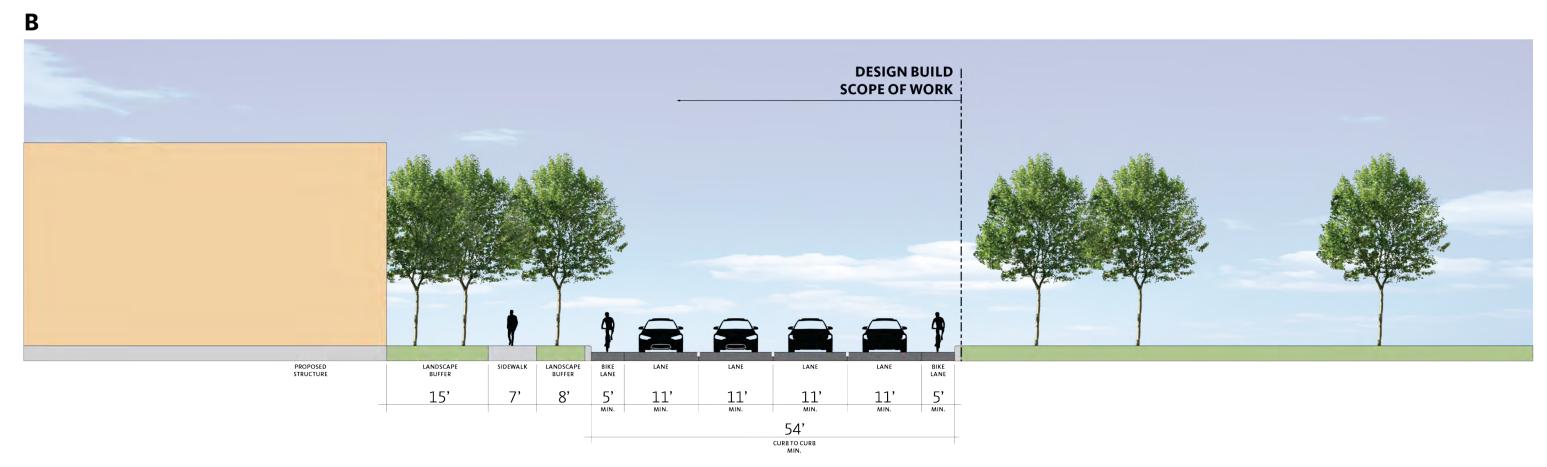
South Campus Site Plan



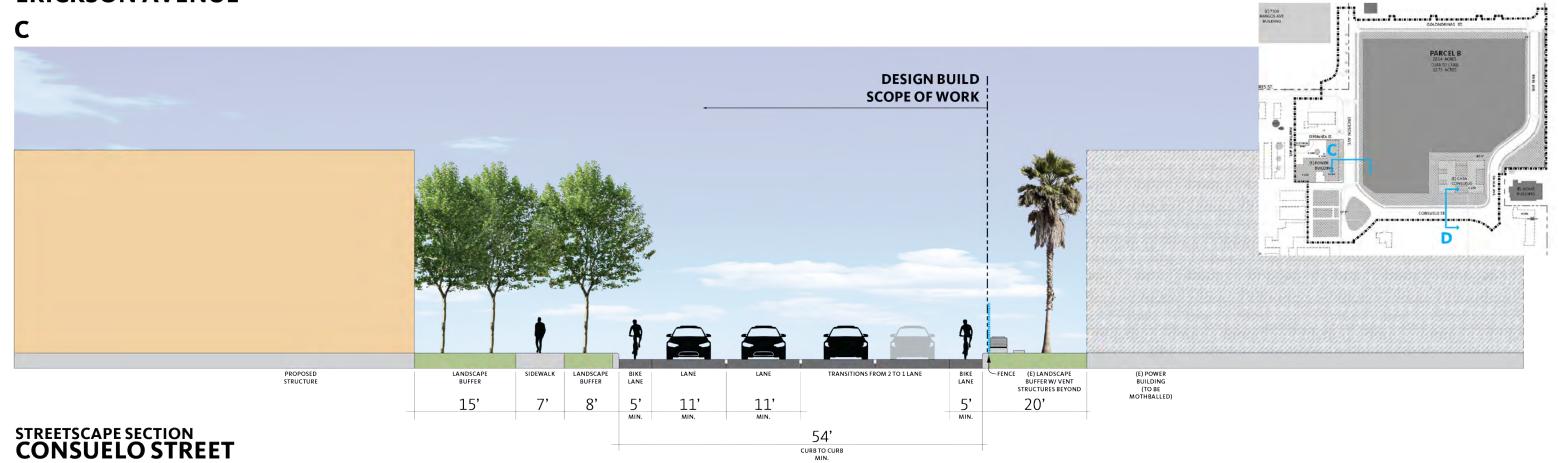


STREETSCAPE SECTIONS ERICKSON AVENUE

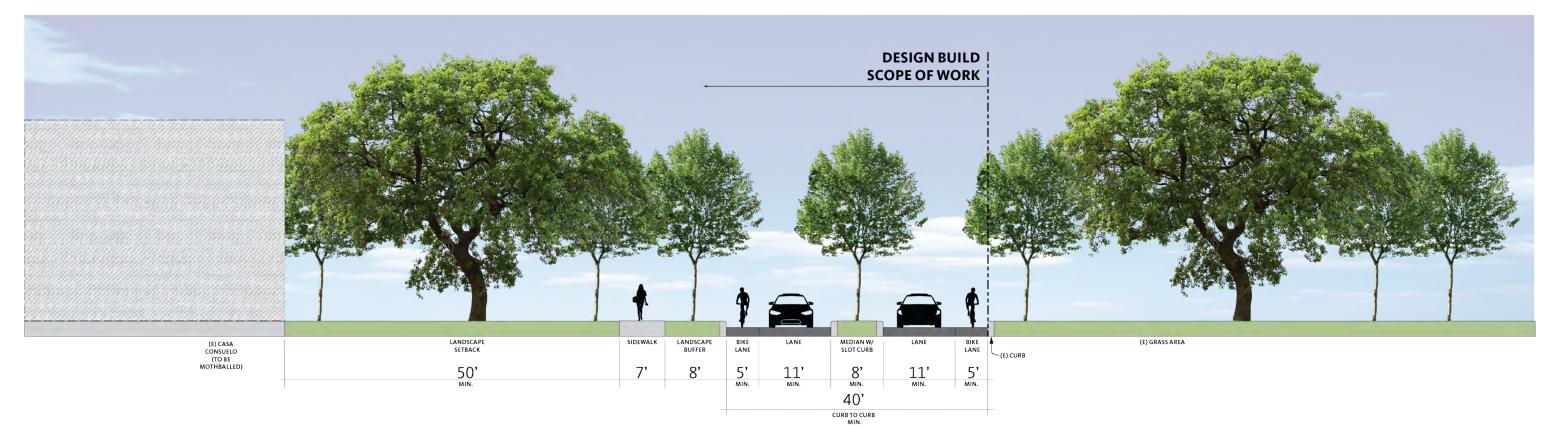




STREETSCAPE SECTIONS ERICKSON AVENUE

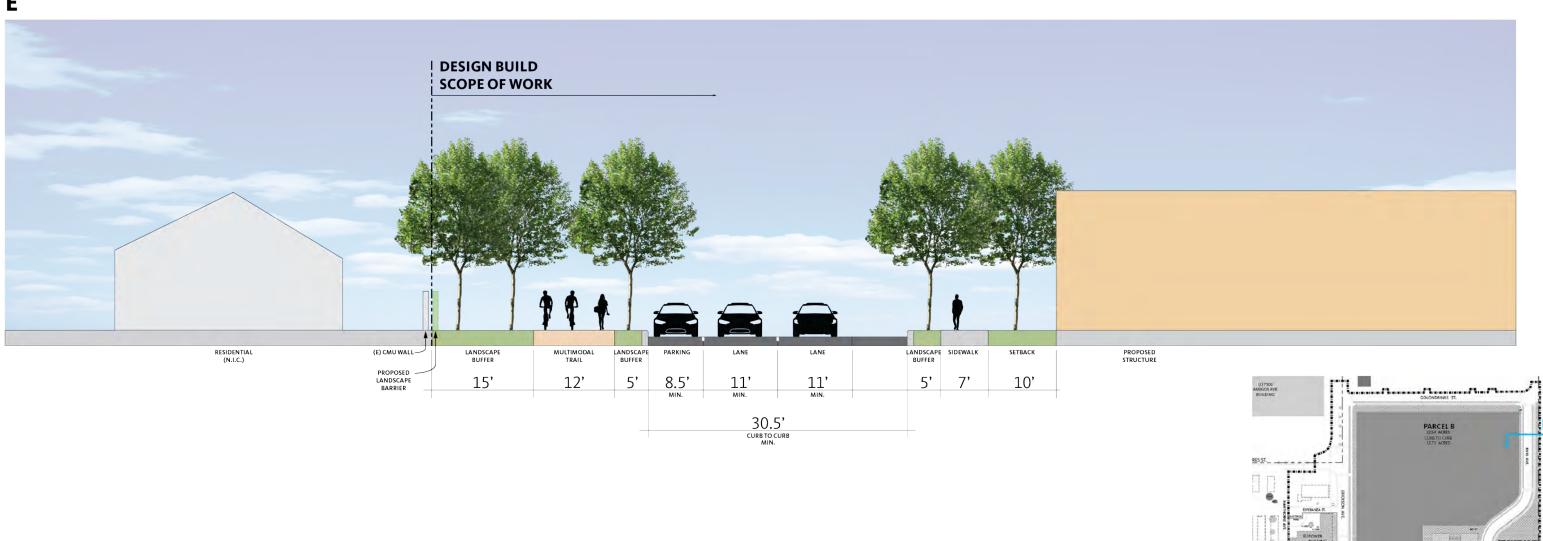


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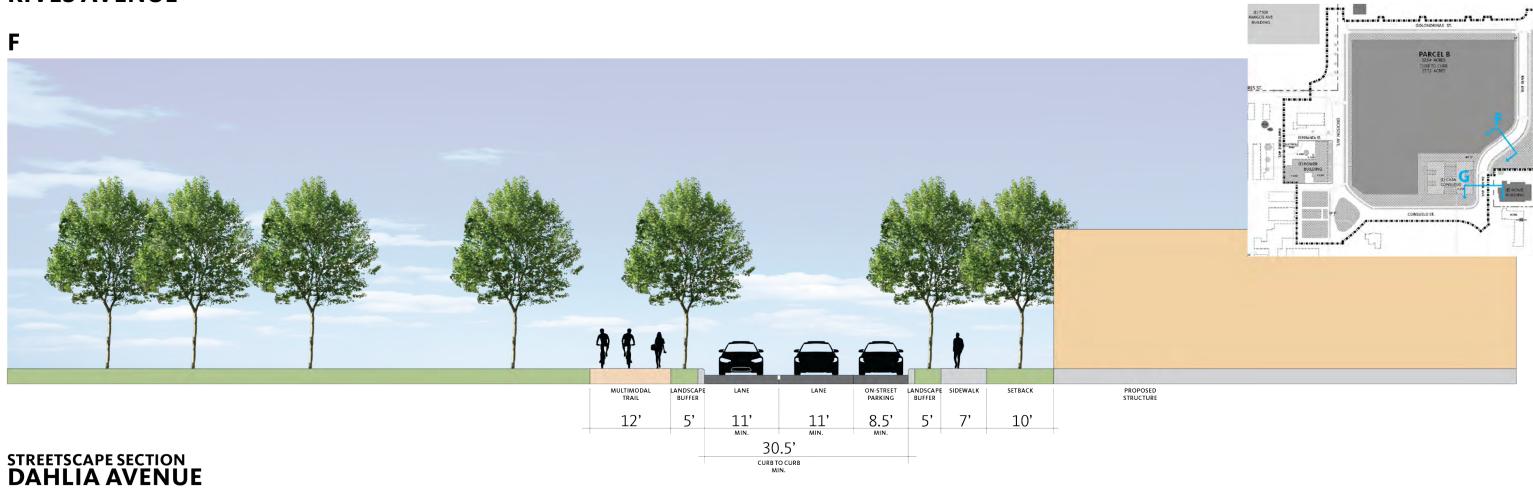


STREETSCAPE SECTION RIVES AVENUE

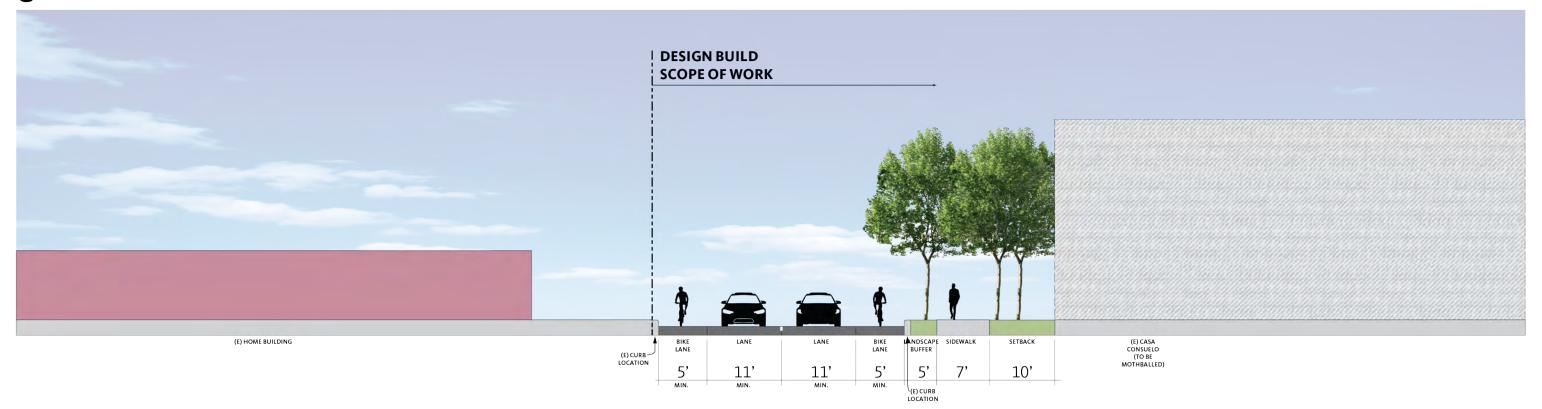
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STREETSCAPE SECTION RIVES AVENUE

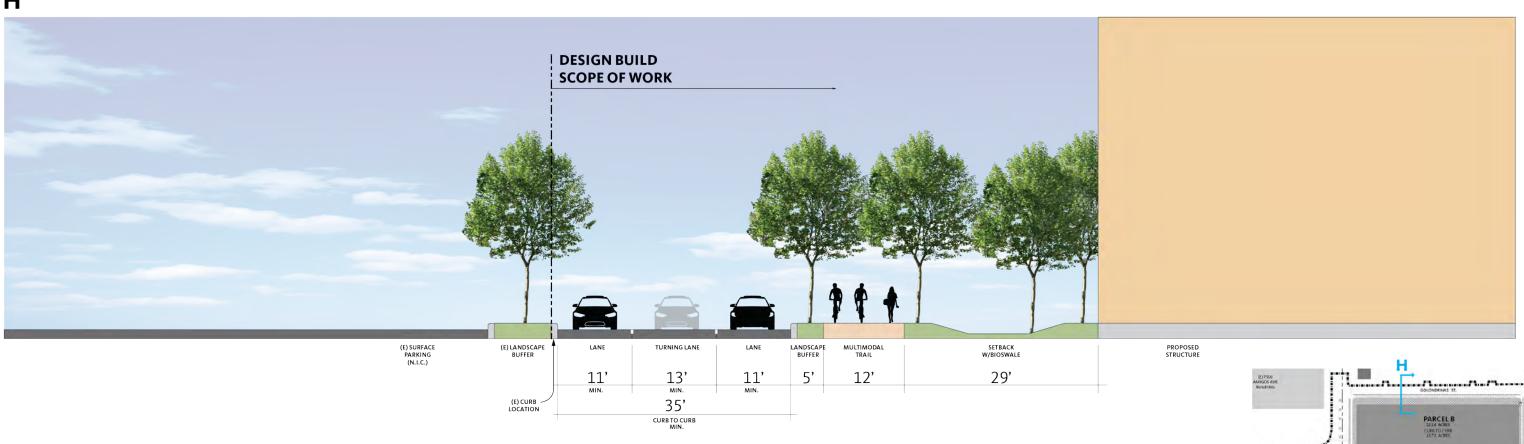


G



STREETSCAPE SECTION GOLONDRINAS STREET

Н



RLASC Existing Tree Exhibit

LEGEND

TREES TO REMOVE AND REPLACE

(DESIGNATED 'D' or 'F' OVERALL PER ARBORIST REPORT)

TREES TO REPLACE, PROTECT-IN-PLACE, OR TRANSPLANT

(TREATMENT OF EXISTING TREE TO BE DETERMINED BY DESIGN-BUILDER, WITH COUNTY REVIEW AND APPROVAL)

SCENIC TREES



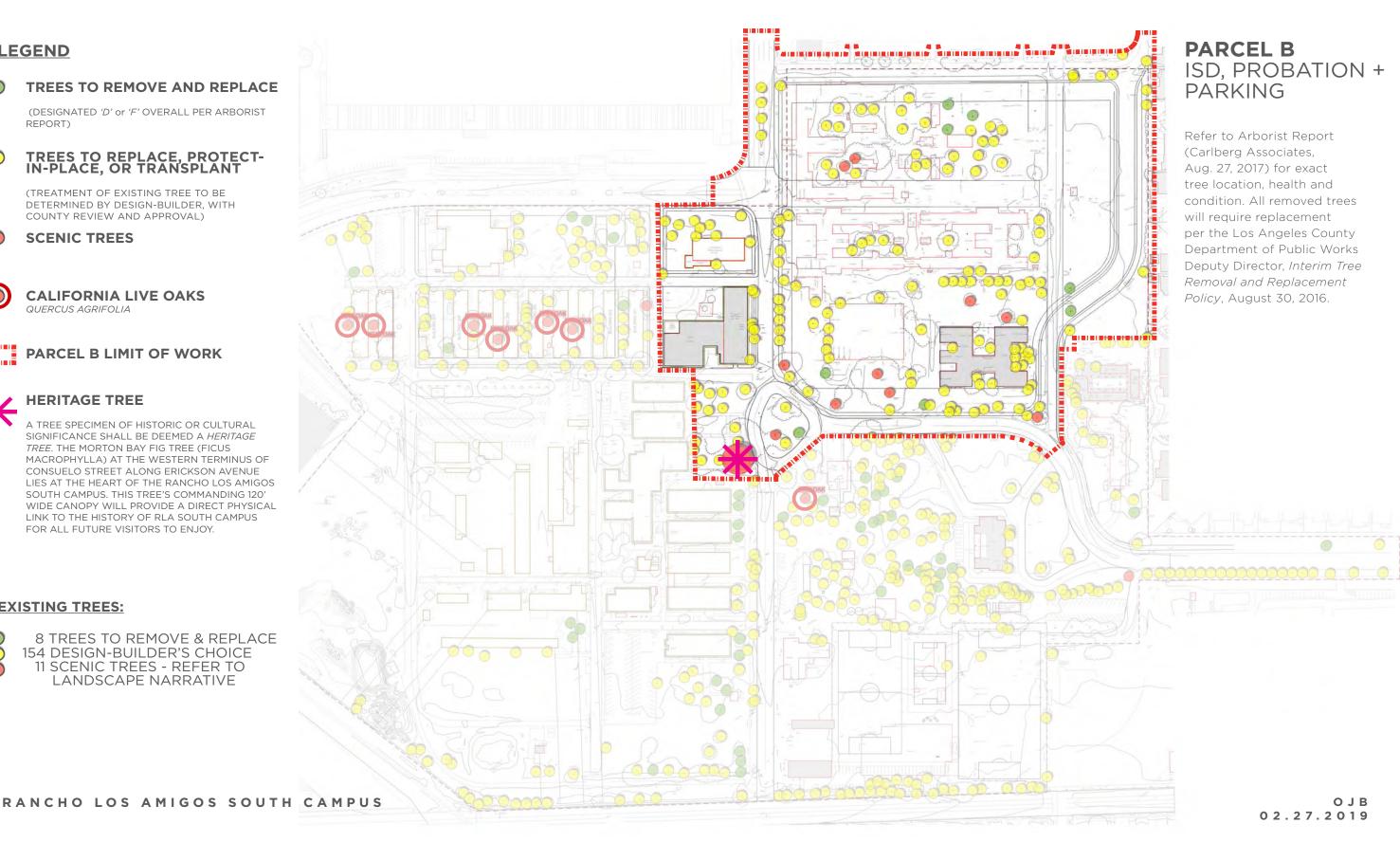


HERITAGE TREE

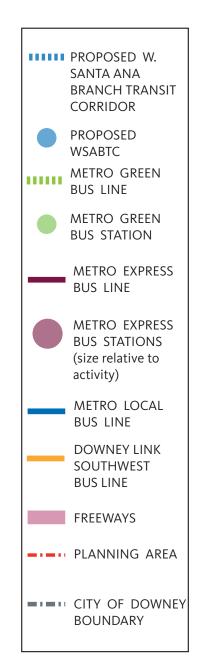
A TREE SPECIMEN OF HISTORIC OR CULTURAL SIGNIFICANCE SHALL BE DEEMED A HERITAGE TREE. THE MORTON BAY FIG TREE (FICUS MACROPHYLLA) AT THE WESTERN TERMINUS OF CONSUELO STREET ALONG ERICKSON AVENUE LIES AT THE HEART OF THE RANCHO LOS AMIGOS SOUTH CAMPUS. THIS TREE'S COMMANDING 120' WIDE CANOPY WILL PROVIDE A DIRECT PHYSICAL LINK TO THE HISTORY OF RLA SOUTH CAMPUS FOR ALL FUTURE VISITORS TO ENJOY.

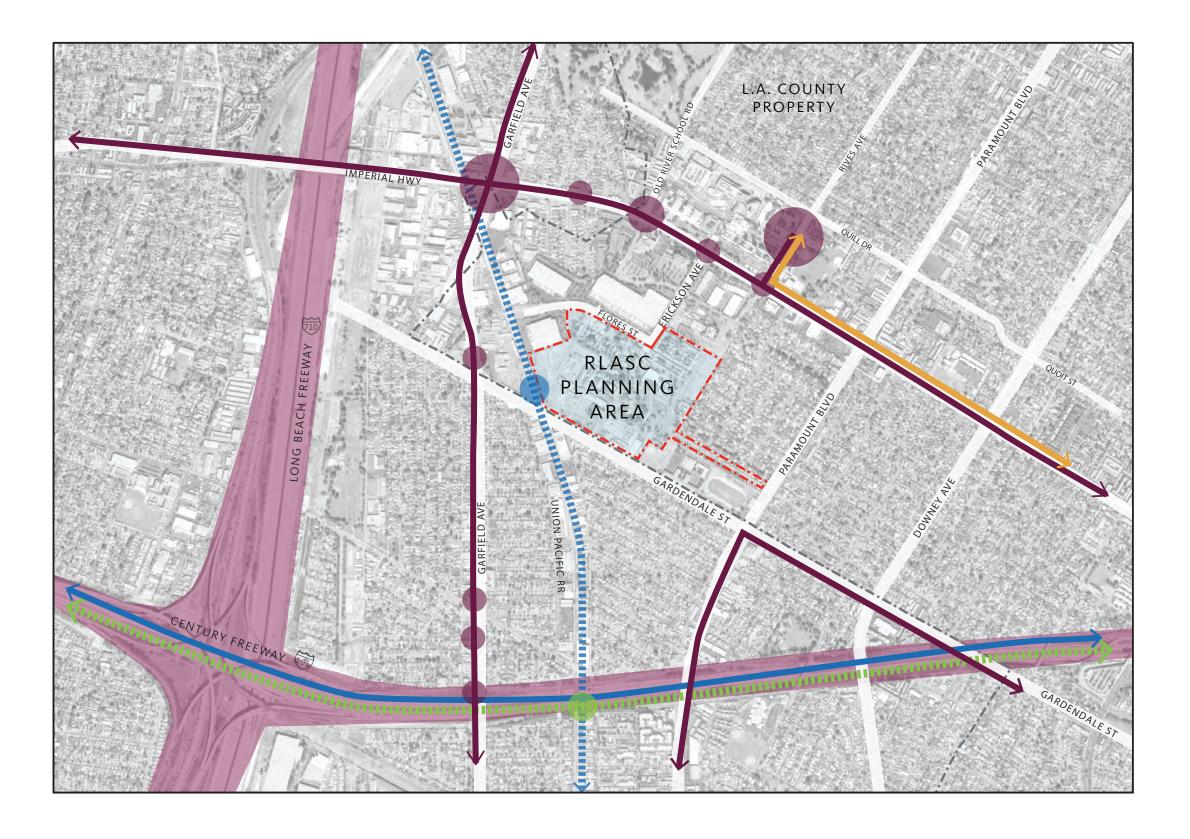
EXISTING TREES:

8 TREES TO REMOVE & REPLACE 154 DESIGN-BUILDER'S CHOICE 11 SCENIC TREES - REFER TO LANDSCAPE NARRATIVE

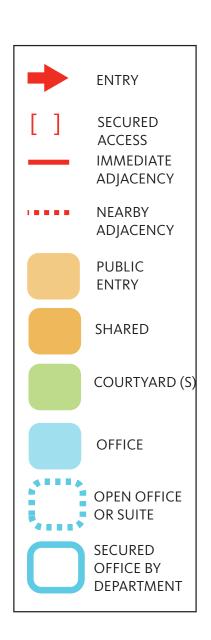


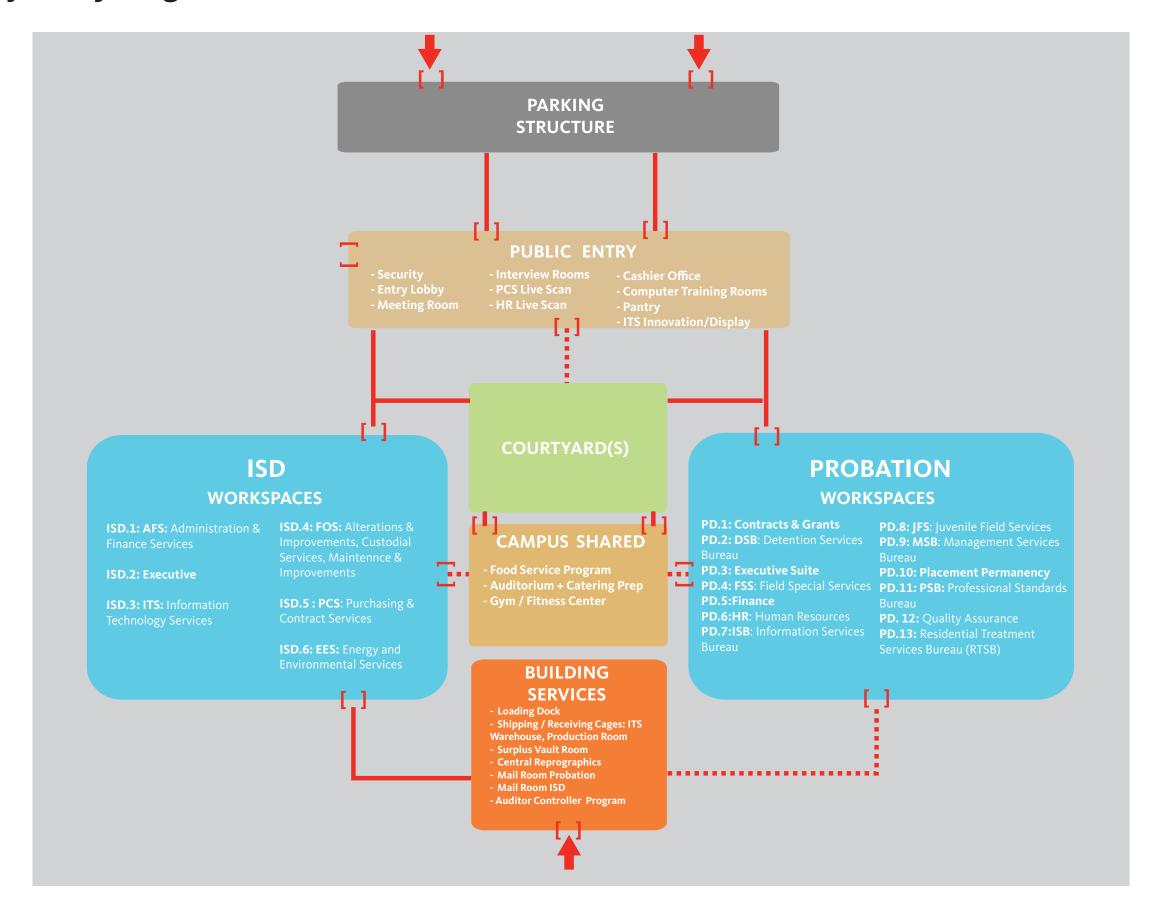
Existing Public Transit



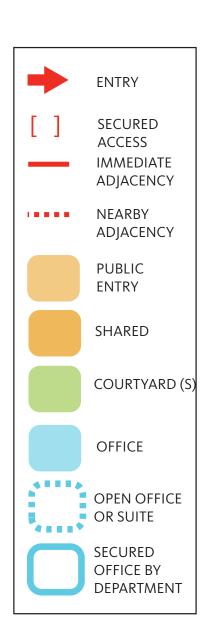


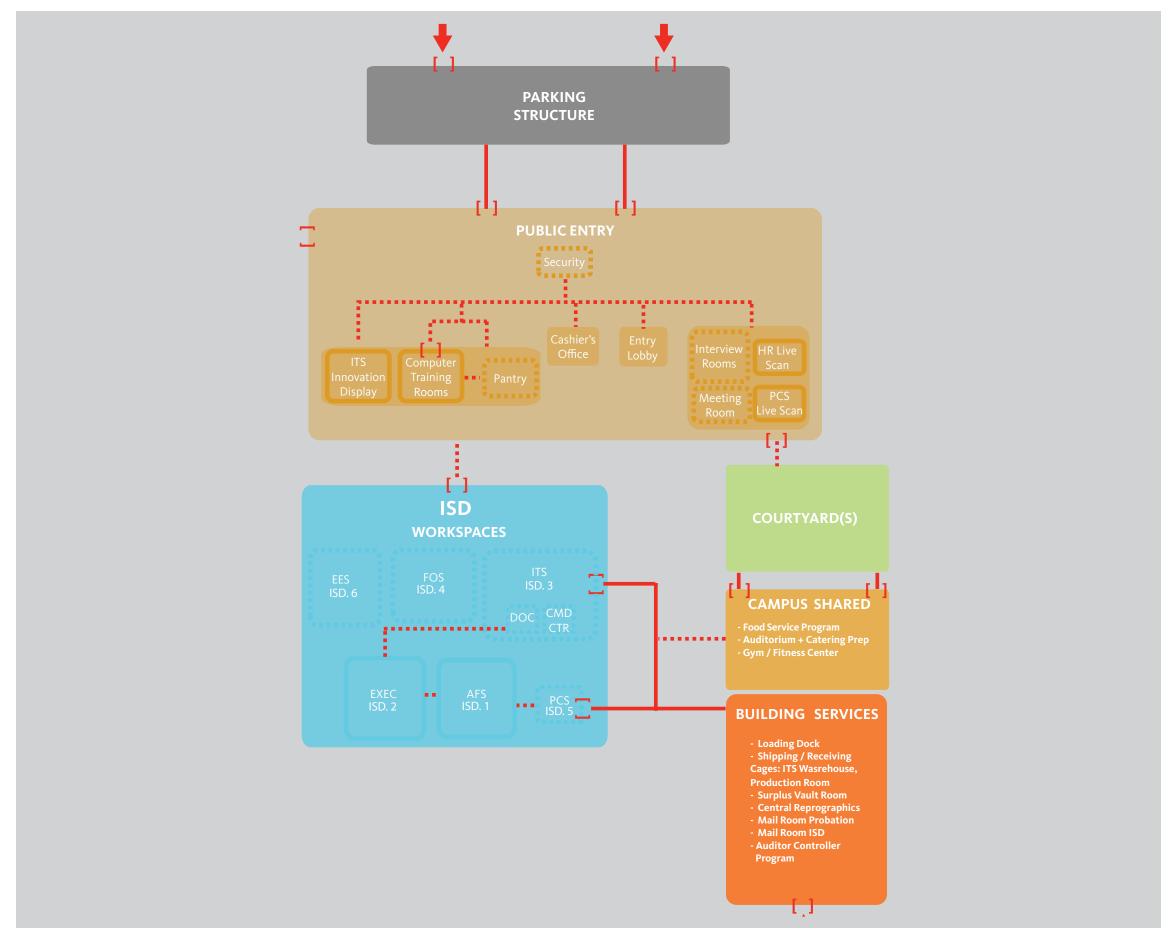
ISD & Probation Site Adjacency Diagram



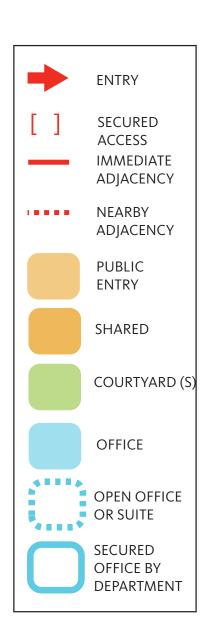


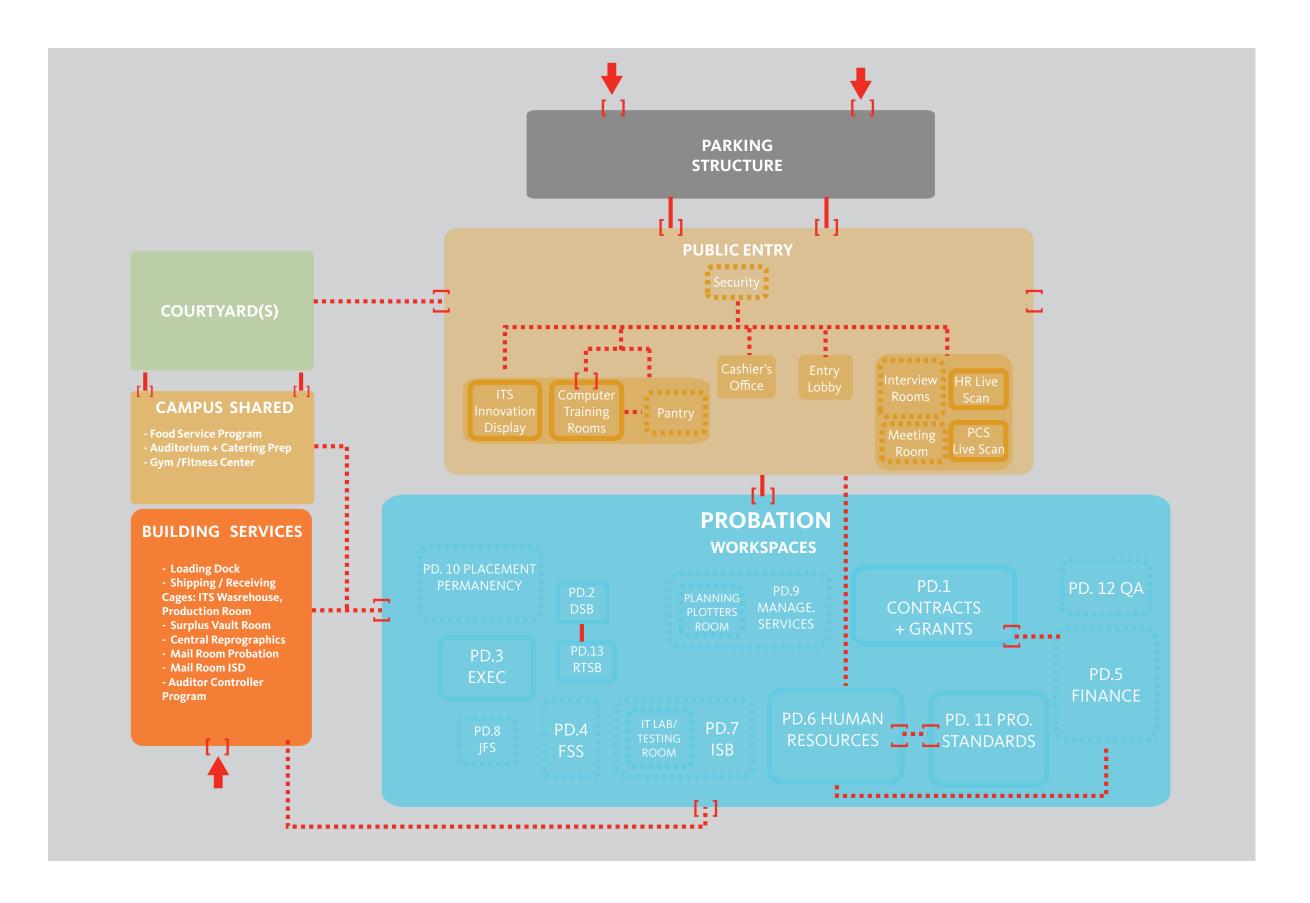
ISD Adjacency Diagram



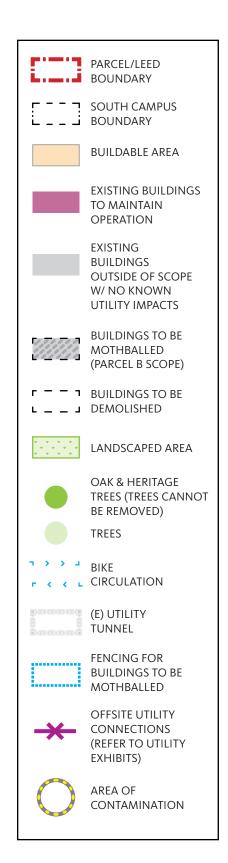


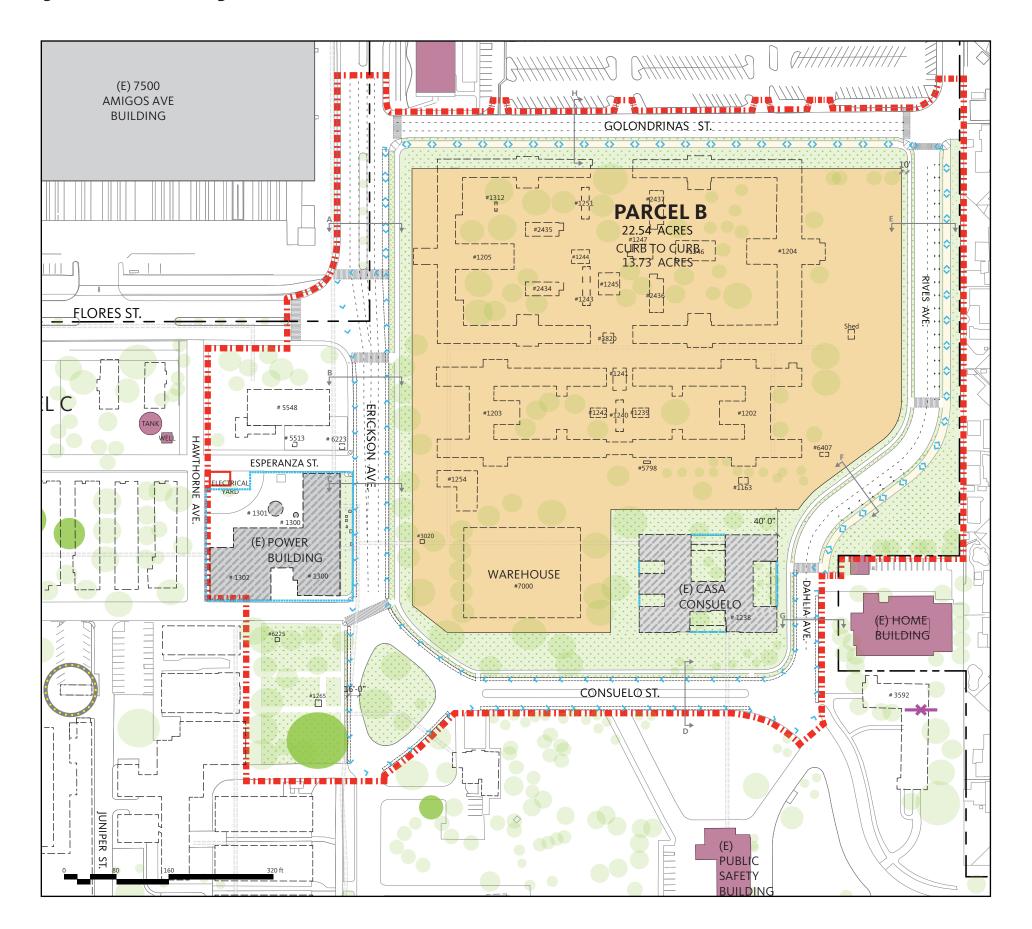
Probation Adjacency Diagram



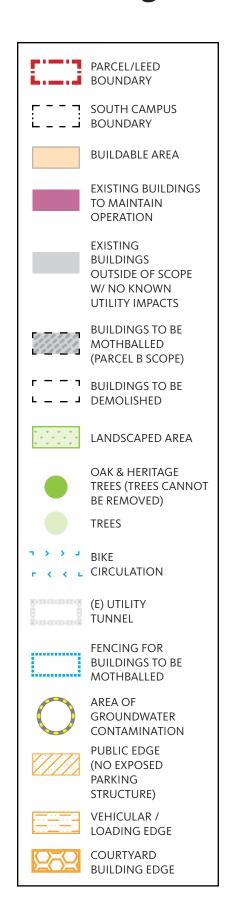


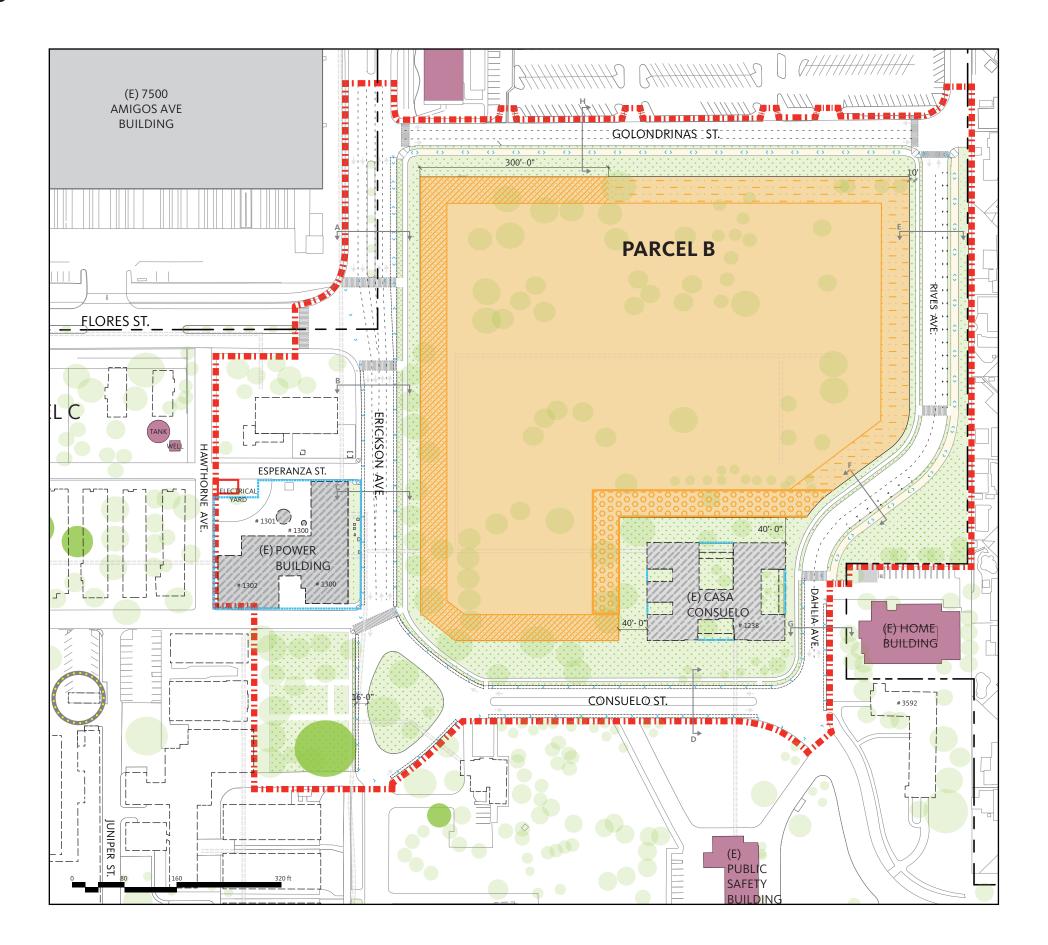
Parcel B Site Plan / LEED Project Boundary



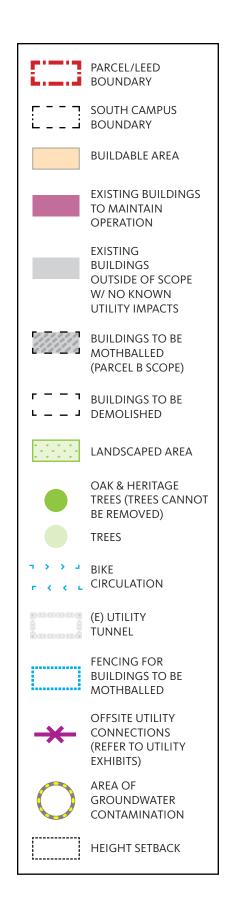


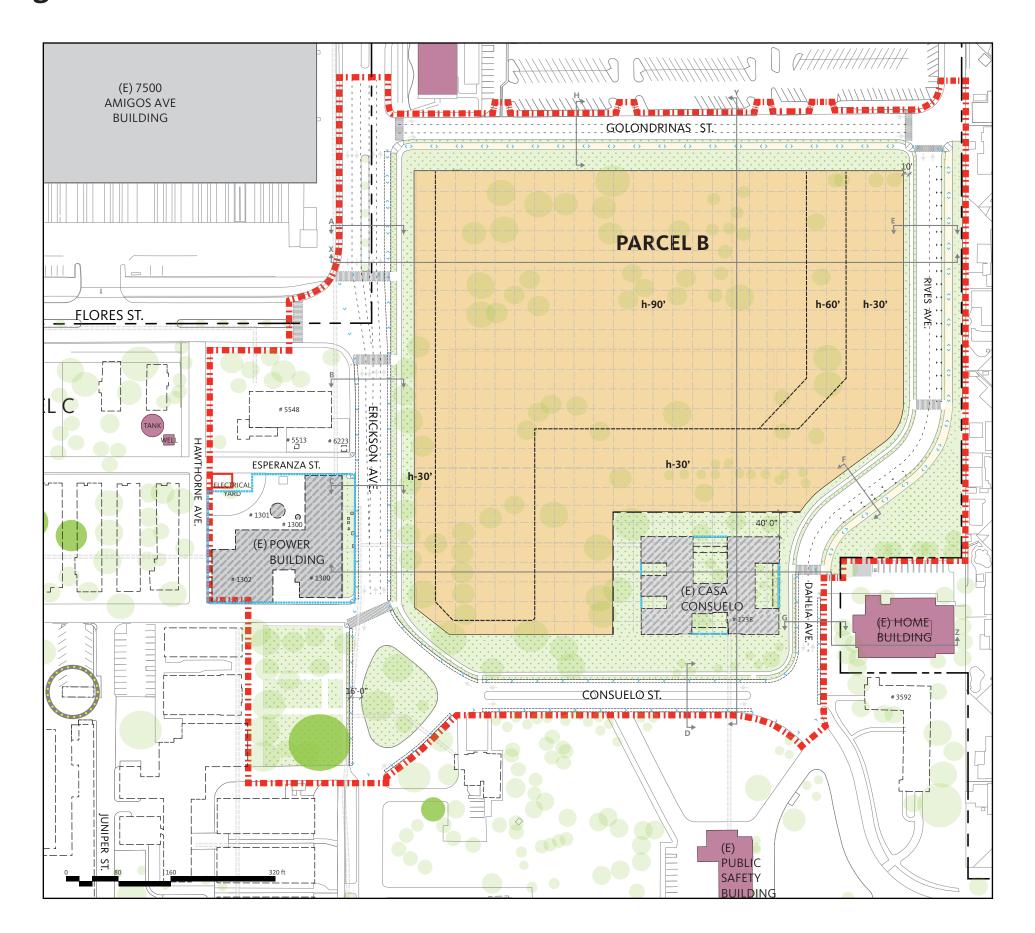
Parcel B Edge Conditions



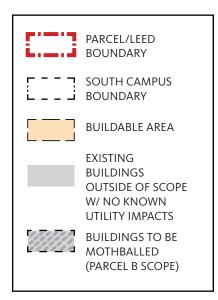


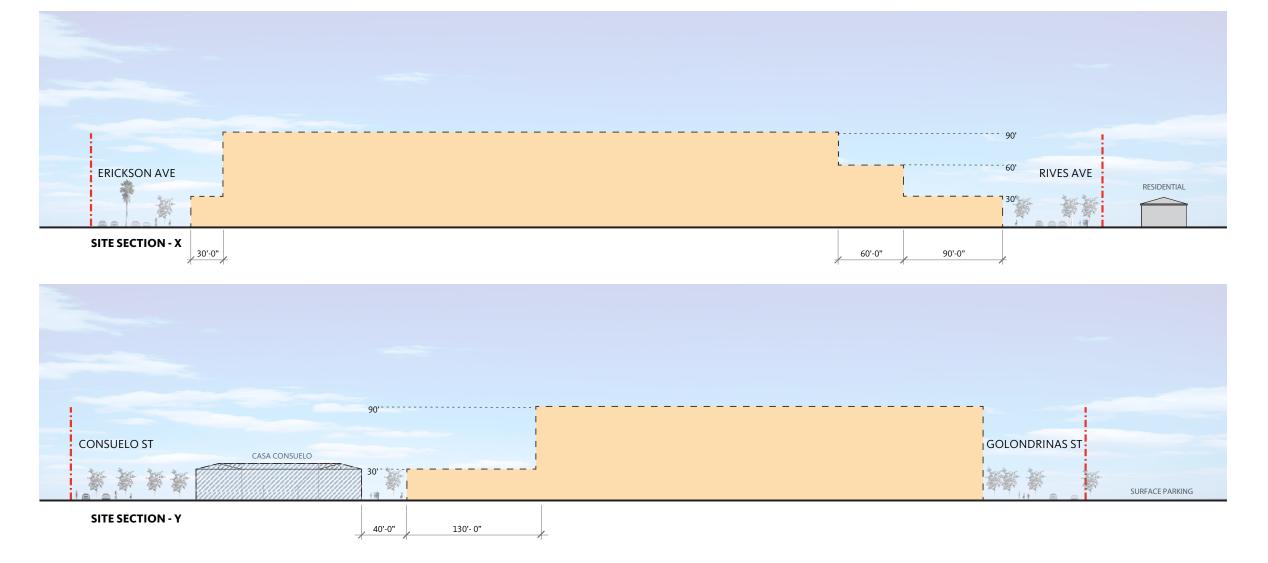
Parcel B Buildable Area Height Setbacks

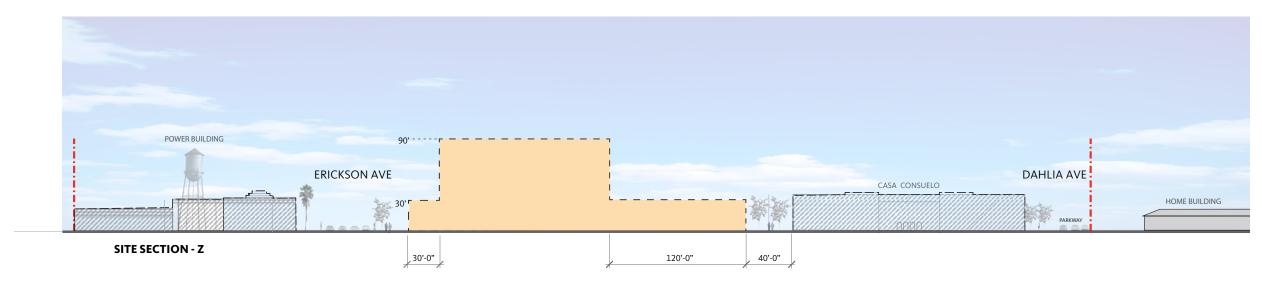




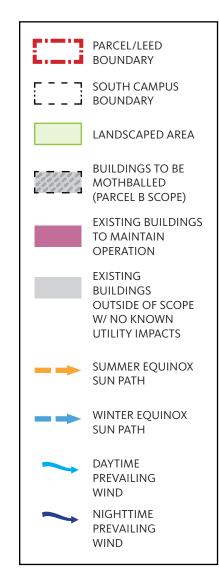
Parcel B Site Sections

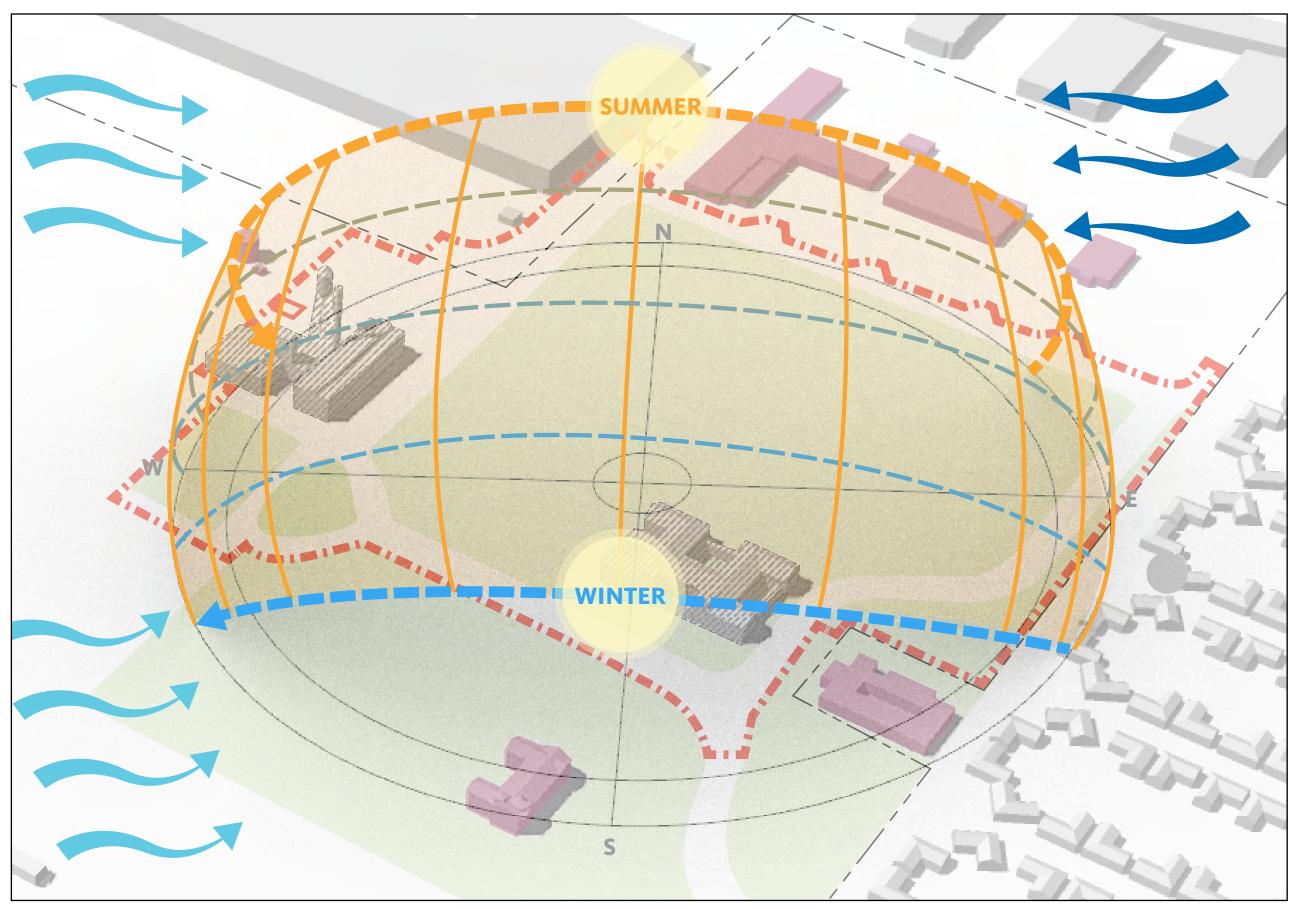




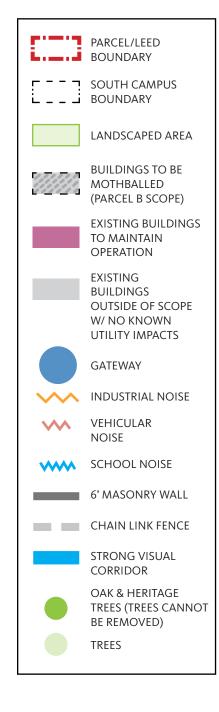


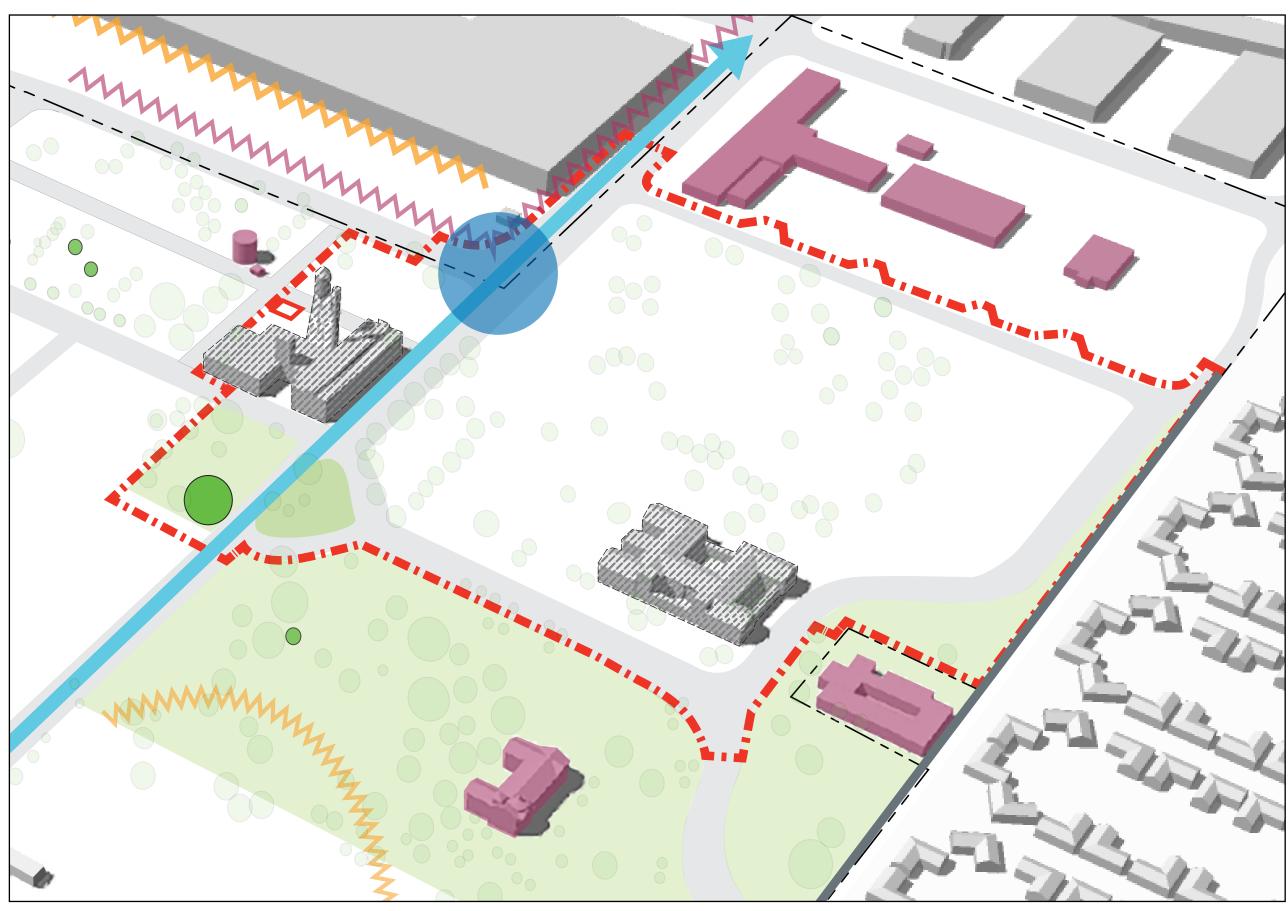
Site Environmental Diagram



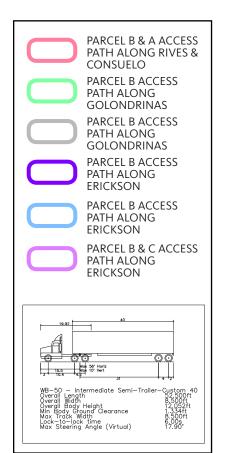


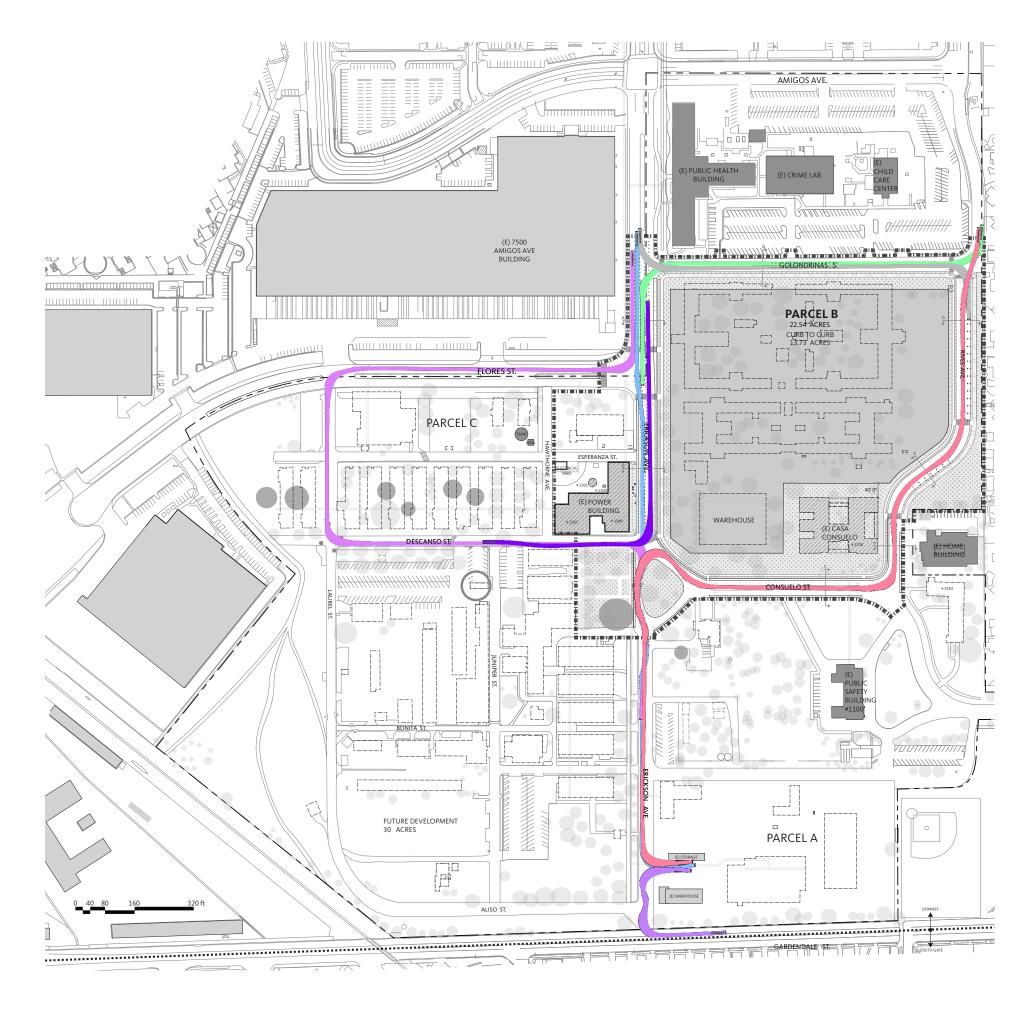
Existing Site Experiences





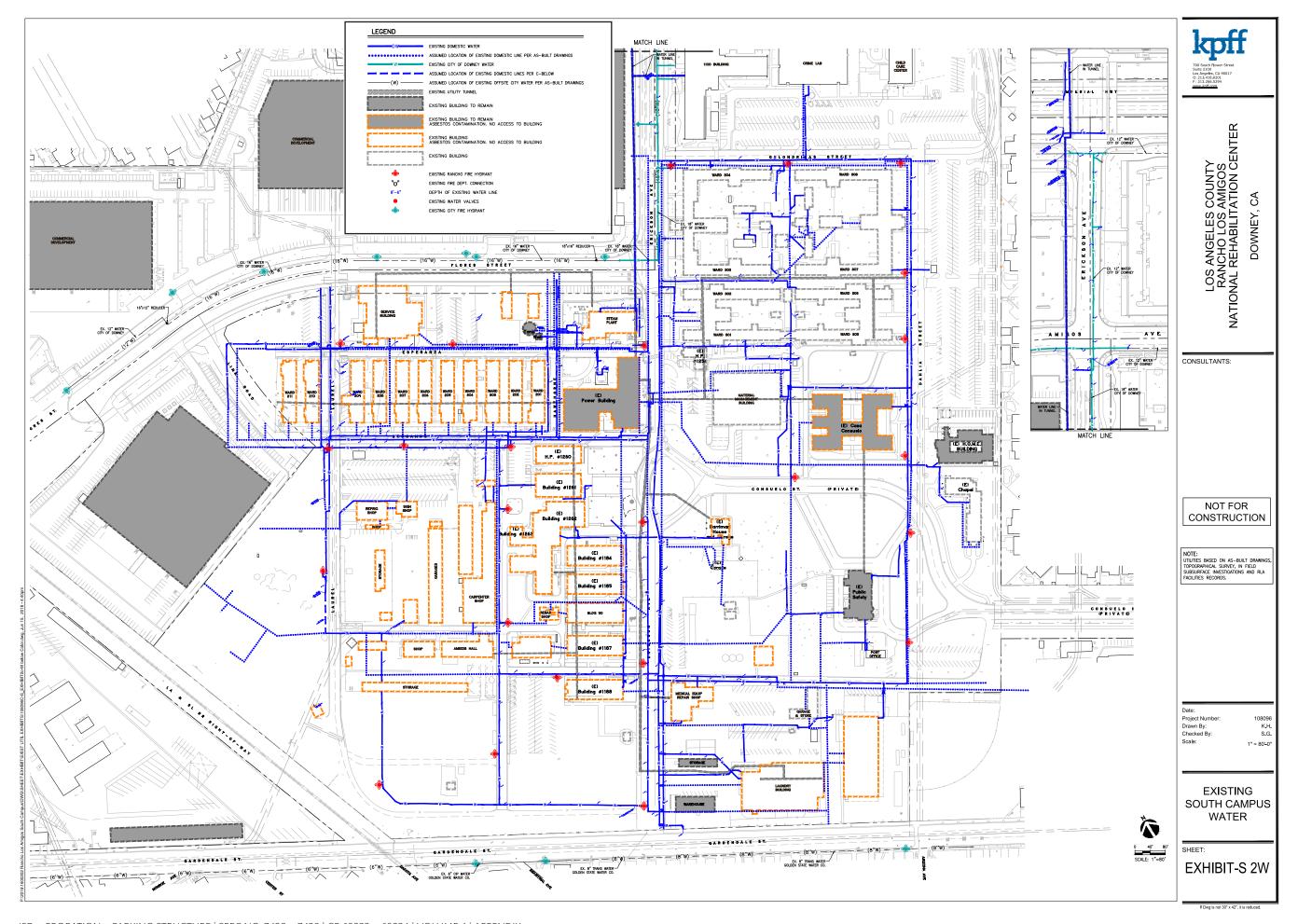
40' Trailer Turn Analysis

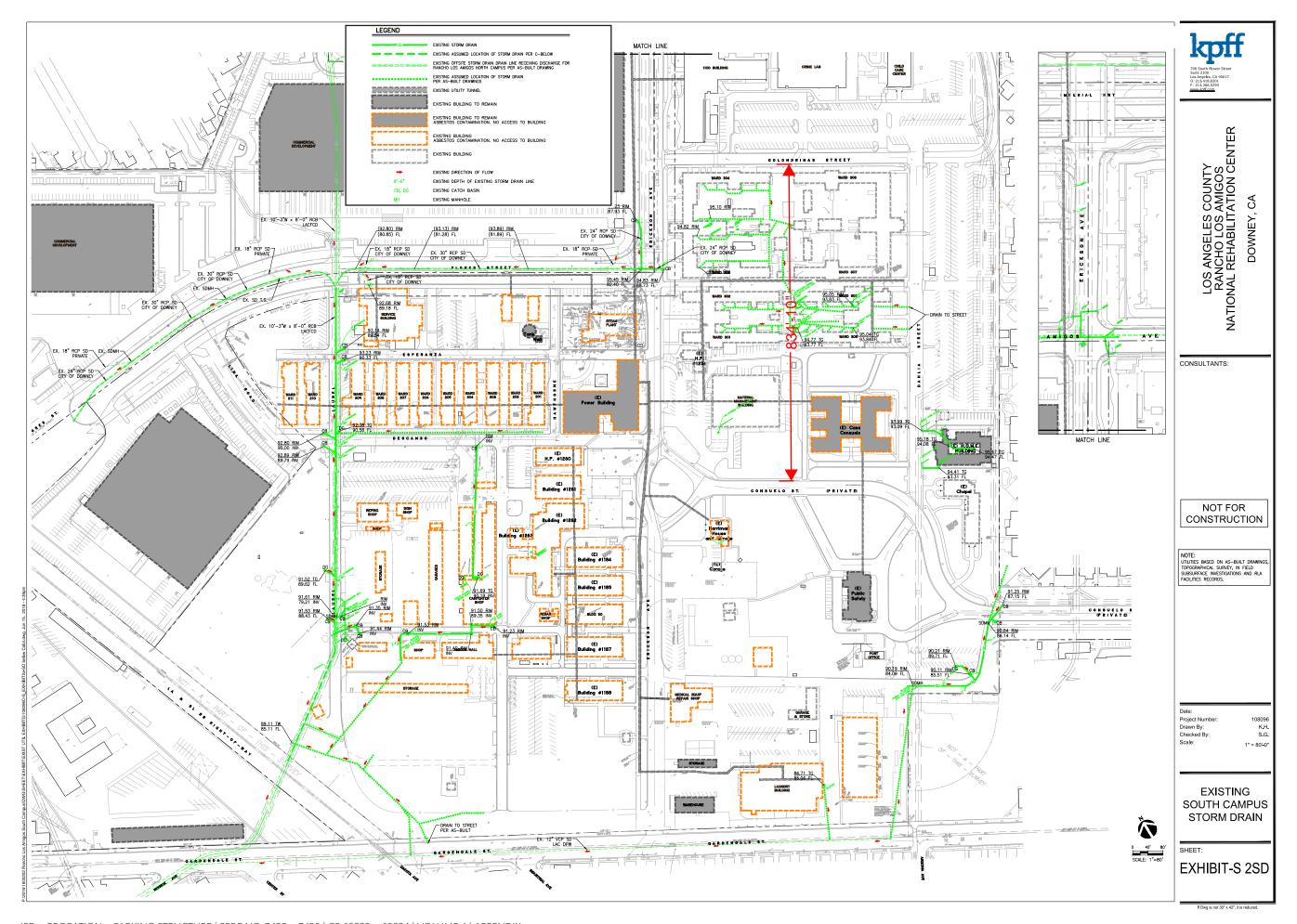


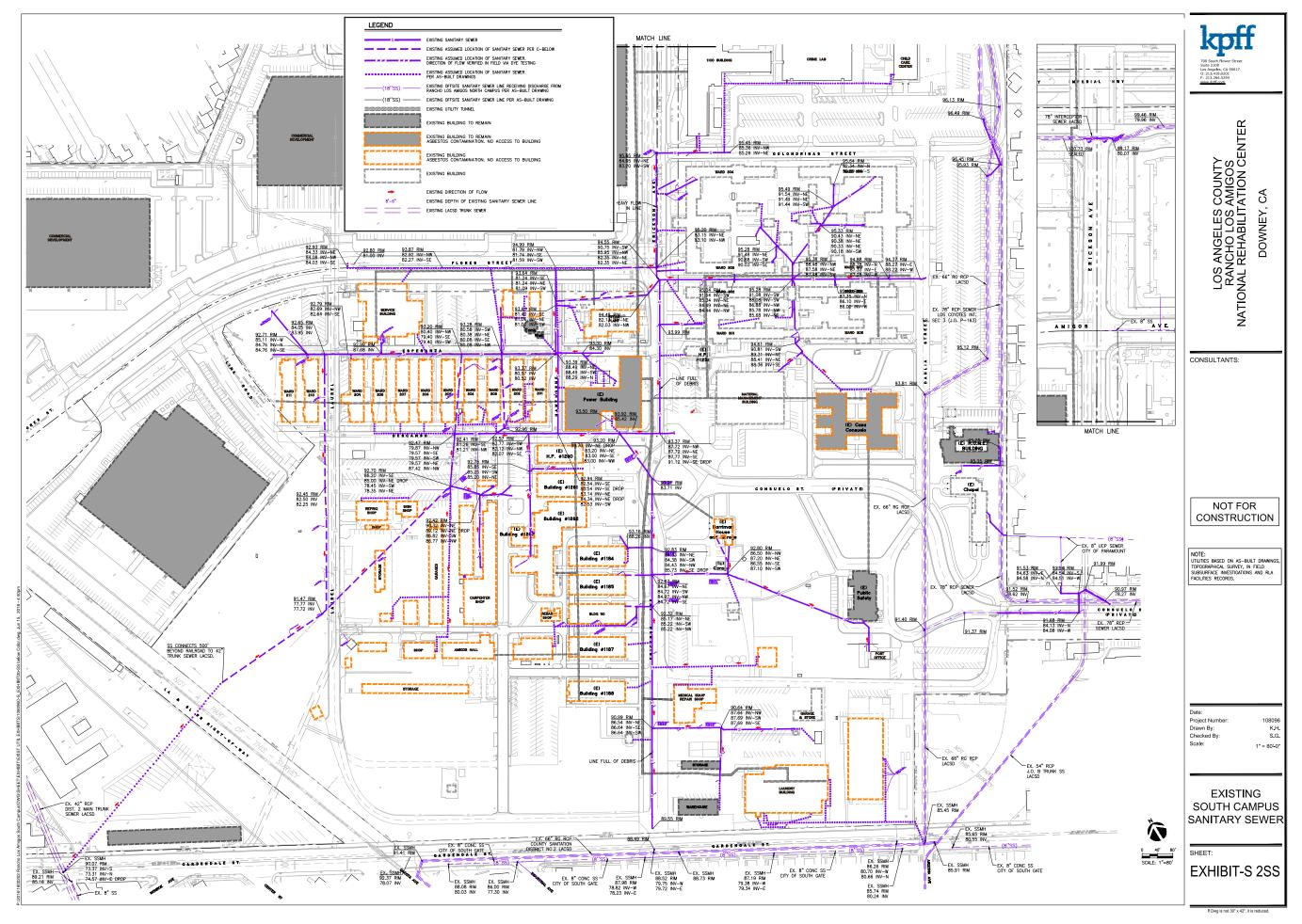


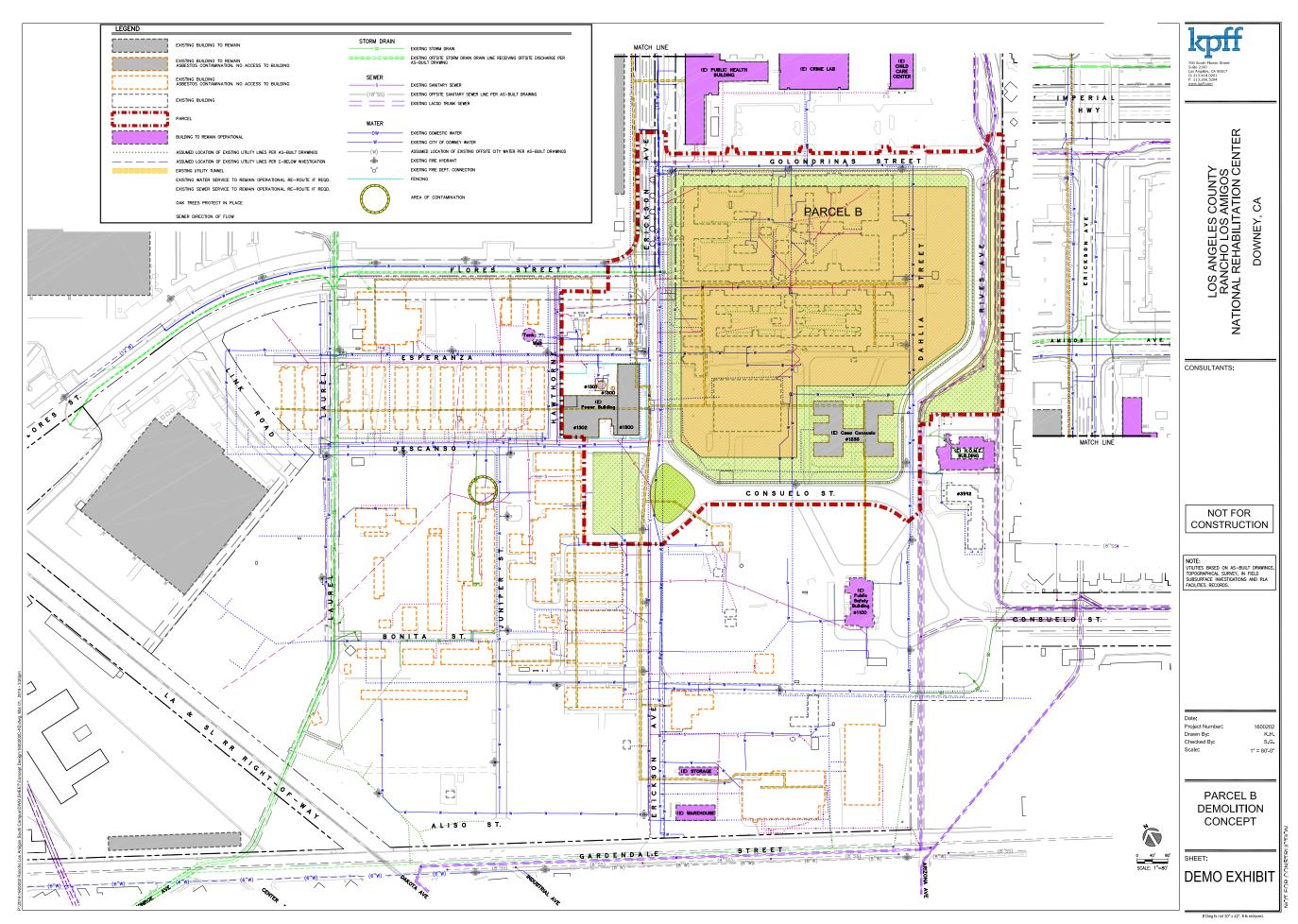


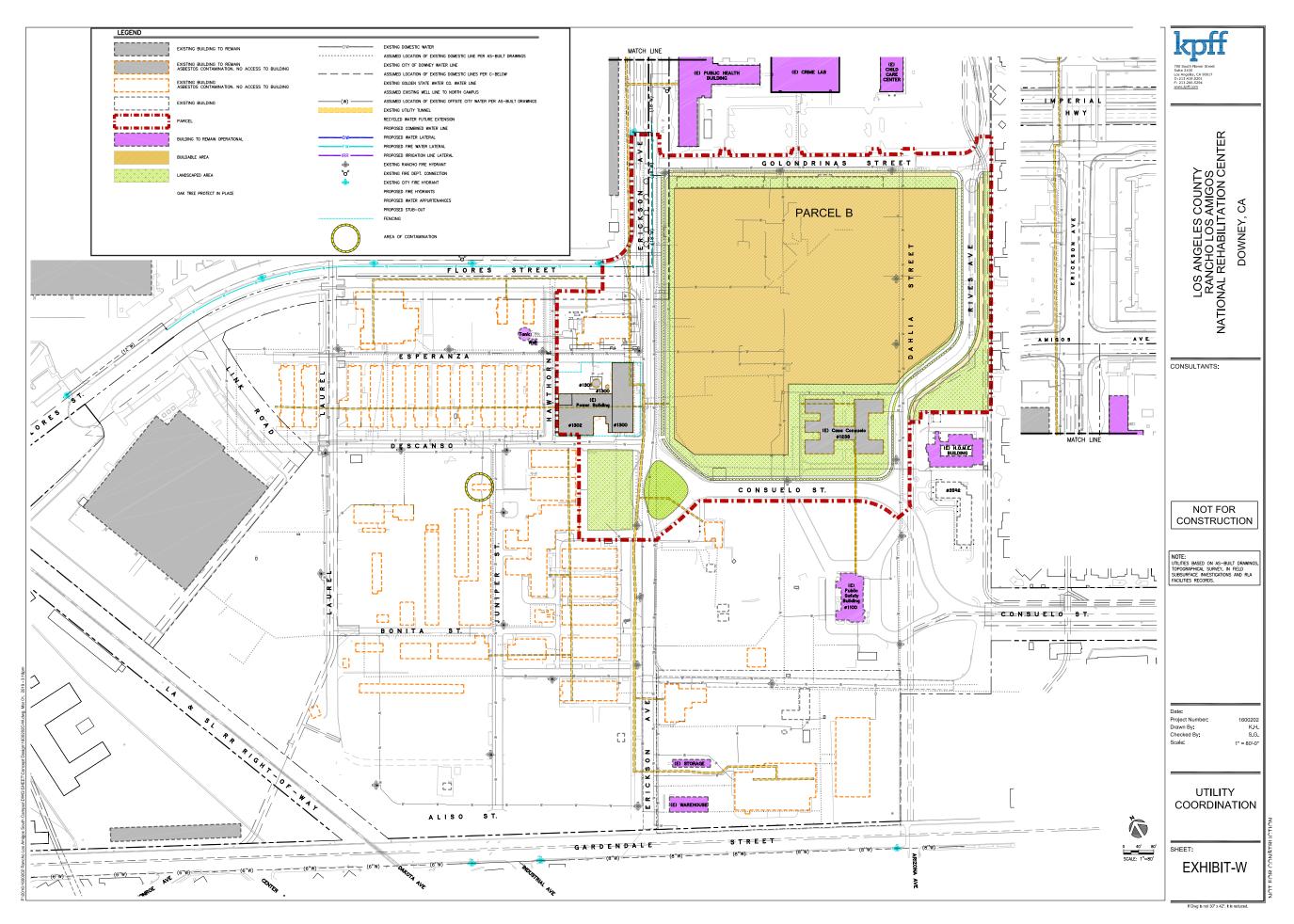


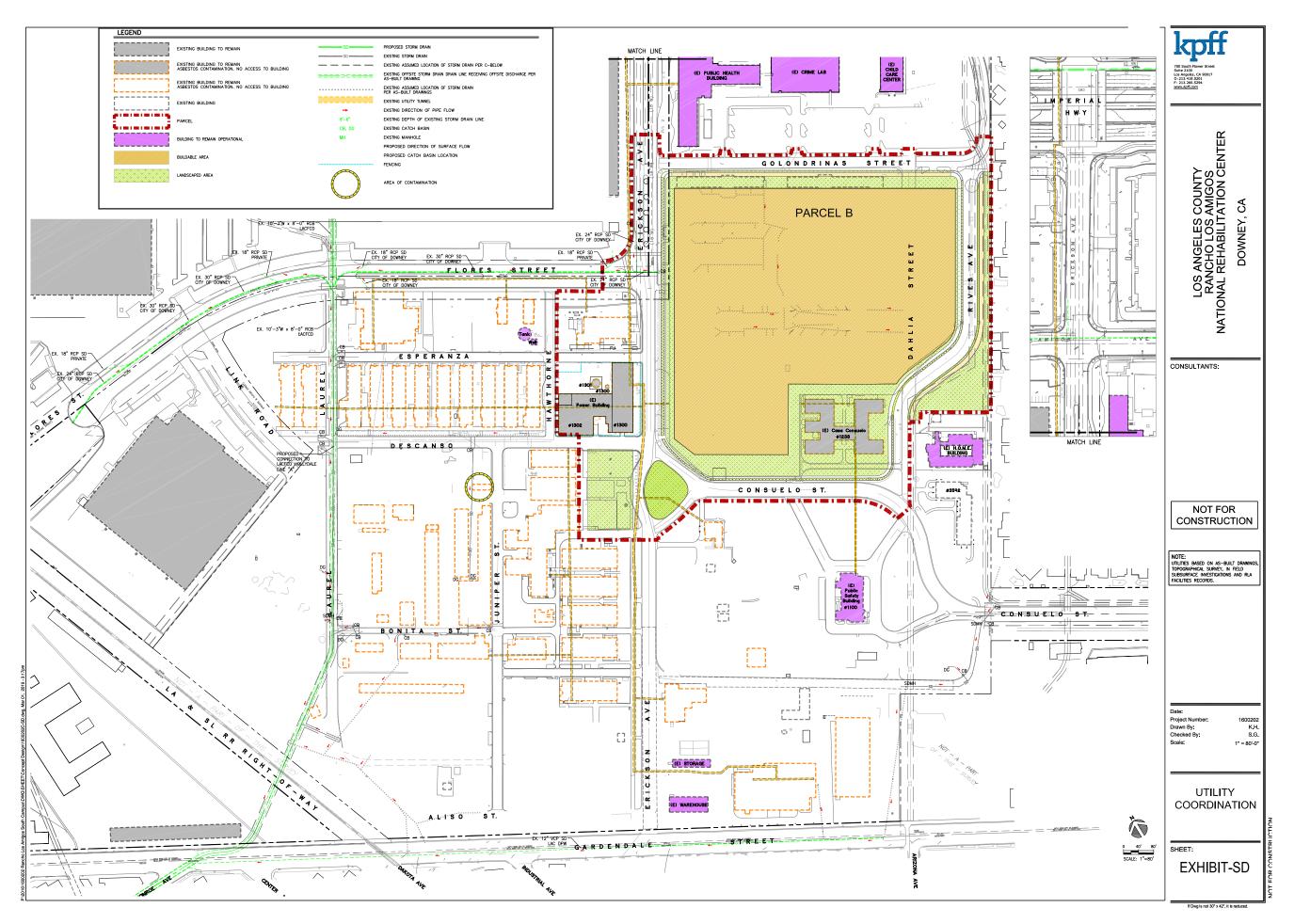


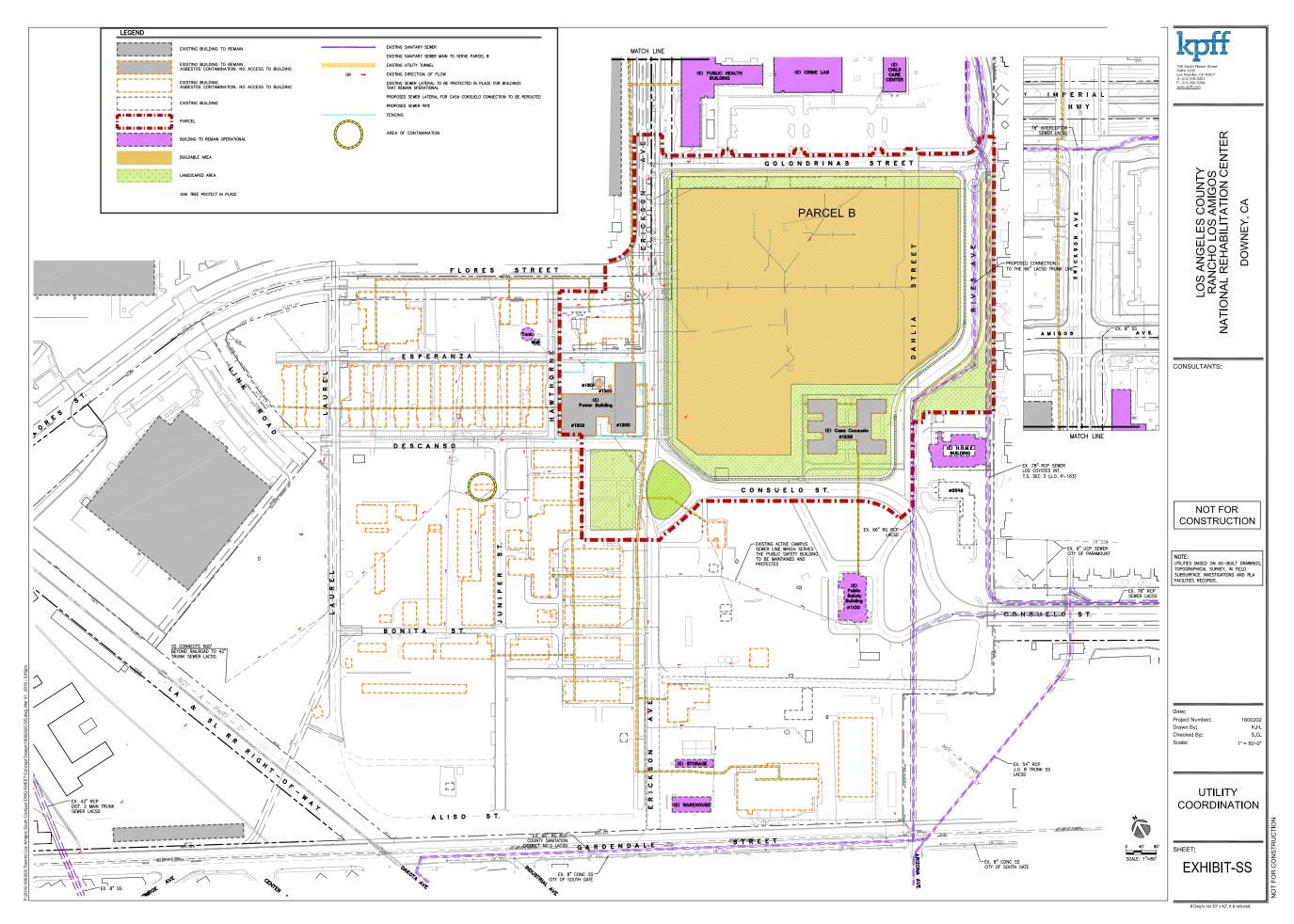


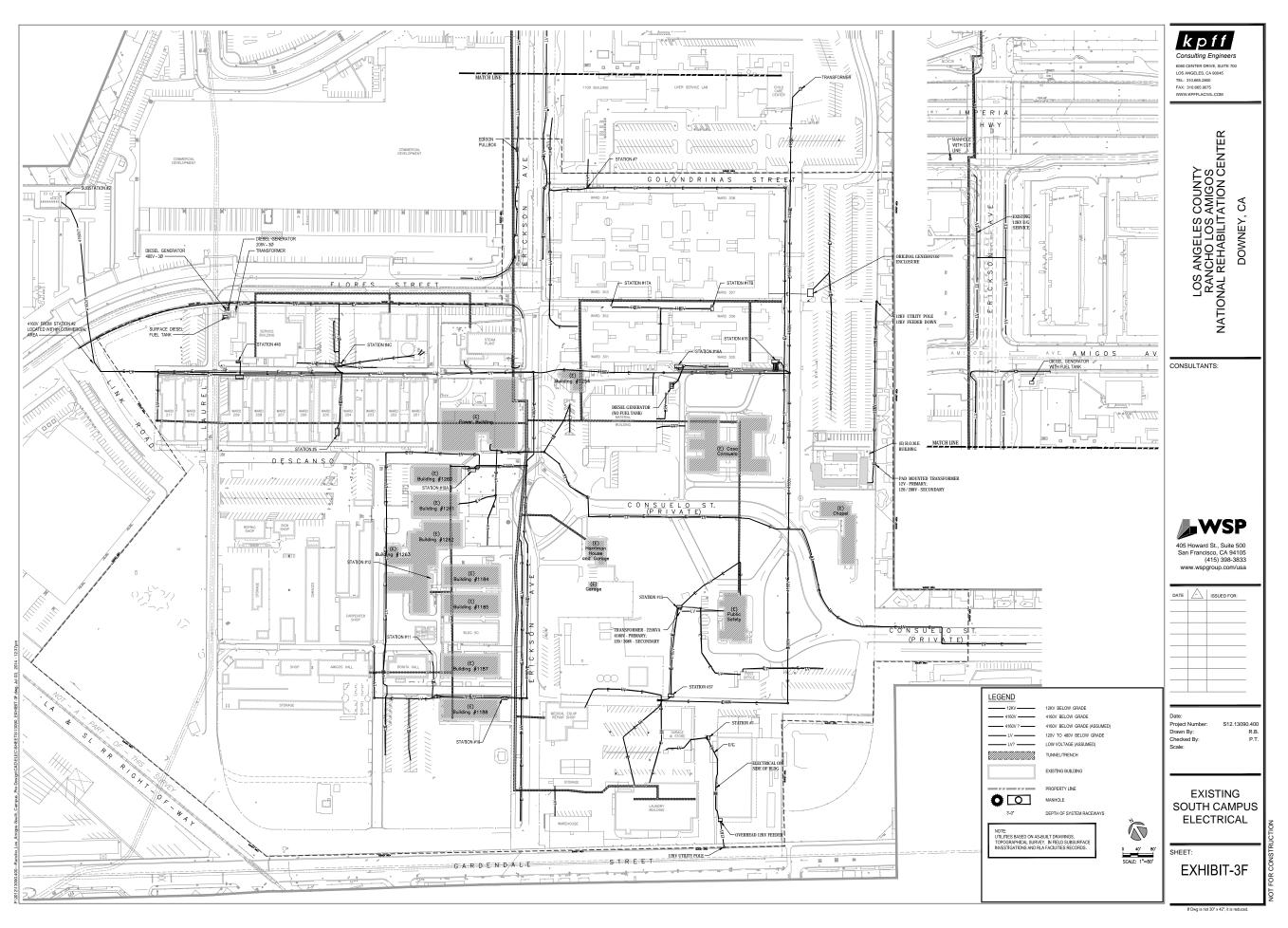


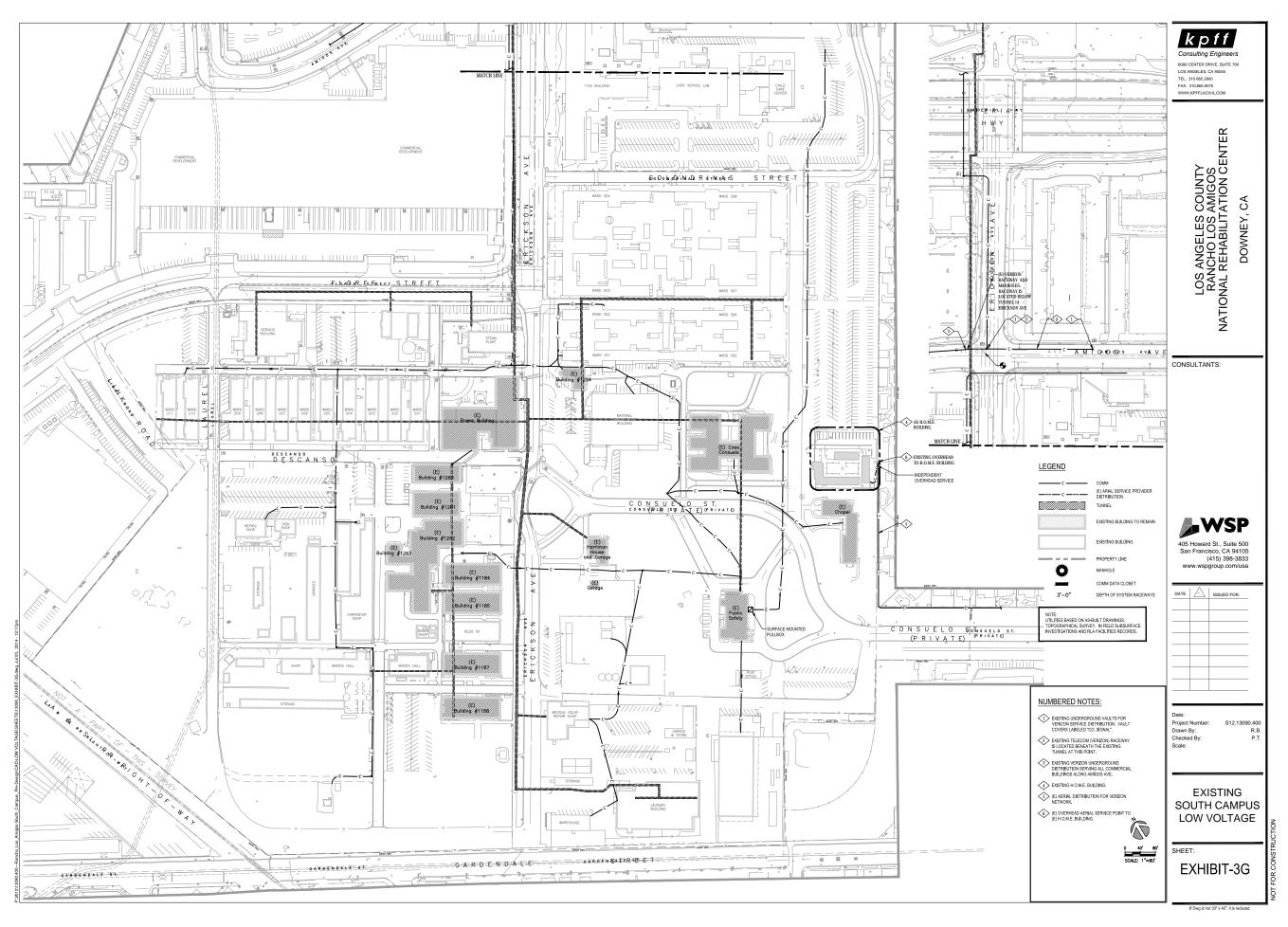


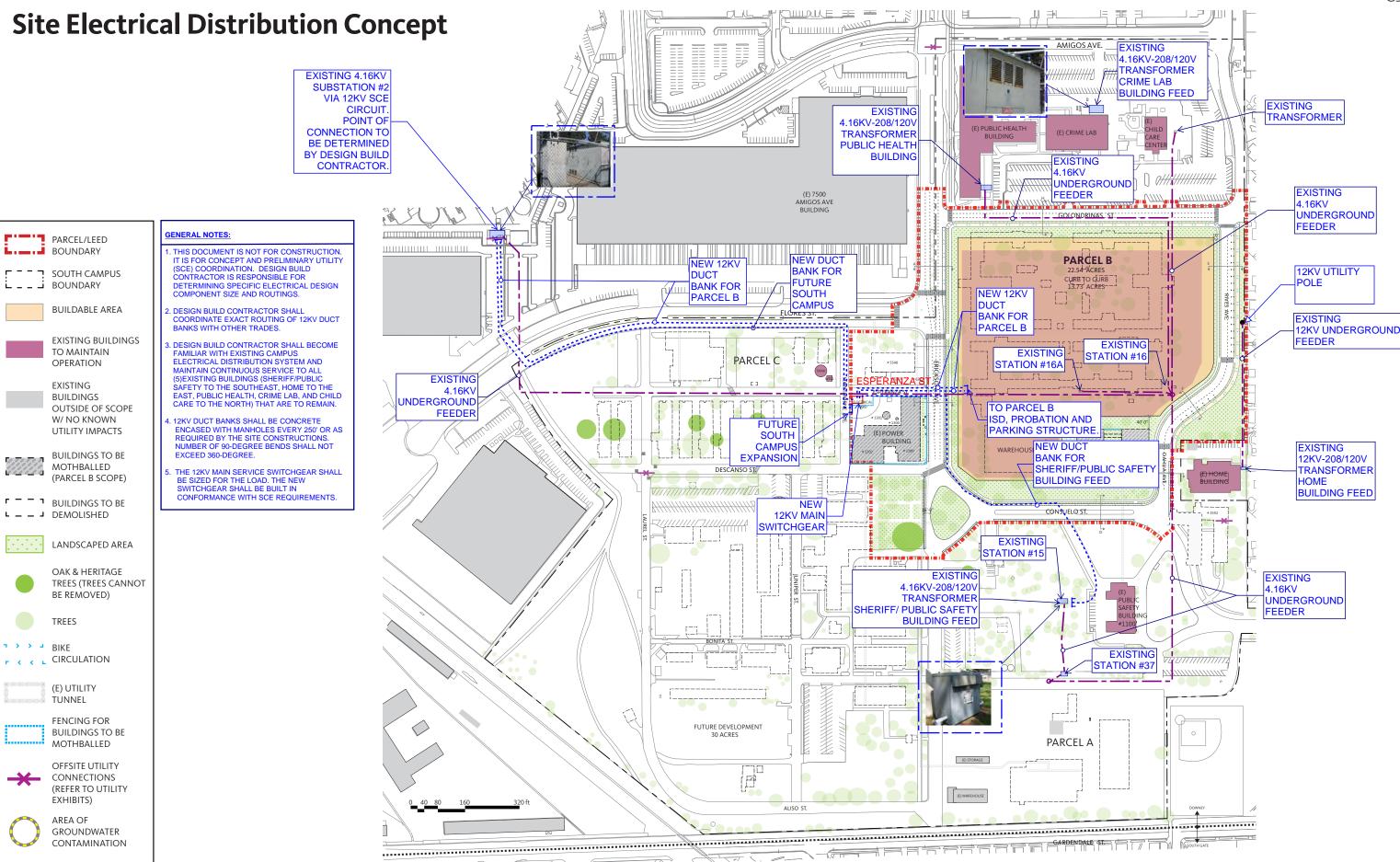






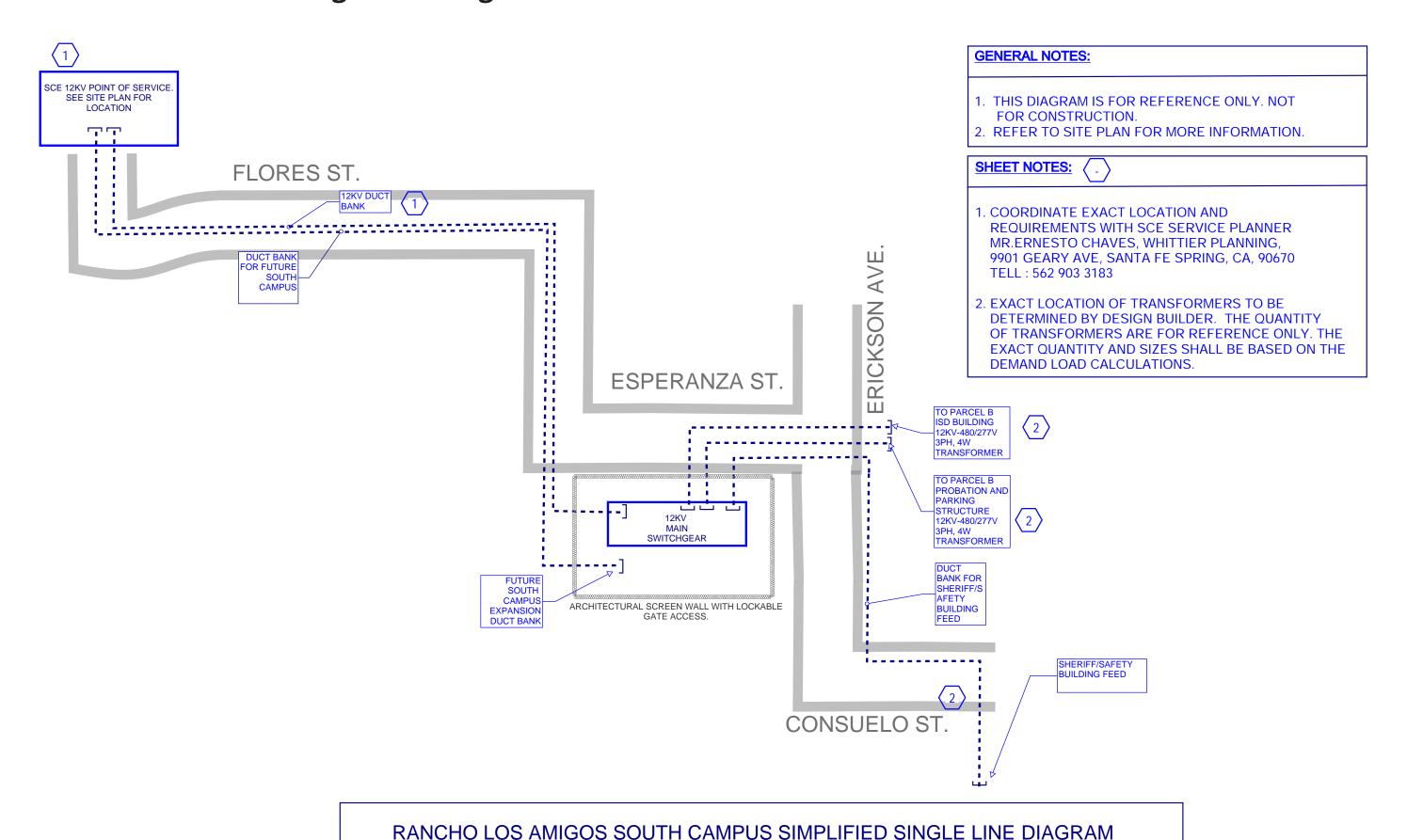


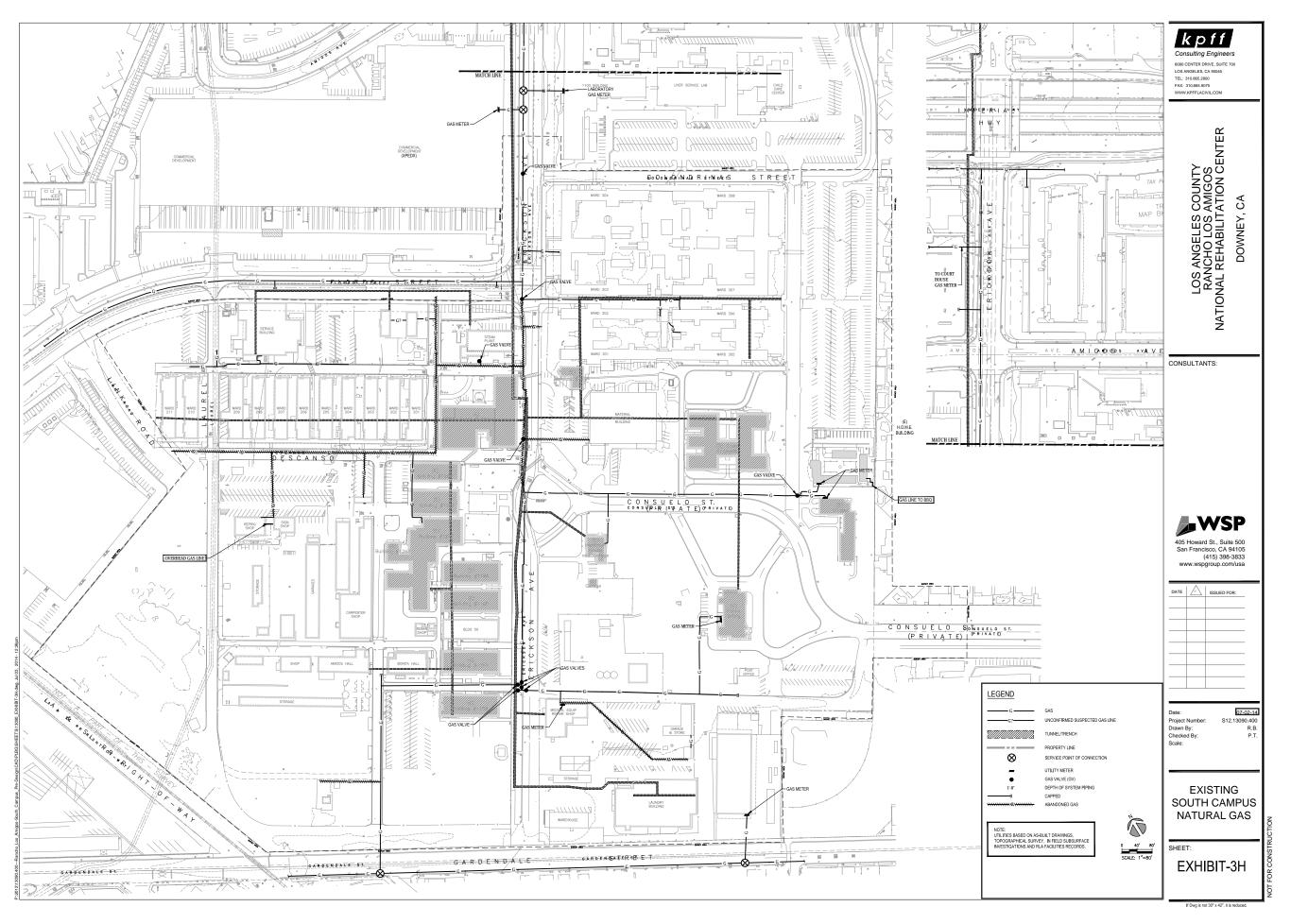




Gensler

Electrical Distribution Single Line Diagram





Site Natural Gas Distribution Concept GENERAL NOTES: PARCEL/LEED BOUNDARY . NOT FOR CONSTRUCTION, PROOF OF CONCEPT FOR PRELIMINARY UTILITY (SOCAL SOUTH CAMPUS GAS) COORDINATION. DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR BOUNDARY ETERMINING SPECIFIC NATURAL GAS COMPONENT SIZING AND ROUTING **BUILDABLE AREA** 2. EXISTING NATURAL GAS INFRASTRUCTURE SHALL BE DEMOLISHED AS INDICATED. **EXISTING BUILDINGS** TO MAINTAIN B. DESIGN BUILD CONTRACTOR TO PROVIDE CONTINUOUS NATURAL GAS SERVICE TO THE OPERATION EXISTING-TO-REMAIN BUILDINGS (PUBLIC SAFETY / CRIME LAB / CHILD CARE CENTER / EXISTING PUBLIC HEALTH / HOME BUILDING). BUILDINGS OUTSIDE OF SCOPE W/ NO KNOWN UTILITY IMPACTS **BUILDINGS TO BE** MOTHBALLED (PARCEL B SCOPE) F - - I BUILDINGS TO BE L - - J DEMOLISHED LANDSCAPED AREA OAK & HERITAGE TREES (TREES CANNOT BE REMOVED) TREES BIKE r (CIRCULATION (E) UTILITY TUNNEL FENCING FOR **BUILDINGS TO BE** MOTHBALLED OFFSITE UTILITY CONNECTIONS (REFER TO UTILITY EXHIBITS) AREA OF GROUNDWATER CONTAMINATION KEY: NEW GAS LINES / VALVES EXISTING SOCAL GAS LINES (CURRENTLY ACTIVE, TO REMAIN) EXISTING SOCAL GAS LINES TO BE DEMOLISHED

INCOMING GAS SERVICE FROM IMPERIAL HIGHWAY AMIGOS AVE. tomment booms EXISTING GAS LINE TO BE DEMOLISHED. GAS LINE OUTSIDE BOUNDARY OF PARCEL B TO BE DEMOLISHED BACK TO TO MAIN LINE ON ERICKSON AVE. (F) 7500 BUILDING AND EARTHQUAKE VALVE (Ballania de la companya de la compa ADJACENT TO BUILDING(S) PARCEL C # 5548 INSTALLATION & LOCATION TO BE DETERMINED BY PARCEL B DESIGN/BUILD CONTRACTOR. WAREHOUSE EXTENDED TO GAS METER(S) (E) CASA ADJACENT TO ISD AND CONSUELO PROBATION BUILDING(S) CONSUELO ST. DESIGN BUILD CONTRACTOR TO REPLACE EXISTING GAS LINE ALONG CONSUELO STREET AT A MINIMUM DEPTH _______ COUNTY TO PERFORM SURVEY FUTURE DEVELOPMENT BONITA ST. COUNTY TO 30 ACRES (E) STORAGE BLDG. CARDENDALE SE OF THE OWN OF THE O INCOMING GAS SERVICE FROM GARDENDALE ST. MARCH 2019 I

MEDIUM PRESSURE GAS LINE TO RUN TO PRESSURE REGULATOR

MAIN GAS LINE ALONG ERICKSON AVE WITH NEW CONNECTION(S)

FOR EXISTING GAS LINE ALONG RELOCATE GAS LINE NORTH AS REQUIRED TO AVOID PARCEL A EARTHWORKS AND RETAIN GAS SERVICE TO THE PUBLIC SAFETY

Site Telecommunications Concept

PARCEL/LEED BOUNDARY

> SOUTH CAMPUS BOUNDARY

> > **BUILDABLE AREA**

EXISTING BUILDINGS TO MAINTAIN OPERATION

> **EXISTING BUILDINGS OUTSIDE OF SCOPE** W/ NO KNOWN UTILITY IMPACTS

BUILDINGS TO BE MOTHBALLED (PARCEL B SCOPE)

r - - 1 BUILDINGS TO BE L - - J DEMOLISHED

LANDSCAPED AREA

OAK & HERITAGE TREES (TREES CANNOT BE REMOVED)

KEY: TREES

CIRCULATION

TUNNEL

FENCING FOR **BUILDINGS TO BE** MOTHBALLED

OFFSITE UTILITY

CONNECTIONS (REFER TO UTILITY **EXHIBITS**)

WITH LA COUNTY

GROUNDWATER CONTAMINATION

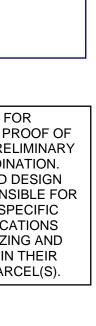
GENERAL NOTES:

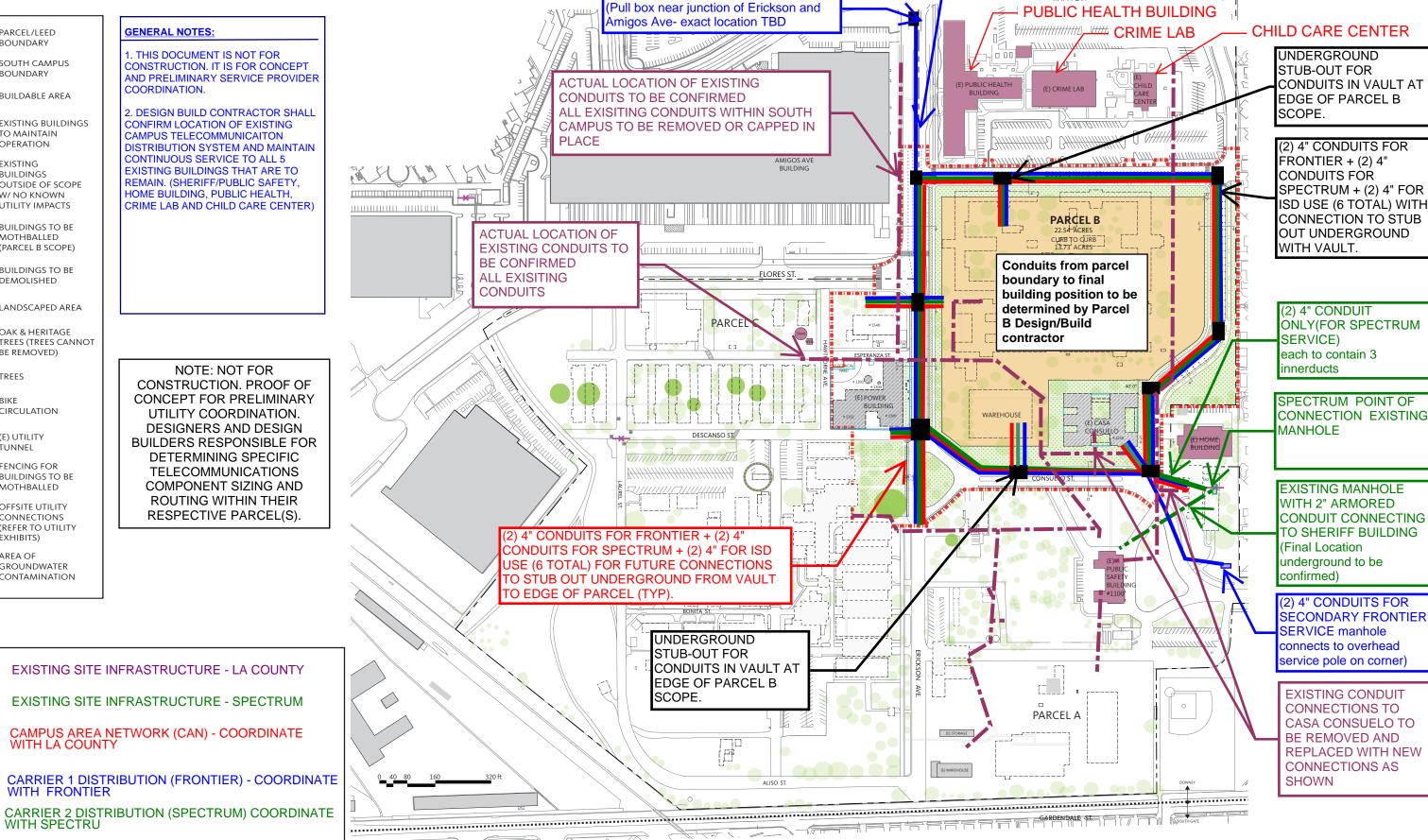
. THIS DOCUMENT IS NOT FOR CONSTRUCTION. IT IS FOR CONCEPT AND PRELIMINARY SERVICE PROVIDER COORDINATION.

CONFIRM LOCATION OF EXISTING CAMPUS TELECOMMUNICAITON DISTRIBUTION SYSTEM AND MAINTAIN CONTINUOUS SERVICE TO ALL 5 EXISTING BUILDINGS THAT ARE TO REMAIN. (SHERIFF/PUBLIC SAFETY, HOME BUILDING, PUBLIC HEALTH, CRIME LAB AND CHILD CARE CENTER)

NOTE: NOT FOR CONSTRUCTION. PROOF OF CONCEPT FOR PRELIMINARY UTILITY COORDINATION. **DESIGNERS AND DESIGN BUILDERS RESPONSIBLE FOR DETERMINING SPECIFIC TELECOMMUNICATIONS** COMPONENT SIZING AND **ROUTING WITHIN THEIR** RESPECTIVE PARCEL(S).

2. DESIGN BUILD CONTRACTOR SHALL





FRONTIER POINT OF CONNECTION

(2) 4" CONDUIT ONLY(FOR

each to contain 3 innerducts

SITE SERVICE)

EXISTING SITE INFRASTRUCTURE - LA COUNTY

EXISTING SITE INFRASTRUCTURE - SPECTRUM

CAMPUS AREA NETWORK (CAN) - COORDINATE

MANHOLE OR PULL POINT (APPROX EVERY 400FT)

Natural Gas Distribution Single Line Diagram

