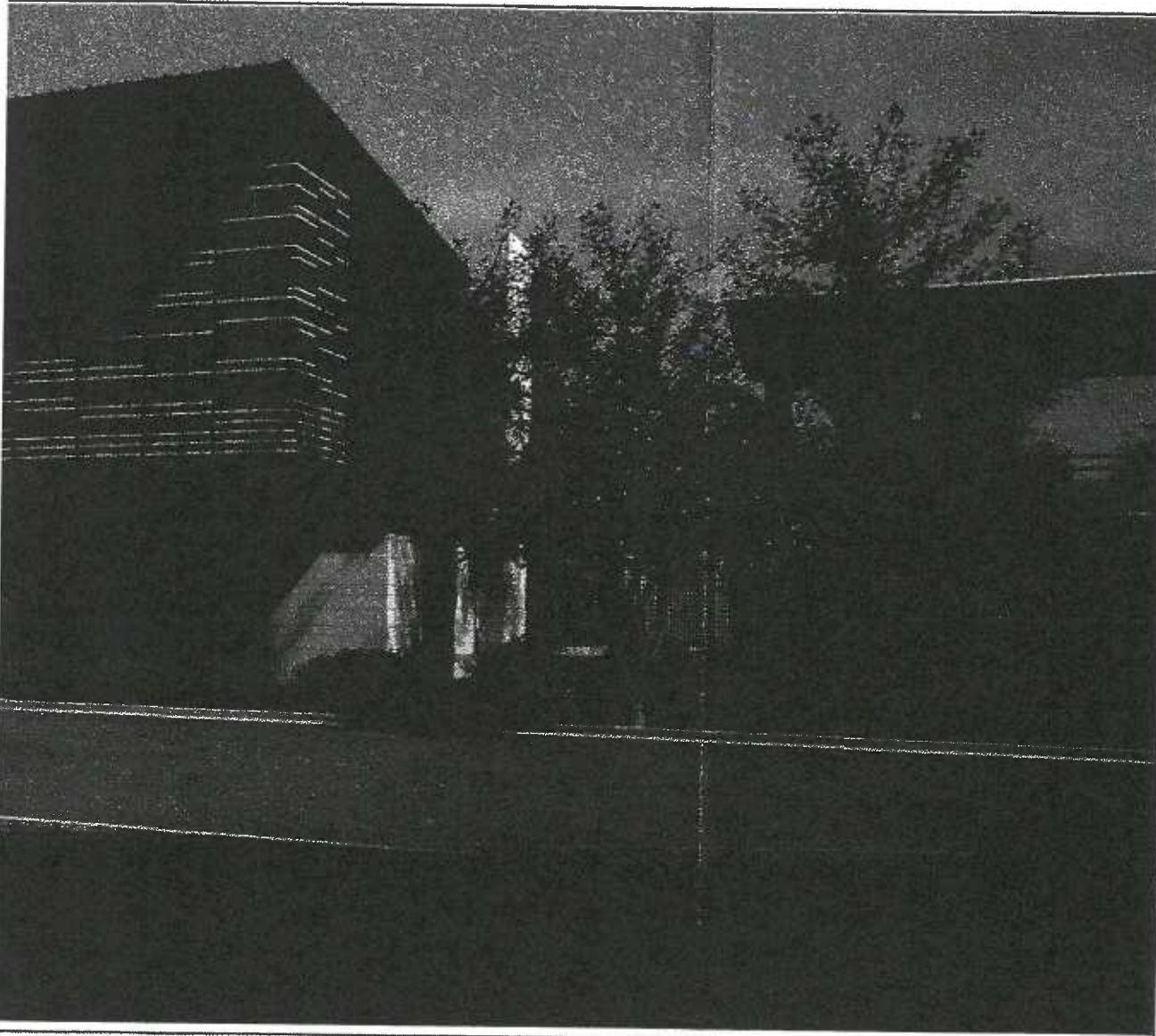


**ENGINEERING
PUBLIC WORKS
LOS ANGELES
CNG FUELING FACILITY**

EXHIBIT A

CPC-2014-2768-GPA-PUB



NO.	REVISION DESCRIPTION	DATE	BY



DEPARTMENT OF PUBLIC WORKS
GARY LEE MOORE, P.E., ENV. SP.
 ACCEPTED BY: _____
 CITY ENGINEER

CONSULTANT, IBI GROUP
 315 W 9TH STREET STE 600
 LOS ANGELES, CA 90015

CONSULTANT, FUEL SOLUTIONS, INC.
 12340 SANTA MONICA BLVD STE 133
 LOS ANGELES, CA 90025

CONSULTANT, CONSTRUCTION COST CONSULTANTS
 2007 WILSHIRE BLVD STE 908
 LOS ANGELES, CA 90057

DEPARTMENT APPROVAL

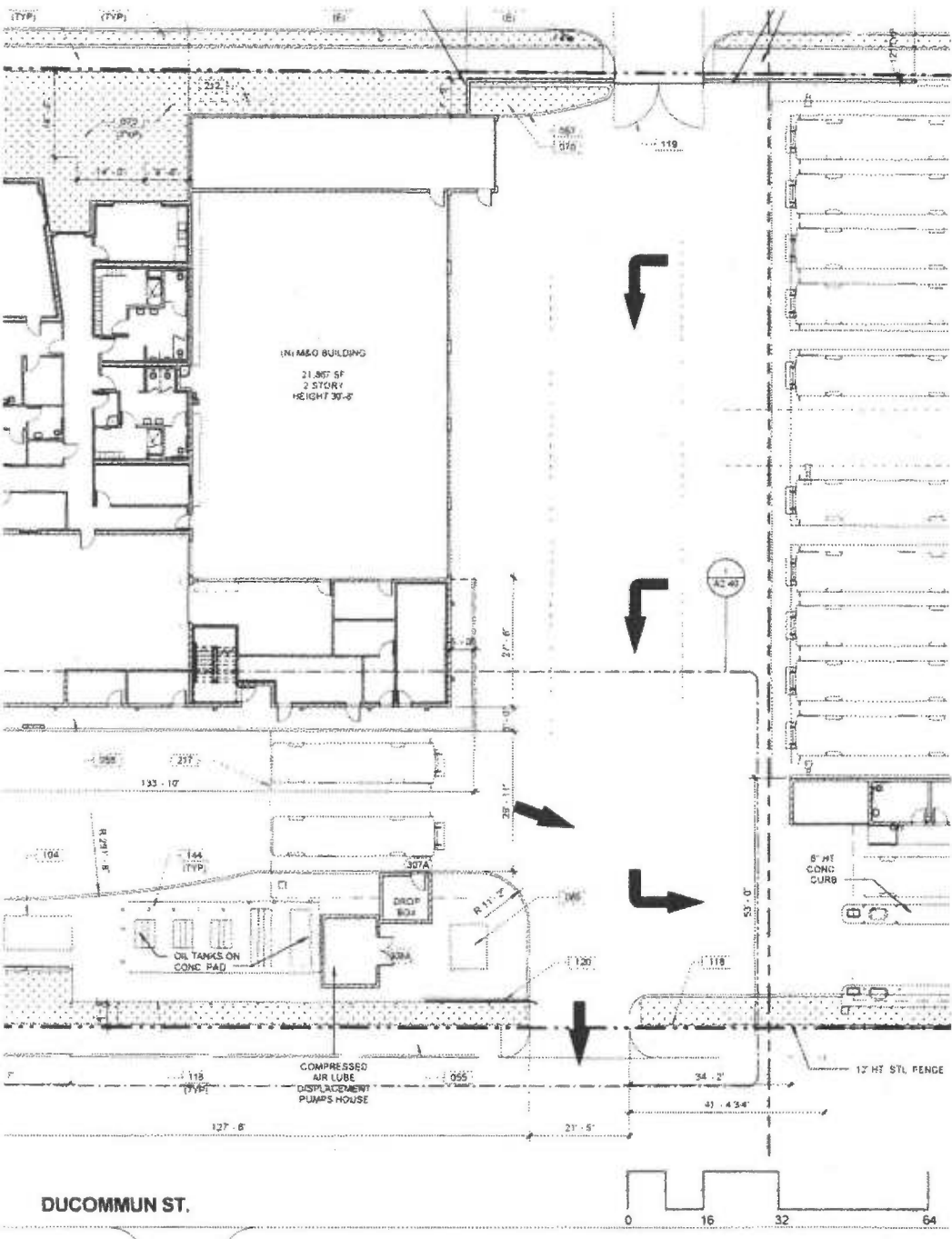
ACCEPTED BY: _____
 DATE: _____
 GENERAL MANAGER

ACCEPTED BY: _____
 DATE: _____
 GENERAL MANAGER



VERTICAL CONTROL	CITY OF LOS ANGELES
HORIZONTAL CONTROL	CITY OF LOS ANGELES
SHEET TITLE	COVER SHEET
PROJECT	LADOT BUS MAINTENANCE & CNG FUELING FACILITY
ADDRESS	484-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A., CALIF.
WORK ORDER NO.	E1907447
PLAN FILE NO.	
DRAWING NO.	
SHEET	GO.00
OF SHEETS	

(THOMAS GUIDE PAGE, GRID)
VICINITY MAP
 NOT TO SCALE



- 136 18" (M) X 8" (L) X 18" (H) CONCRETE SEAT WALL REFER TO LANDSCAPE DWG
- 143 BICYCLE RACK
- 144 BOLLARD
- 212 LINE OF WALL ABOVE
- 217 LINE OF CANOPY ABOVE
- 474 LIGHT FIXTURE

LEGEND

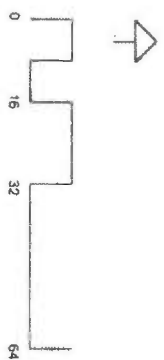
- PROPERTY LINE
- LANDSCAPED AREA
- CONCRETE PAVER
- LED POST LIGHT
- EXTERIOR WALL MOUNTED LIGHT (M&O BUILDING)
- LED SITE LIGHT @ BUS PARKING - SINGLE MOUNT
- LED SITE LIGHT @ BUS PARKING - DOUBLE MOUNT

DEBORAH WEINTRAUB, AIA, LEED ARCHITECTURAL DIVISION
 454-518 EAST COMMERCIAL STREET, L.A., CALIF.

REVISION DESCRIPTION NO. _____ AREA NO. _____	
ARCHITECT DEBORAH WEINTRAUB, AIA, LEED	INTERIM CITY ENGINEER DATE 4-30-2014
DESIGNED BY LIC. NO.	4-30-2014
DRAWN BY 4-30-2014	4-30-2014
CHECKED BY APPROVED BY MAHMOUD KARIMZADEH A.I.A. PRINCIPAL ARCHITECT	4-30-2014
SHEET TITLE PARTIAL SITE PLAN - WEST PROJECT LADOT BUS MAINTENANCE & CNG FUELING FACILITY ADDRESS 454-518 EAST COMMERCIAL STREET, 455-535 E DUCOMMUN STREET, L.A., CALIF.	
WORK ORDER NO. 12682 00 PLAN FILE NO. _____ DRAWING NO. _____ A1.11 SHEET _____ OF _____ SHEETS	

DUCOMMUN ST.

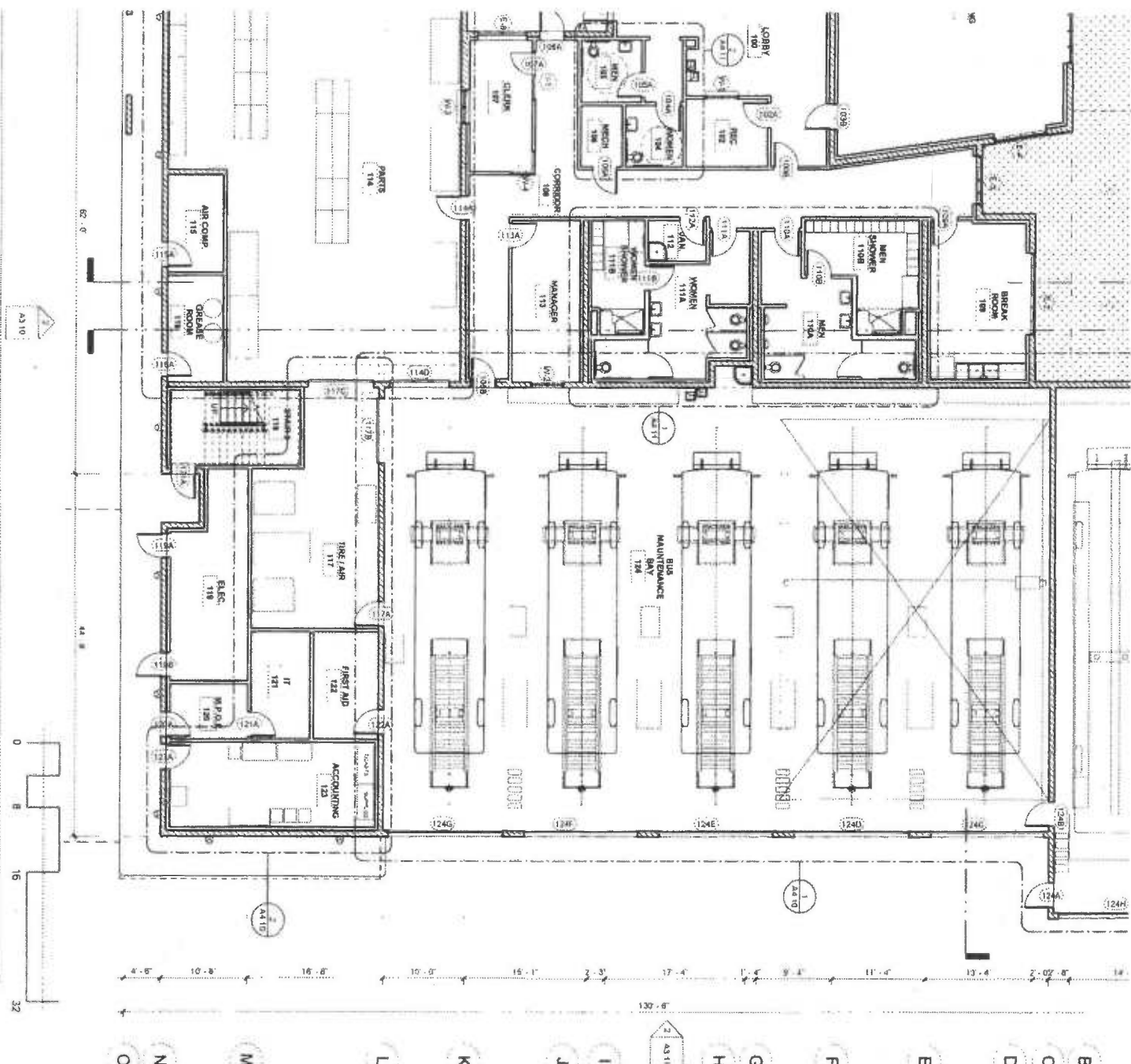




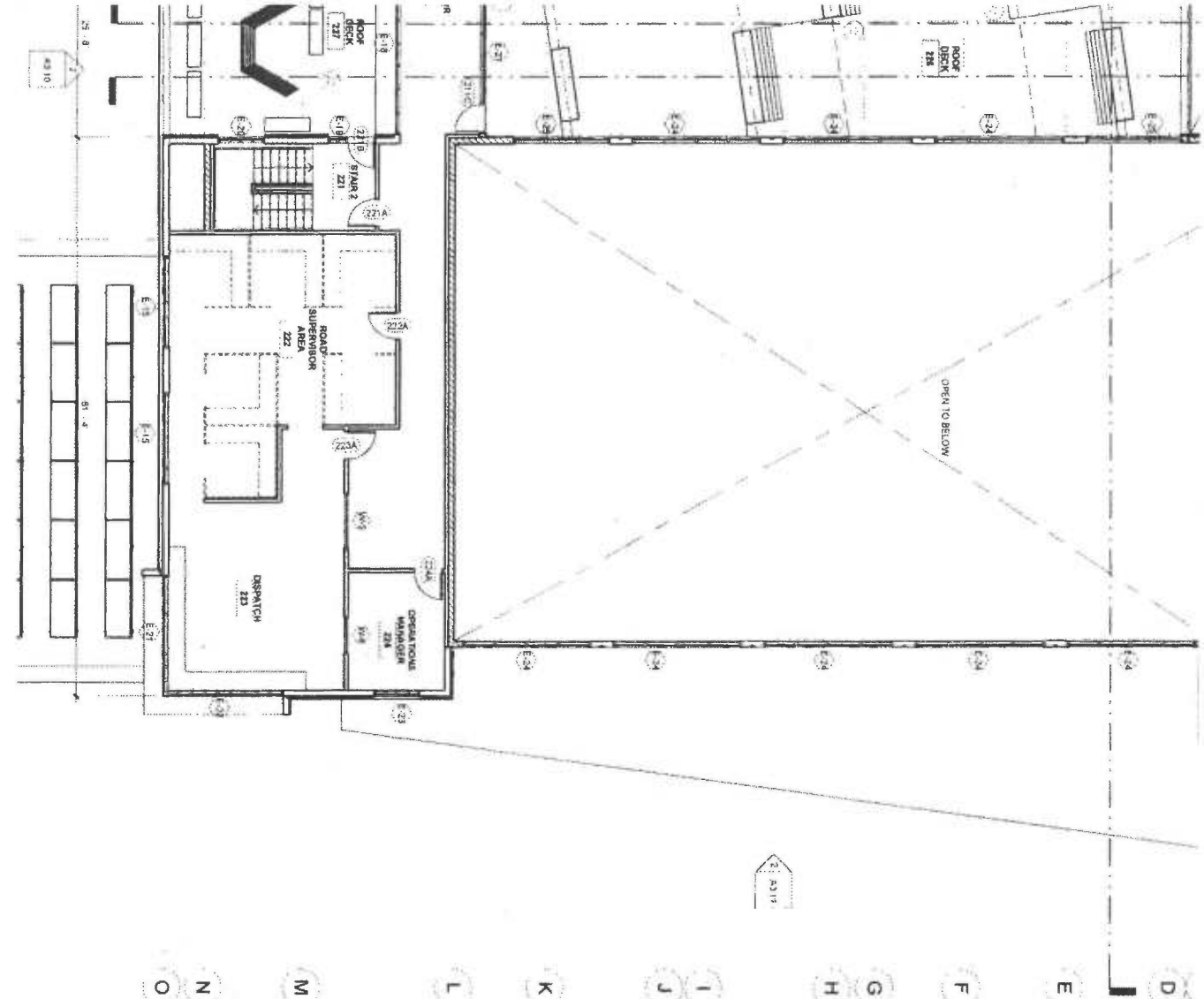
LEGEND

- PROPERTY LINE
- LANDSCAPED AREA
- CONCRETE PAVEMENT
- LED POST LIGHT
- EXTERIOR WALL MOUNTED LIGHT (MAD) BUILDING
- LED SITE LIGHT @ BUS PARKING - SINGLE MOUNT
- LED SITE LIGHT @ BUS PARKING - DOUBLE MOUNT

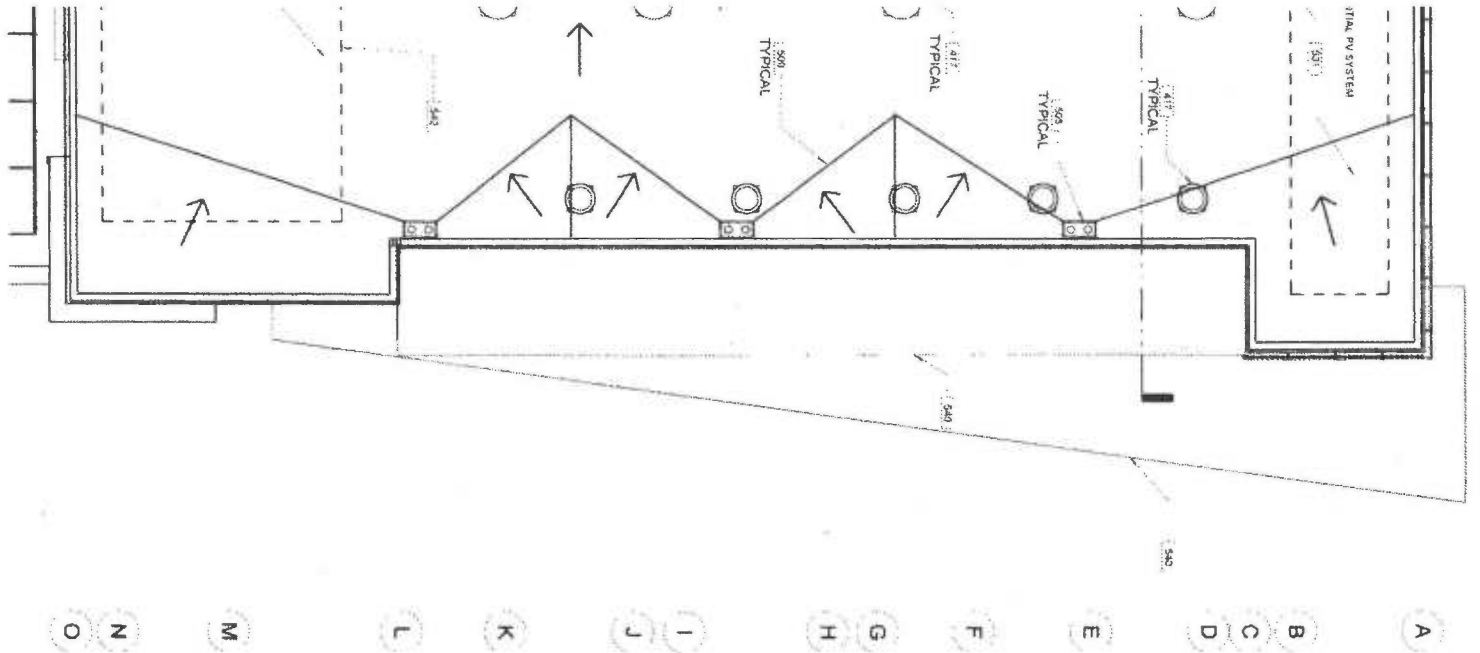
VERTICAL CONTROL HORIZONTAL CONTROL	DEBORAH WEINTRAUB, AIA, LEED AP ARCHITECTURAL DIVISION INTERM CITY ENGINEER	ARCHITECTURAL DIVISION ARCHITECT LIC NO DATE		REVISION DESCRIPTION
		SHEET TITLE PARTIAL SITE PLAN - EAST	ARCHITECT LIC NO DATE	
PROJECT LADOT BUS MAINTENANCE & CNG FUELING FACILITY	DRAWN BY DATE	CHECKED BY DATE	APPROVED BY MAHMOOD KARIMZADEH AIA, PRINCIPAL ARCHITECT 4-30-2014	
ADDRESS 454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET . L.A. CALIF.	DRAWING NO 1268Z 00			
SHEET OF SHEETS A1.12	WORK ORDER NO 1268Z 00			
DRAWING NO A1.12	CLIENT LA BUREAU OF PUBLIC WORKS			



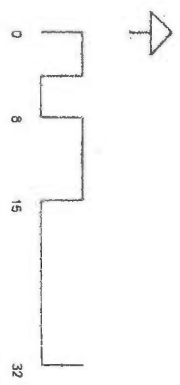
DRAWING NO. A2.10 SHEET OF SHEETS	PROJECT NO. 12682.00	VERTICAL CONTROL HORIZONTAL CONTROL	DEBORAH WEINTRAUB, AIA, LEED INTERM CITY ENGINEER ARCHITECTURAL DIVISION	NO. _____ REVISION DESCRIP _____ _____ _____ _____ _____ INDEX NO. _____
	SHEET TITLE GROUND FLOOR PLAN - M&O BUILDING	PROJECT LADOT BUS MAINTENANCE & CNG FUELING FACILITY	ARCHITECT LIC NO. 4-30-2014	DATE 4-30-2014
ADDRESS 454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.	DRAWN BY 4-30-2014	DESIGNED BY 4-30-2014	CHECKED BY 4-30-2014	APPROVED BY MAHMOOD KARIMZADEH, AIA, PRINCIPAL ARCHITECT 4-30-2014



DRAWING NO. A2.11 SHEET OF SHEETS	PROJECT FILE NO. 12662.00	VERTICAL CONTROL	DEBORAH WEINTRAUB, AIA, LEED® INTERM CITY ENGINEER		NO.	REVISION DESCRIP
		HORIZONTAL CONTROL	ARCHITECTURAL DIVISION	DATE		
SHEET TITLE SECOND FLOOR PLAN - M&O BUILDING		ARCHITECT	LIC NO.	4-30-2014		
PROJECT LADOT BUS MAINTENANCE & CNG FUELING FACILITY		DESIGNED BY		4-30-2014		
ADDRESS 454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET . L.A. CALIF.		DRAWN BY		4-30-2014		
		CHECKED BY		4-30-2014		
		APPROVED BY MAHMOOD KARIMZADEH, AIA - PRINCIPAL ARCHITECT		4-30-2014		
					INDEX NO.	

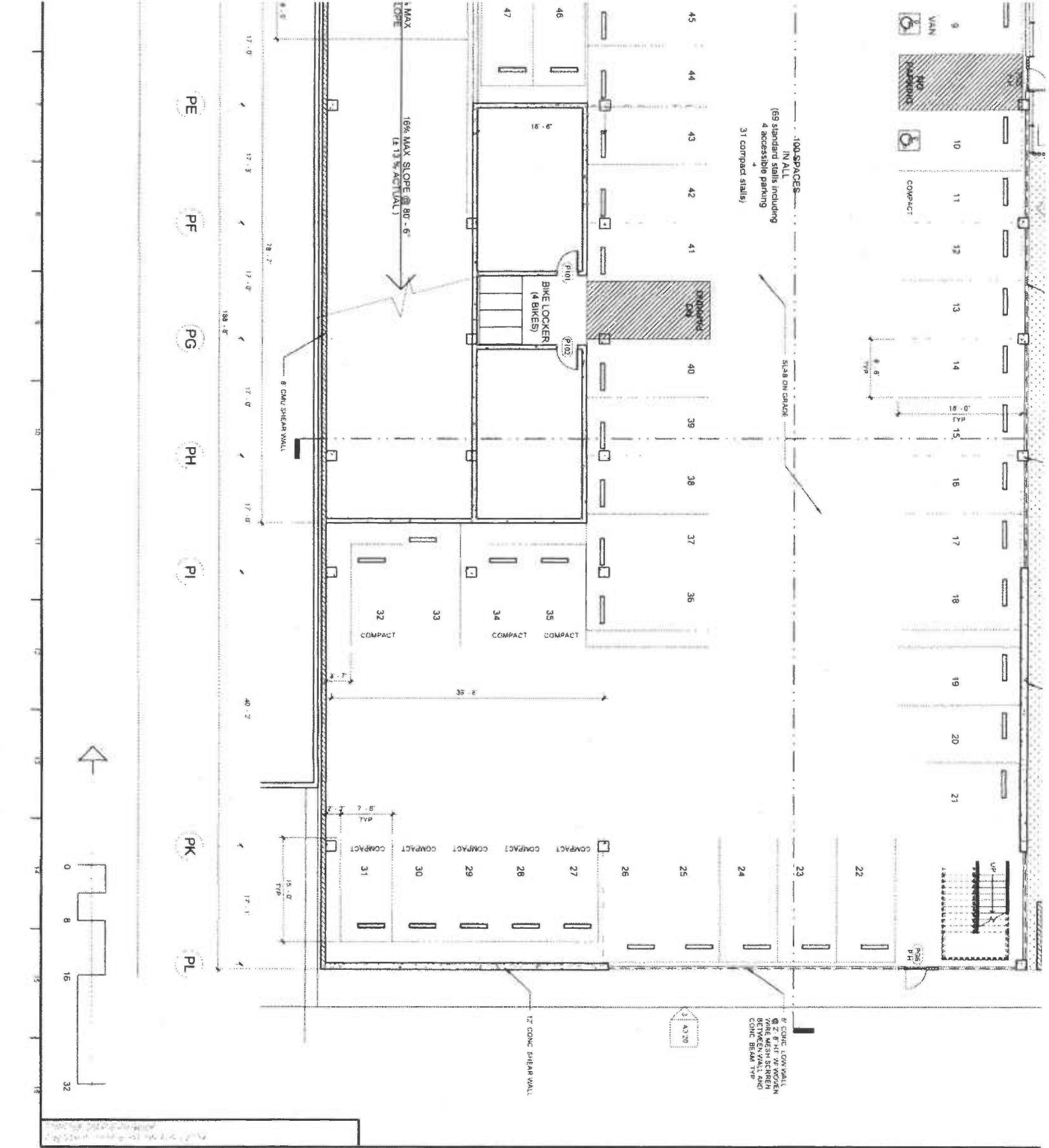


- KEYNOTE LEGEND**
- 426 BR. WOOD DECKING
 - 427 HDIC EQUIPMENT
 - 47A LIGHT FIXTURE
 - 500 CHICKET
 - 525 ROOF AND OVERFLOW DRAIN
 - 526 STANDING SEAM ZINC ROOFING
 - 531 MEMBRANE ROOFING
 - 539 GREEN ROOF
 - 540 CANOPY
 - 542 PV SYSTEM

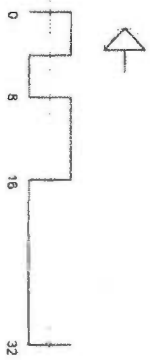
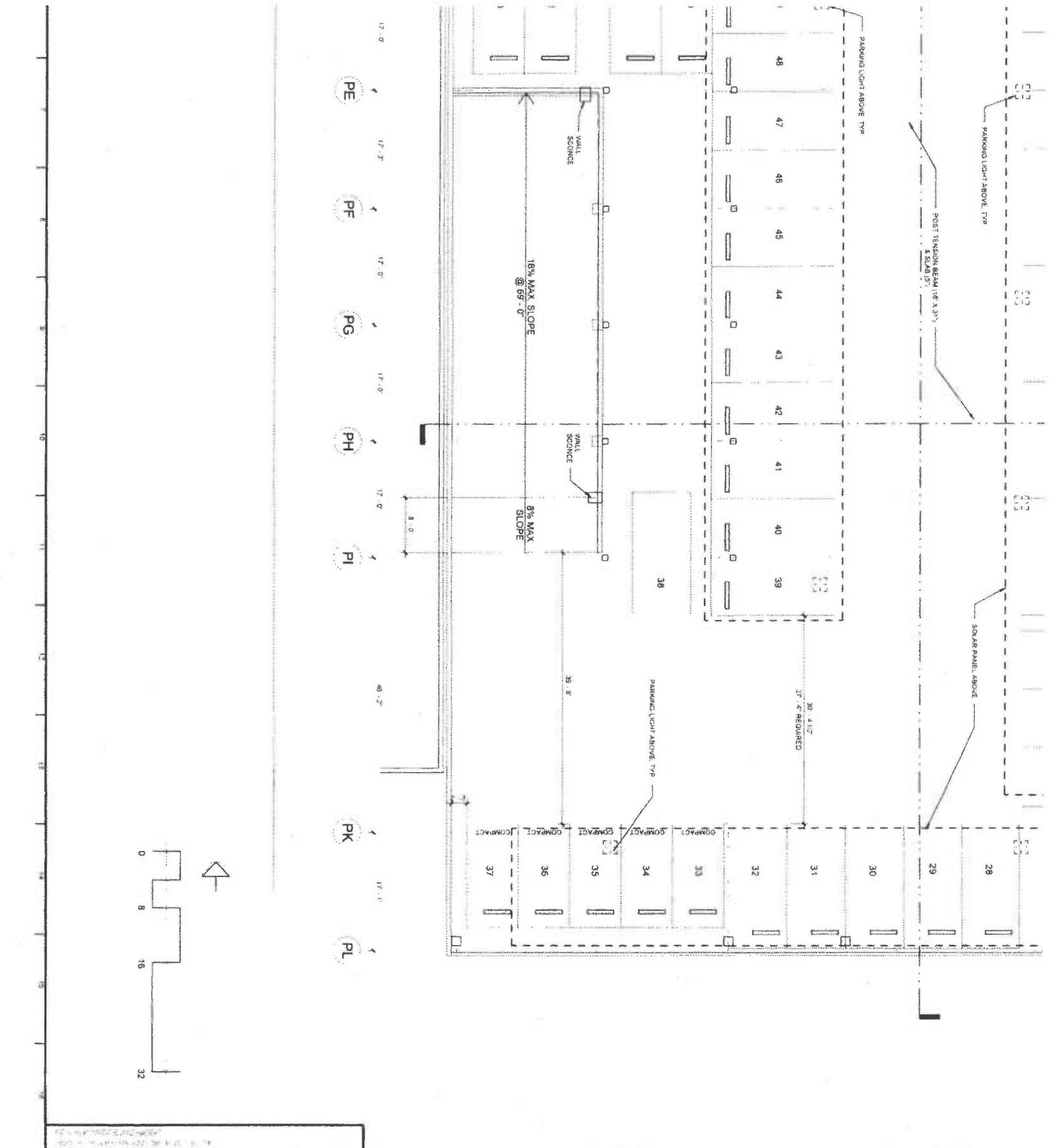


DRAWING NO. A2.12 SHEET OF SHEETS	VARIOUS ORDER NO. 12882.00 PLAN FILE NO.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">VERTICAL CONTROL</td> <td colspan="2"></td> </tr> <tr> <td style="font-size: small;">HORIZONTAL CONTROL</td> <td colspan="2"></td> </tr> <tr> <td style="font-size: small;">SHEET TITLE</td> <td colspan="2">ROOF PLAN - M&O BUILDING</td> </tr> <tr> <td style="font-size: small;">PROJECT</td> <td colspan="2">LADOT BUS MAINTENANCE & CNG FUELING FACILITY</td> </tr> <tr> <td style="font-size: small;">ADDRESS</td> <td colspan="2">454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.</td> </tr> </table>	VERTICAL CONTROL			HORIZONTAL CONTROL			SHEET TITLE	ROOF PLAN - M&O BUILDING		PROJECT	LADOT BUS MAINTENANCE & CNG FUELING FACILITY		ADDRESS	454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">DEBORAH WEINTRAUB, AIA, LEED</td> <td>INTERIM CITY ENGINEER</td> </tr> <tr> <td style="font-size: small;">ARCHITECT</td> <td style="font-size: small;">LIC NO.</td> <td style="font-size: small;">DATE</td> </tr> <tr> <td>DESIGNED BY</td> <td></td> <td>4-30-2014</td> </tr> <tr> <td>DRAWN BY</td> <td></td> <td>4-30-2014</td> </tr> <tr> <td>CHECKED BY</td> <td></td> <td>4-30-2014</td> </tr> <tr> <td>APPROVED BY MAHMOUD KARIMZADEH AIA</td> <td>PRINCIPAL ARCHITECT</td> <td>4-30-2014</td> </tr> </table>	DEBORAH WEINTRAUB, AIA, LEED		INTERIM CITY ENGINEER	ARCHITECT	LIC NO.	DATE	DESIGNED BY		4-30-2014	DRAWN BY		4-30-2014	CHECKED BY		4-30-2014	APPROVED BY MAHMOUD KARIMZADEH AIA	PRINCIPAL ARCHITECT	4-30-2014	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: small;">NO.</th> <th style="font-size: small;">REVISION DESCRIPTION</th> <th style="font-size: small;">DATE</th> <th style="font-size: small;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION DESCRIPTION	DATE	BY																									<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">INDEX NO.</td> <td style="font-size: small;">BUILDING NO.</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	INDEX NO.	BUILDING NO.		
VERTICAL CONTROL																																																																						
HORIZONTAL CONTROL																																																																						
SHEET TITLE	ROOF PLAN - M&O BUILDING																																																																					
PROJECT	LADOT BUS MAINTENANCE & CNG FUELING FACILITY																																																																					
ADDRESS	454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.																																																																					
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NO.	REVISION DESCRIPTION	DATE	BY																																																																			
INDEX NO.	BUILDING NO.																																																																					





VERTICAL CONTROL HORIZONTAL CONTROL		DEBORAH WEINTRAUB, AIA, LEED^{AP} INTERIM CITY ENGINEER		NO. REVISION DESCRIP	
SHEET TITLE: GROUND FLOOR PLAN - PARKING		ARCHITECTURAL DIVISION		DATE	
PROJECT: LADOT BUS MAINTENANCE & CNG FUELING FACILITY		ARCHITECT: LIC NO.		4-30-2014	
ADDRESS: 454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.		DESIGNED BY:		4-30-2014	
DRAWING NO: A2.20		DRAWN BY:		4-30-2014	
PLAN FILE NO: 12682 00		CHECKED BY:		4-30-2014	
TYPICAL SHEETS: 12682 00		APPROVED BY: MAHMOUD KARIMZADEH A.I.A. PRINCIPAL ARCHITECT		4-30-2014	
SHEET 5 OF 7		INDEX NO			



ORGANIZATION
A2.21
 SHEET
 OF
 SHEETS

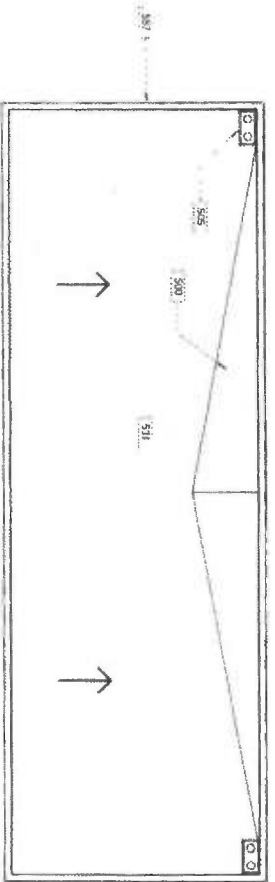
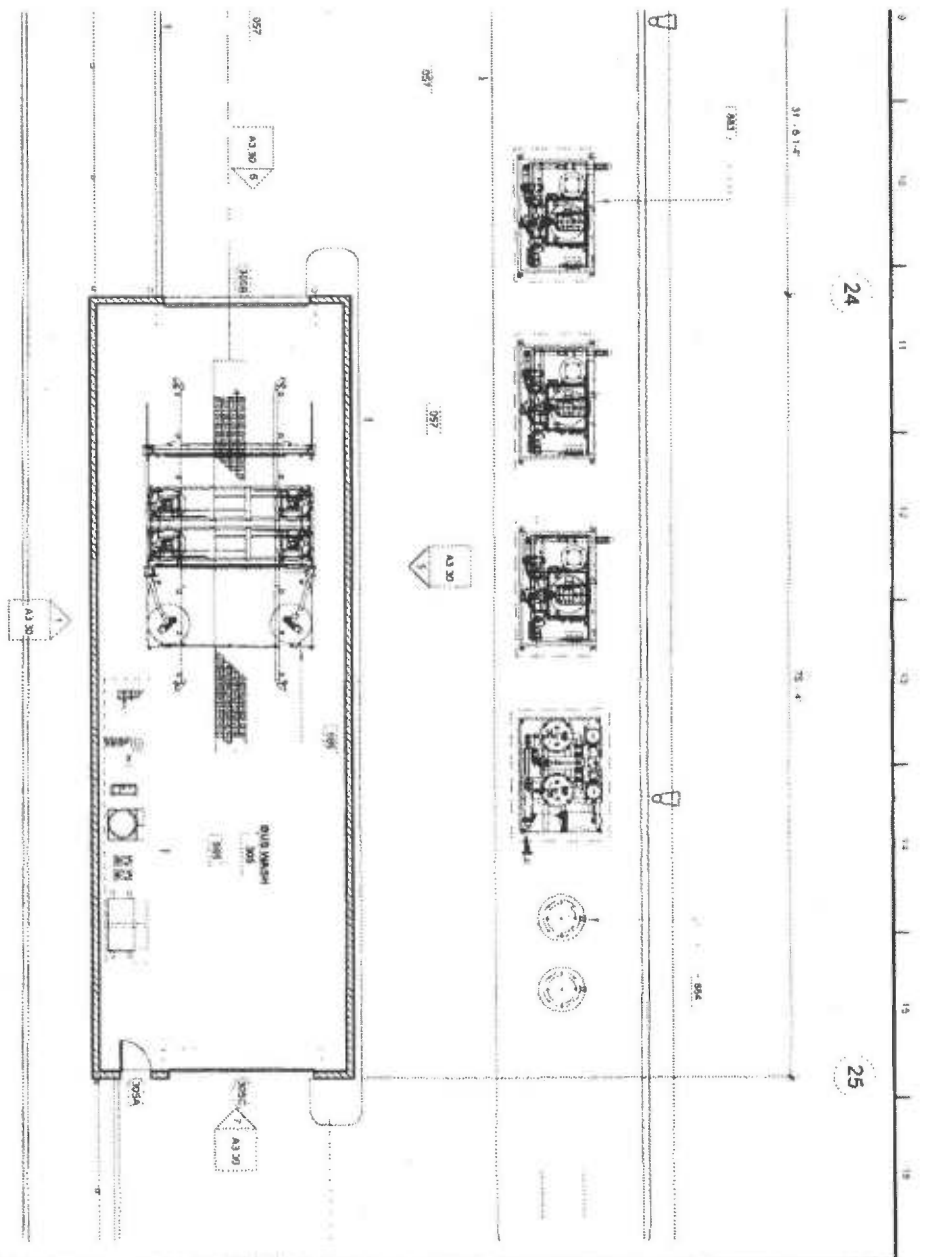
WORK ORDER NO.
 12692.00
 SHEET/ENGINEER

SHEET TITLE
 SECOND FLOOR PLAN - PARKING
 PROJECT
 LADOT BUS MAINTENANCE & CNG FUELING FACILITY
 ADDRESS
 454-518 EAST COMMERCIAL STREET, 459-535 E
 DUCOMMUN STREET, L.A. CALIF.

DEBORAH WEINTRAUB, AIA, LEED® INTERCITY ENGINEER
 ARCHITECTURAL DIVISION
 ARCHITECT LIC. NO. DATE
 DESIGNED BY 4-30-2014
 DRAWN BY 4-30-2014
 CHECKED BY 4-30-2014
 APPROVED BY MAHMOOD KARIMZADEH, AIA, PRINCIPAL ARCHITECT 4-30-2014

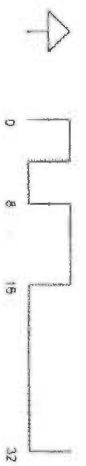
NO.	REVISION DESCRIPTION

WIDEK NO.



THE LEGEND
 CNG STORAGE
 TANK
 AUTOMATIC
 EQUIPMENT
 BUS VACUUM
 EQUIPMENT

KEYNOTE LEGEND



DEBORAH WEINTRAUB, AIA, LEED-		INTERIM CITY ENGINEER
ARCHITECTURAL DIVISION	DATE	
ARCHITECT	LIC NO	4-30-2014
DESIGNED BY		4-30-2014
DRAWN BY		4-30-2014
CHECKED BY		4-30-2014
APPROVED BY MAHMOOD KARIMZADEH, A.I.A. PRINCIPAL ARCHITECT		4-30-2014

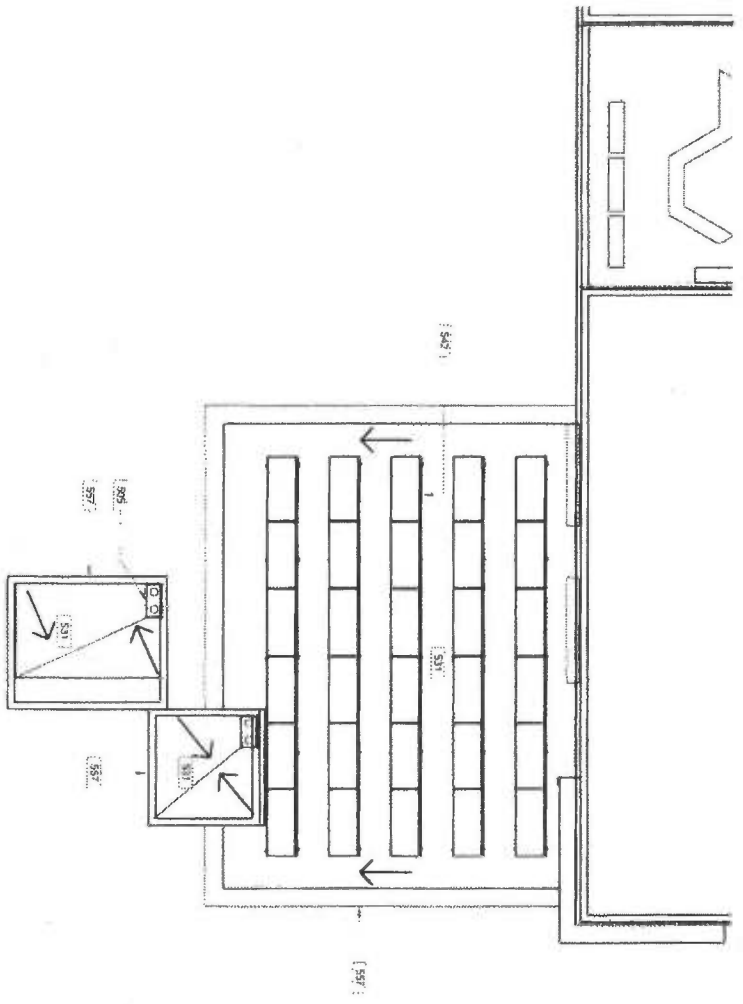
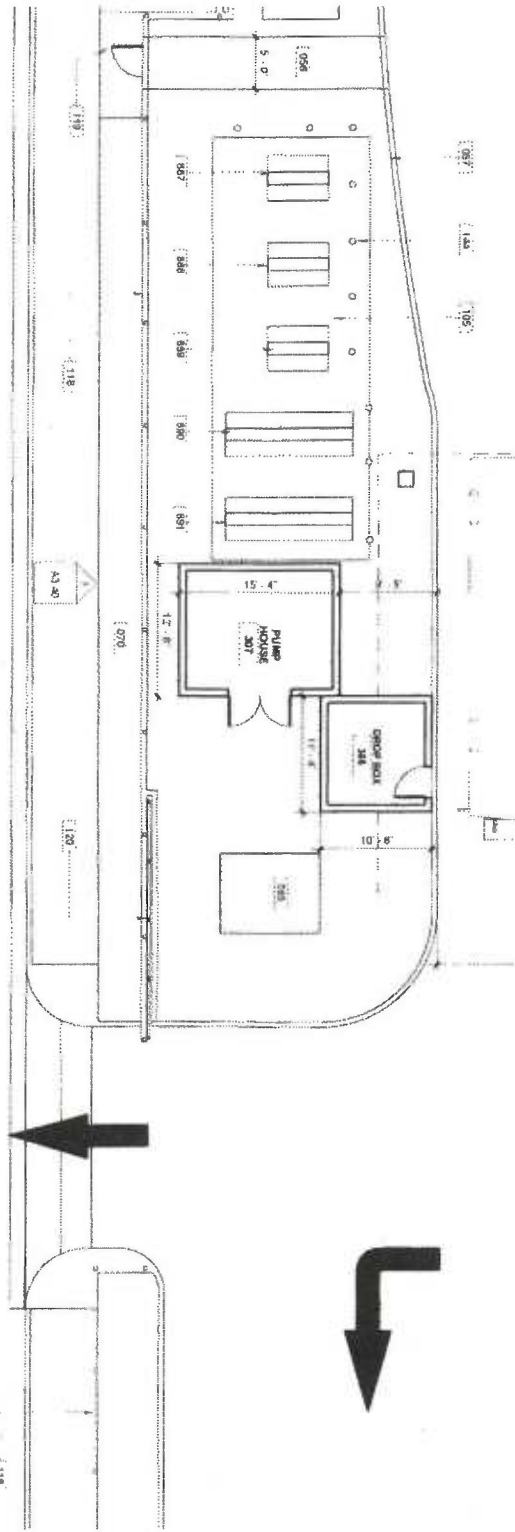
NO	REVISION DESCRIPTION	DATE	BY

INDEX NO	BUILDING NO
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VERTICAL CONTROL	
HORIZONTAL CONTROL	
SHEET TITLE	GROUND & ROOF PLAN - SERVICE & BUS WASH
PROJECT	LADOT BUS MAINTENANCE & CNG FUELING FACILITY
ADDRESS	454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET . L.A. CALIF.

WORK ORDER NO	12692.00
DATE	
DRAWING NO	A2.30
SHEET OF SHEETS	1



KEYNOTE LEGEND

- 085 CONCRETE
- 086 CONCRETE PAVING
- 087 CONCRETE CURB
- 088 LANDSCAPE/AREA
- 089 ELECTRICIAL
- 104 GENERATOR ON CONCRETE PAD
- 106 CONCRETE PAD
- 119 TANK FARM
- 120 12" HT STEEL
- 144 12" HT STEEL SLIDING GATE BOLLARD
- 217 LINE OF CANOPY ABOVE
- 305 CONCRETE
- 306 OVERFLOW DRAIN
- 307 MEMBRANE ROOFING
- 308 PV SYSTEM
- 309 SHEET METAL
- 310 PARENT TOPPING
- 311 COOLANT FLUID
- 312 ENGINE COOLANT FLUID
- 313 AUTOMATIC TRANSMISSION
- 314 ENGINE OIL
- 315 WASTE ENGINE OIL



DRAMAING NO A2.40 SHEET OF SHEETS	PROJECT NO 12682 00	VERTICAL CONTROL HORIZONTAL CONTROL	WORK ORIGINATOR 12682 00
		SHEET TITLE GROUND & ROOF PLAN - DROP BOX / TANK FARM	PROJECT LADOT BUS MAINTENANCE & CNG FUELING FACILITY
ADDRESS 454-518 EAST COMMERCIAL STREET. 459-535 E DUCOMMUN STREET, L.A. CALIF.		APPROVED BY MAHMOOD KARIMZADEH AIA, LEED ^{ac} INTERIM CITY ENGINEER	
ARCHITECT LADOT BUS MAINTENANCE & CNG FUELING FACILITY		ARCHITECTURAL DIVISION	
DESIGNED BY		DATE 4-30-2014	
DRAWN BY		DATE 4-30-2014	
CHECKED BY		DATE 4-30-2014	
APPROVED BY MAHMOOD KARIMZADEH AIA, PRINCIPAL ARCHITECT		DATE 4-30-2014	
NO			REVISION DESCR
INDEX NO			

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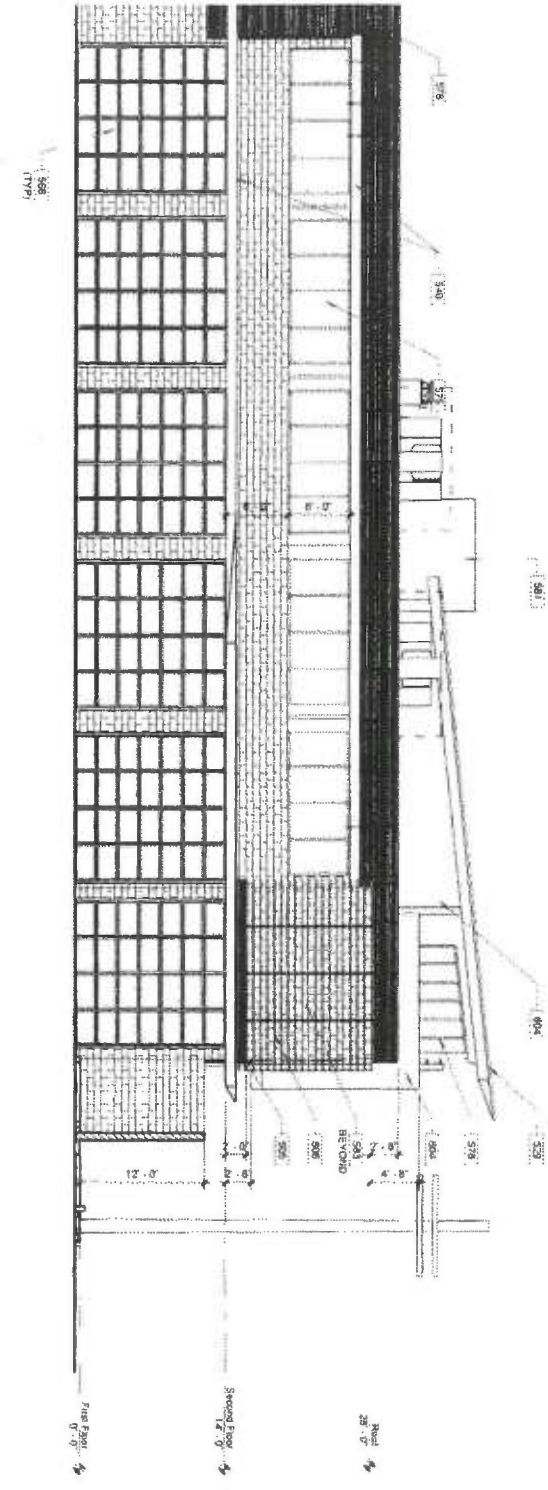
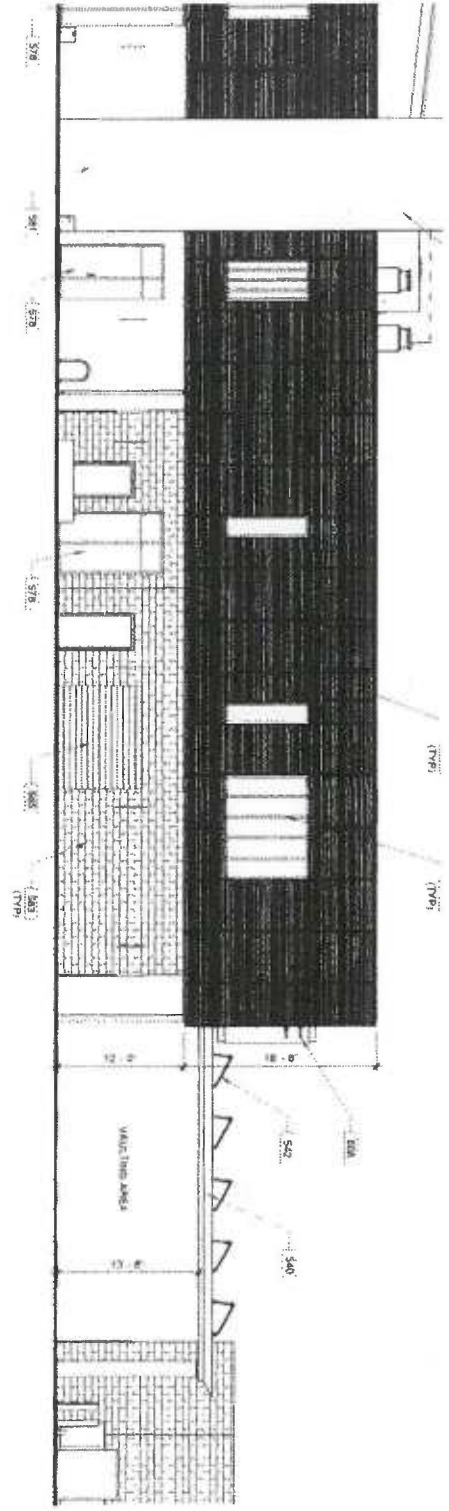
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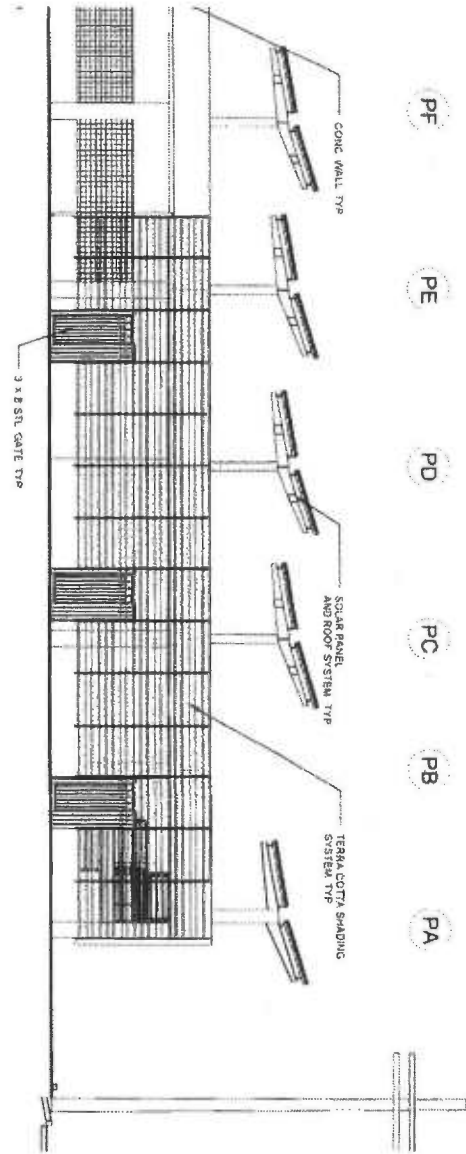
VERTICAL CONTROL
HORIZONTAL CONTROL
SHEET TITLE EXTERIOR ELEVATIONS - M&O BUILDING
PROJECT LADOT BUS MAINTENANCE & CNG FUELING FACILITY
ADDRESS 454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET . L.A. CALIF.

DEBORAH WEINTRAUB, AIA, LEED INTERIM CITY ENGINEER		
ARCHITECTURAL DIVISION		
ARCHITECT	LIC. NO.	DATE
DESIGNED BY		4-30-2014
DRAWN BY		4-30-2014
CHECKED BY		4-30-2014
APPROVED BY MAHMOOD KARIMZADEH AIA, A. PRINCIPAL ARCHITECT		4-30-2014

NO.	REVISION DESCRIPTION

INDEX NO.

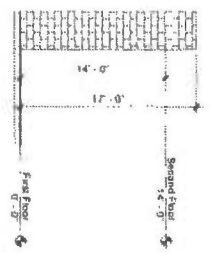
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SHEET NO.
A3.11
SHEETS



KEYNOTE LEGEND

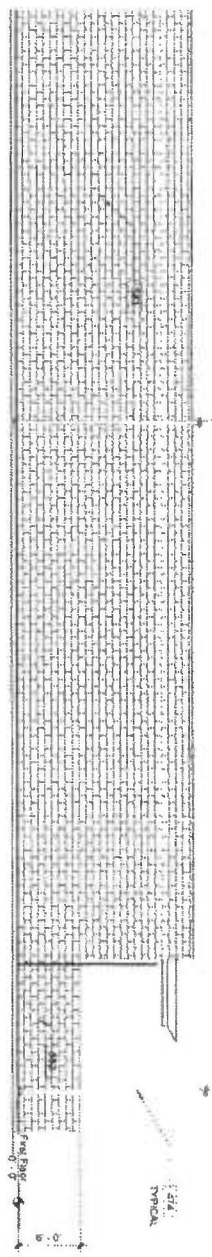
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DRAWING NO A3.20 SHEET OF SHEETS	WORK ORDER NO 12082.00 PLANT/ITEMS	PROJECT LADOT BUS MAINTENANCE & CNG FUELING FACILITY ADDRESS 454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.	DEBORAH WEINTRAUB, AIA, LEED INTERIM CITY ENGINEER ARCHITECTURAL DIVISION ARCHITECT LIC NO 4-30-2014 DESIGNED BY 4-30-2014 DRAWN BY 4-30-2014 CHECKED BY 4-30-2014 APPROVED BY MAHMOOD KARIMZADEH AIA, PRINCIPAL ARCHITECT 4-30-2014	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO</th> <th>REVISION DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	REVISION DESCRIPTION	DATE	BY																																									INDEX NO: _____ BUILDING NO: _____	
NO	REVISION DESCRIPTION	DATE	BY																																															



KEYNOTE LEGEND

118	1/2" HT. STEEL
144	BRICK/FACED
476	ROOF
540	FIGURE
565	CANOPY
	OVERHEAD
	ROLL UP
583	EXPOSED CON.
	WALL
878	CHIC DISPENSER
881	LIQ. HOSE
	NEEL. BANK



TH ELEVATION - SERVICE BUILDINGS

19

18

SC

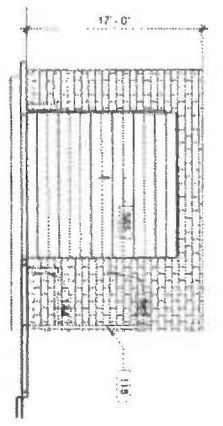
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SD

SC

6

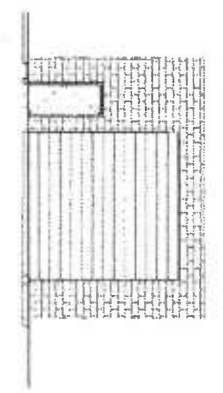
WEST ELEVATION - BUS WASH
1/8" = 1'-0"



25

7

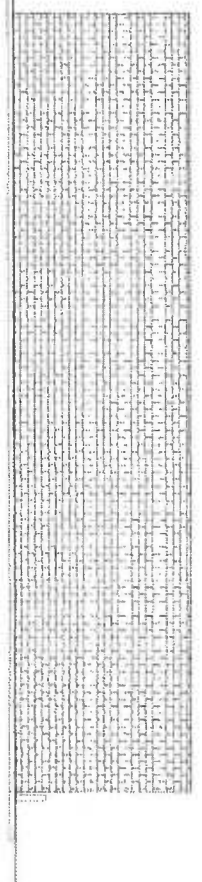
EAST ELEVATION - BUS WASH
1/8" = 1'-0"



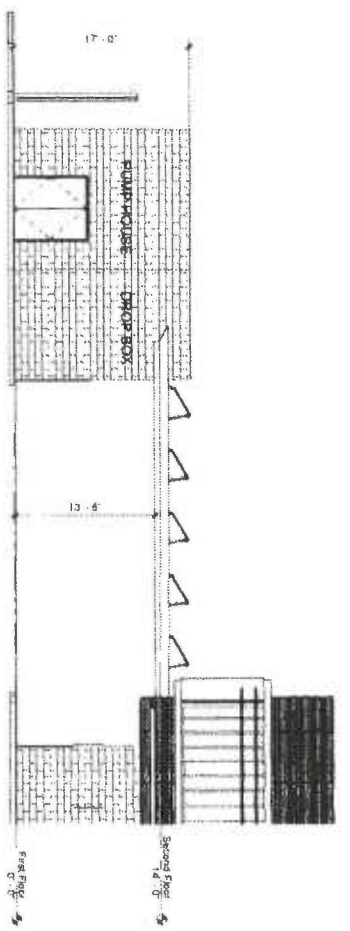
24

5

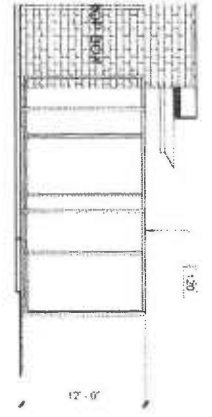
SOUTH ELEVATION - BUS WASH
1/8" = 1'-0"



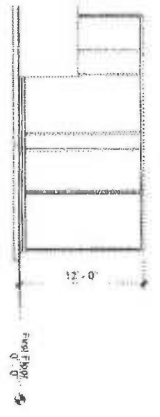
DRAWING NO A3.30 SHEET OF SHEETS	WORK SHEET NO 12582.00	ARCHITECT DEBORAH WEINTRAUB, AIA, LEED INTERIM CITY ENGINEER	DATE 4-30-2014	NO. REVISION DESCRIPTION DATE BY	INDEX NO. BUILDING NO.	
	SHEET TITLE EXTERIOR ELEVATIONS - SERVICE & BUS WASH	ARCHITECT (URAL DIVISION) LIC NO. DATE 4-30-2014	DESIGNED BY DATE 4-30-2014			
PROJECT LADOT BUS MAINTENANCE & CNG FUELING FACILITY		CHECKED BY DATE 4-30-2014	APPROVED BY MAHMOOD KARIMZADEH, A.I.A. PRINCIPAL ARCHITECT 4-30-2014			
ADDRESS 454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.						



EAST ELEVATION - DROP BOX / PUMP
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"

- KEYNOTE LEGEND**
- 104 GENERATOR ON CONCRETE PAD
 - 118 1/2" HT STEEL FENCE
 - 120 1/2" HT STEEL SLOPING GATE
 - 144 BOLLARD
 - 542 CANOPY
 - 903 PY SYSTEM EXPOSED CMU WALL
 - 907 WASTE ENGINE COOLANT FLUID
 - 908 ENGINE COOLANT FLUID
 - 909 AUTOMATIC TRANSMISSION
 - 905 ENGINE OIL
 - 901 WASTE ENGINE OIL

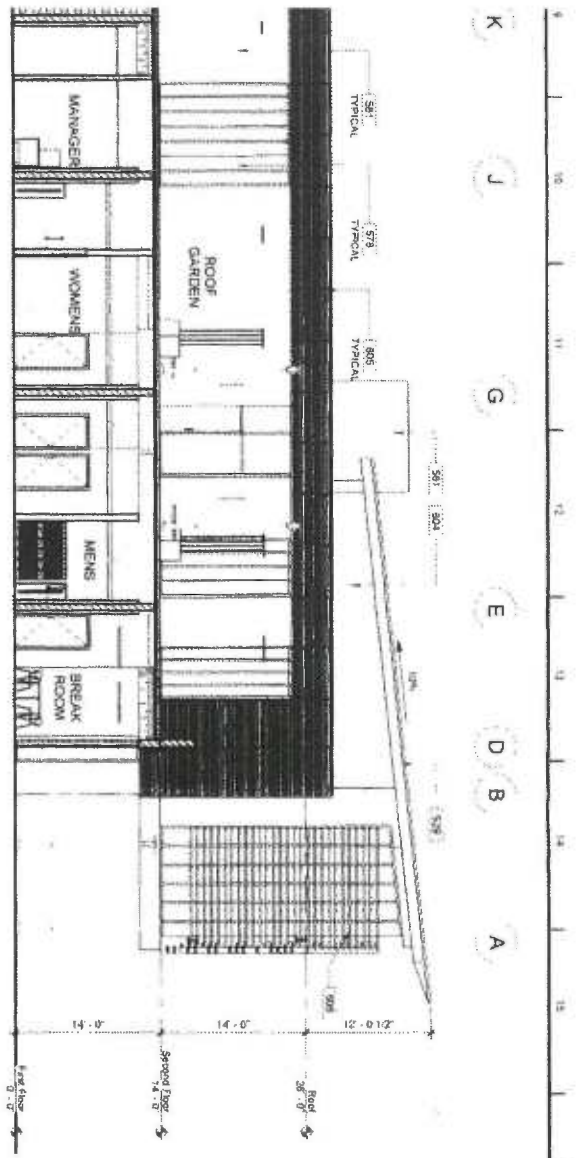


NO	REVISION DESCRIPTION	DATE	BY

DEBORAH WEINTRAUB, AIA, LEED® INTERIM CITY ENGINEER	
ARCHITECTURAL DIVISION	DATE
ARCHITECT	LIC NO
DESIGNED BY	4-30-2014
DRAWN BY	4-30-2014
CHECKED BY	4-30-2014
APPROVED BY MAHAOUD KARIMZADEH AIA (PRINCIPAL ARCHITECT)	4-30-2014

VERTICAL CONTROL	
HORIZONTAL CONTROL	
SHEET TITLE	EXTERIOR ELEVATIONS - DROP BOX / TANK FARM
PROJECT	LADOT BUS MAINTENANCE & CNG FUELING FACILITY
ADDRESS	454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.

DRAWING NO	A3.40
SHEET	OF SHEETS
PLANTING	12982.00

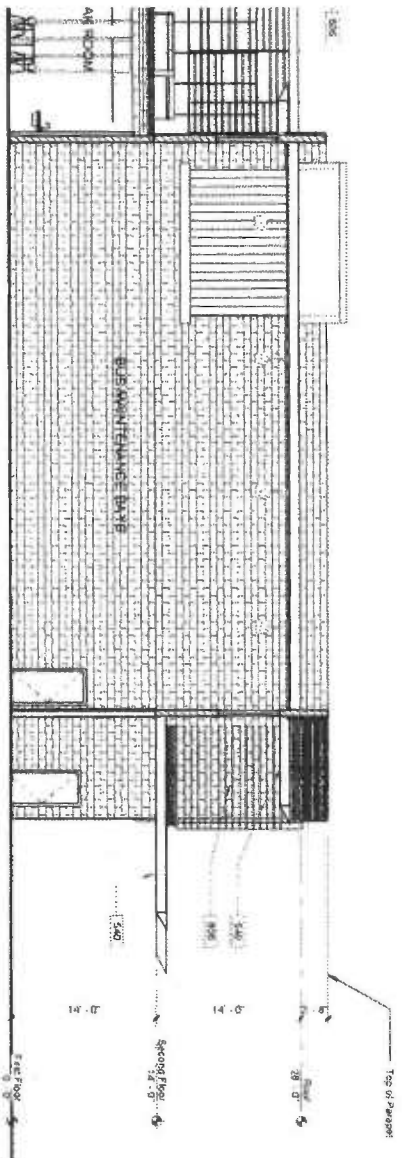


O BUILDING

11

14

15



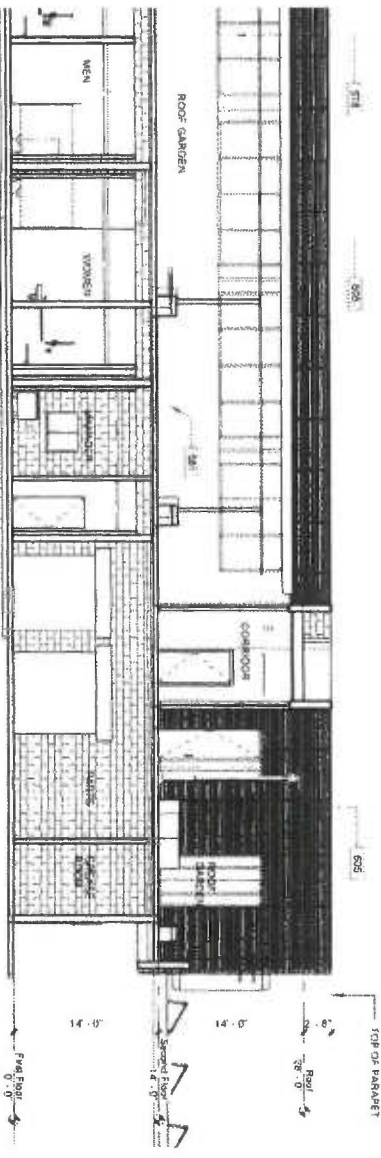
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DATE: 04/30/2014 10:58:00 AM PROJECT: LADOT BUS MAINTENANCE & CNG FUELING FACILITY DRAWING NO: A3.50 SHEET NO: 05 SHEETS: 05

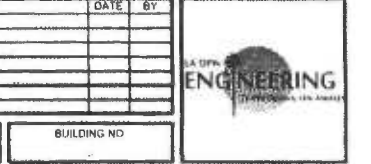
DRAWING NO
A3.50
SHEET
05
SHEETS

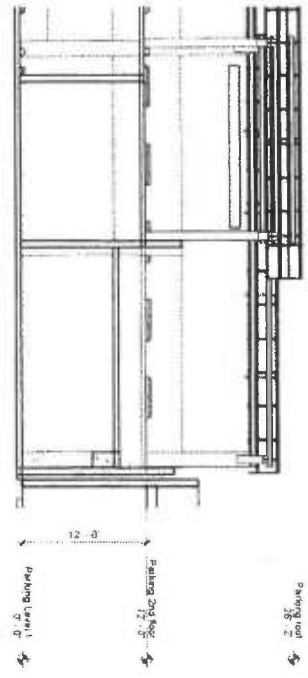
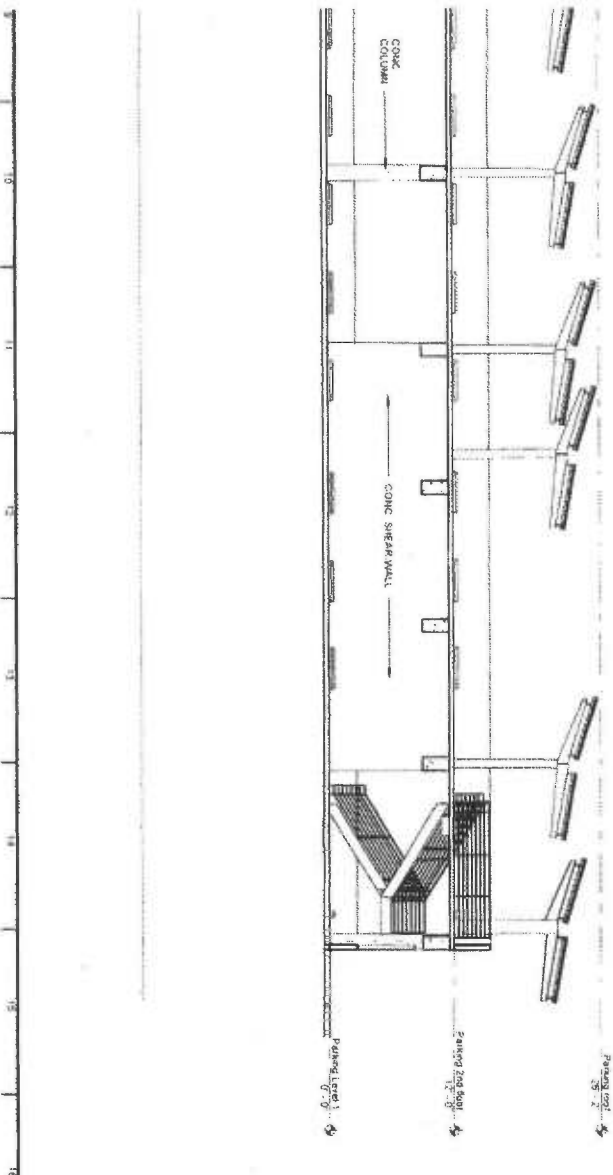
VERTICAL CONTROL	
HORIZONTAL CONTROL	
SHEET TITLE	BUILDING SECTIONS - M & O
PROJECT	LADOT BUS MAINTENANCE & CNG FUELING FACILITY
ADDRESS	454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.

DEBORAH WEINTRAUB, AIA, LEED^{AP} INTERIM CITY ENGINEER	
ARCHITECT	LIC NO
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY MAHMOOD KARIMZADEH, A.I.A., PRINCIPAL ARCHITECT	DATE

NO	REVISION DESCRIPTION	DATE	BY

INDEX NO	BUILDING NO





2
15
1

PH
PI
PK
PL

SHEET <h2 style="margin: 0;">A3.60</h2> OF SHEETS	ORDERING NO. 12692.D0	WORK ORDER NO. 12692.D0	DEBORAH WEINTRAUB, AIA, LEED® INTERIM CITY ENGINEER ARCHITECTURAL DIVISION DATE 4-30-2014		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO</th> <th style="width: 65%;">REVISION DESCRIPTION</th> <th style="width: 10%;">DATE</th> <th style="width: 20%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	REVISION DESCRIPTION	DATE	BY																																	BUILDING NO.
NO	REVISION DESCRIPTION	DATE	BY																																							
SHEET TITLE BUILDING SECTIONS - PARKING STRUCTURE			ARCHITECT DEBORAH WEINTRAUB, AIA, LEED®																																							
PROJECT LADOT BUS MAINTENANCE & CNG FUELING FACILITY			ARCHITECTURAL DIVISION DATE 4-30-2014																																							
ADDRESS 454-518 EAST COMMERCIAL STREET, 459-535 E DUCCOMMUN STREET, L.A. CALIF.			DESIGNED BY 																																							
APPROVED BY: MAMMOOD KARIMZADEH A.I.A., PRINCIPAL ARCHITECT			DRAWN BY 																																							
INDEX NO. 			CHECKED BY 																																							

SYMBOL	COLOR	FINISH	COMMENTS
	NATURAL	RETARDED FINISH TOP CAST #15' OR EQUAL	CONTACT: TRADEMARK CONCRETE LANCE BOYER 805-642-2441
	'SANTA BARBARA SANDSTONE BLEND' OR EQUAL	STANDARD	CONTACT: ACKERSTONE MIKE MILLARD 951-674-0047
	-	DECK ON PEDESTAL SUPPORT SYSTEM	-

HEDULE:

MANUF/MODEL #	COLOR/MATERIAL	FINISH	COMMENTS
OLDTOWN FIBERGLASS STANDARD RECTANGLE RL181840 W/ CASTERS	WHITE FIBERGLASS	MATTE	CONTACT: JOAN ARCHIBALD 714-633-3732
LANDSCAPE FORMS PARALLEL 42 MU100 FREE STANDING	WHITE STEEL / IPE	POWDERCOATED	CONTACT: LARRY CASEY 818-761-0655
LANDSCAPE FORMS PARALLEL 42 MU101 FREE STANDING	PER MANUFACTURER	PER MANUFACTURER	CONTACT: LARRY CASEY 818-761-0655
LANDSCAPE FORMS PARALLEL 42 MU102 FREE STANDING	PER MANUFACTURER	PER MANUFACTURER	CONTACT: LARRY CASEY 818-761-0655
JAKOB ROPE SYSTEM	STAINLESS STEEL	-	CONTACT: SHANE DEBISINGH 561.404.5259
-	STEEL	CORTEN	-
-	STEEL / IPE	CORTEN	-
AMERICAN HYDROTECH INTENSIVE GARDENROOF	PER MANUFACTURER	PER MANUFACTURER	CONTACT: RICK KILE 312.337.4998
LANDSCAPE FORMS FLO FL662-01-SSTL	PER MANUFACTURER	PER MANUFACTURER	CONTACT: LARRY CASEY 818-761-0655

CONSTRUCTION KEYNOTES:

1. COLD/EXPANSION JOINT.
2. SAWCUT JOINT.

EXISTING REFERENCES:

51. CONCRETE WALK TO REMAIN.
52. CONCRETE CURB TO REMAIN.
53. POWER POLE TO REMAIN.
54. MANHOLE TO REMAIN.
55. LIGHT TO REMAIN.

CIVIL REFERENCES:

61. A/C PAVING.
62. CONCRETE CURB.
63. CURB RAMP
64. FIRE HYDRANT.
65. TRANSFORMER.
66. CATCH BASIN.
67. MANHOLE/UNDERGROUND UTILITY.
68. CONCRETE SIDEWALK

ARCHITECTURAL REFERENCES:

71. ENTRY STRUCTURE.
72. BUILDING EXIT.
73. BUILDING EDGE ABOVE.
74. SCREEN WALL.
76. BUS MAINTENANCE EQUIPMENT.
77. TRASH ENCLOSURE.
78. SITE LIGHT.

STRUCTURAL REFERENCES:

81. BUILDING FOOTING.

UTILITIES REFERENCES:

91. UTILITY PULL BOX.
92. UTILITY POLE.
93. UTILITY VAULT.
94. STREET LIGHT/PULL BOX.
95. WATER METER.
96. MANHOLE.
97. TRAFFIC SIGNAL.
98. PARKING METER.



BUILDING NO.	
INDEX NO.	



LANDSCAPE ARCHITECTS
DEBORAH WEINTRAUB, AIA, LEED INTERM CITY ENGINEER
 617 WEST SEVENTH STREET, SUITE 304
 LOS ANGELES, CALIFORNIA 90017
 T: 213.694.3900 F: 213.694.3901

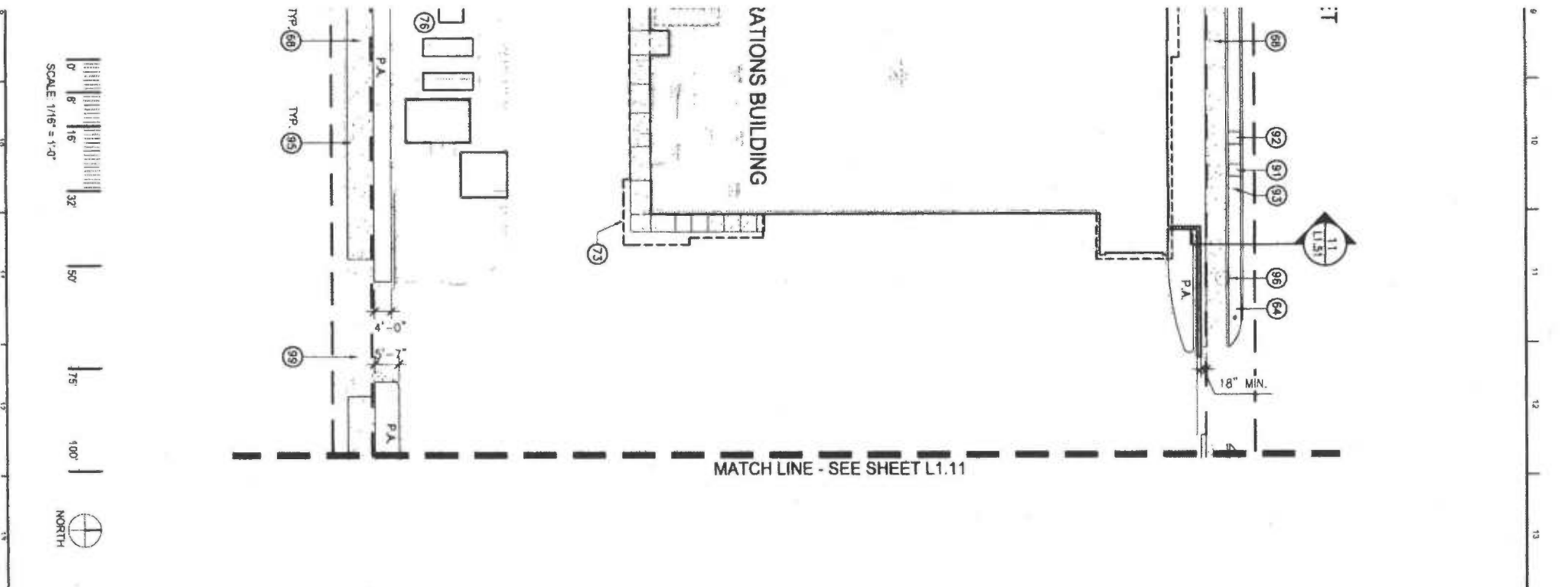
AHBE

ARCHITECT	DATE
DESIGNED BY:	6-30-2014
DRAWN BY:	4-30-2014
CHECKED BY:	4-30-2014
APPROVED BY: MANHOOD KARIMZADEH, A.I.A., PRINCIPAL ARCHITECT	6-30-2014

VERTICAL CONTROL:	
HORIZONTAL CONTROL:	
SHEET TITLE:	CONSTRUCTION SCHEDULE AND NOTES
PROJECT:	LADOT BUS MAINTENANCE & CNG FUELING FACILITY
ADDRESS:	454-518 EAST COMMERCIAL STREET, 458-535 E DUCCOMMUN STREET, L.A. CALIF.

WORK ORDER NO.	12682.00
PLAN FILE NO.	
DRAWING NO.	L1.00
SHEET	OF SHEETS

CITY OF LOS ANGELES



CONSTRUCTION KEYNOTES:

1. COLD/EXPANSION JOINT.
2. SAWCUT JOINT.

EXISTING REFERENCES:

51. CONCRETE WALK TO REMAIN.
52. CONCRETE CURB TO REMAIN.
53. POWER POLE TO REMAIN.
54. MANHOLE TO REMAIN.
55. LIGHT TO REMAIN.

CIVIL REFERENCES:

61. A/C PAVING.
62. CONCRETE CURB.
63. CURB RAMP.
64. FIRE HYDRANT.
65. TRANSFORMER.
66. CATCH BASIN.
67. MANHOLE/UNDERGROUND UTILITY.
68. CONCRETE SIDEWALK.

ARCHITECTURAL REFERENCES:

71. ENTRY STRUCTURE.
72. BUILDING EXIT.
73. BUILDING EDGE ABOVE.
74. SCREEN WALL.
76. BUS MAINTENANCE EQUIPMENT.
77. TRASH ENCLOSURE.
78. SITE LIGHT.

STRUCTURAL REFERENCES:

81. BUILDING FOOTING.

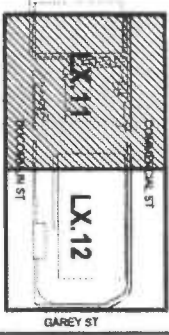
UTILITIES REFERENCES:

91. UTILITY PULL BOX.
92. UTILITY POLE.
93. UTILITY VAULT.
94. STREET LIGHT/PULL BOX.
95. WATER METER.
96. MANHOLE.
97. TRAFFIC SIGNAL.
98. PARKING METER.

FINISH SCHEDULE:

KEY	MATERIAL	SYMBOL
A	CONCRETE	[Symbol]
B	CONCRETE PAVER 4X20	[Symbol]
C	PE WOOD	[Symbol]

KEYMAP:



AHBE LANDSCAPE ARCHITECTS
 617 WEST SEVENTH STREET, SUITE 304
 LOS ANGELES, CALIFORNIA 90017
 T: 213.694.3800 F: 213.694.3801

CITY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

DESIGN DEVELOPMENT PRELIMINARY DESIGN WATER 4-23-2014
VERTICAL CONTROL: HORIZONTAL CONTROL:
SHEET TITLE: CONSTRUCTION PLAN - WEST
PROJECT: LADOT BUS MAINTENANCE & CNG FUELING FACILITY
ADDRESS: 454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.
WORK ORDER NO. 12062.00
PLANNING NO. L1.11
PROJECT FILE NO.

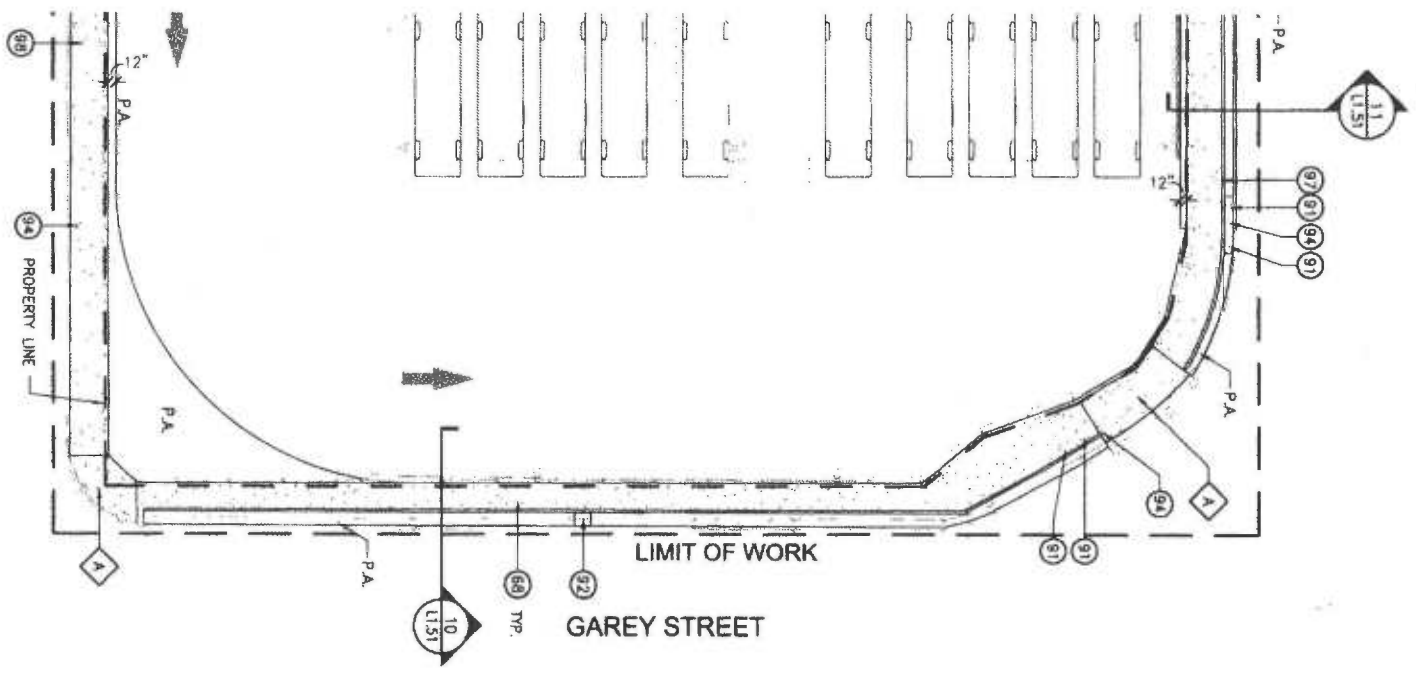
DEBORAH WEINTRAUB, AIA, LEED INTERIM CITY ENGINEER	
ARCHITECTURAL DIVISION	DATE
ARCHITECT LIC. NO.	4-30-2014
DESIGNED BY:	4-30-2014
DRAWN BY:	4-30-2014
CHECKED BY:	4-30-2014
APPROVED BY: MAHMOOD KARIMZADEH, A.I.A., PRINCIPAL ARCHITECT	4-30-2014

INDEX NO
BUILDING NO

INDEX NO	BUILDING NO
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9 10 11 12 13 14 15 16



CONSTRUCTION KEYNOTES:

1. GOLD/EXPANSION JOINT.
 2. SAWCUT JOINT.
- EXISTING REFERENCES:**
51. CONCRETE WALK TO REMAIN.
 52. CONCRETE CURB TO REMAIN.
 53. POWER POLE TO REMAIN.
 54. MANHOLE TO REMAIN.
 55. LIGHT TO REMAIN.

- CIVIL REFERENCES:**
61. A/C PAVING.
 62. CONCRETE CURB.
 63. CURB RAMP.
 64. FIRE HYDRANT.
 65. TRANSFORMER.
 66. CATCH BASIN.
 67. MANHOLE/UNDERGROUND UTILITY.
 68. CONCRETE SIDEWALK.

- ARCHITECTURAL REFERENCES:**
71. ENTRY STRUCTURE.
 72. BUILDING EXIT.
 73. BUILDING EDGE ABOVE.
 74. SCREEN WALL.
 76. BUS MAINTENANCE EQUIPMENT.
 77. TRASH ENCLOSURE.
 78. SITE LIGHT.

STRUCTURAL REFERENCES:

81. BUILDING FOOTING.

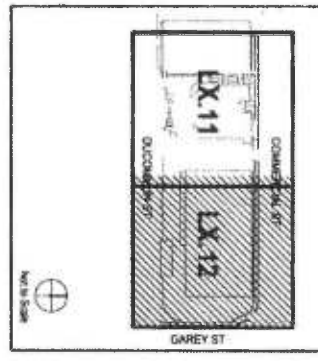
UTILITIES REFERENCES:

 91. UTILITY PULL BOX.
 92. UTILITY POLE.
 93. UTILITY VAULT.
 94. STREET LIGHT/PULL BOX.
 95. WATER METER.
 96. MANHOLE.
 97. TRAFFIC SIGNAL.
 98. PARKING METER.

FINISH SCHEDULE:

KEY	MATERIAL	SYMBOL
A	CONCRETE	[Symbol: Dotted pattern]
B	CONCRETE PAVER 4X20	[Symbol: Grid pattern]
C	PIPE WOOD	[Symbol: Horizontal lines]

KEYMAP:



AHBE LANDSCAPE ARCHITECTS
 617 WEST SEVENTH STREET, SUITE 304
 LOS ANGELES, CALIFORNIA 90017
 T: 213.694.3600 F: 213.694.3601

VERSION SHEET/REVISION SHEET
 PROJECT SHEET/REVISION SHEET 4-30-2014

CITY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

VERTICAL CONTROL:	
HORIZONTAL CONTROL:	
SHEET TITLE	CONSTRUCTION PLAN - EAST
PROJECT	LADOT BUS MAINTENANCE & CNG FUELING FACILITY
ADDRESS:	454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.

DEBORAH WEINTRAUB, AIA, LEED INTERIM CITY ENGINEER	
ARCHITECTURAL DIVISION	DATE:
ARCHITECT:	4-30-2014
DESIGNED BY:	4-30-2014
DRAWN BY:	4-30-2014
CHECKED BY:	4-30-2014
APPROVED BY MAHMOOD KARIMZADEH, A.I.A., PRINCIPAL ARCHITECT	4-30-2014

INDEX NO.	
BUILDING NO.	



DRAWING NO.
L1.12

SHEET
OF
SHEETS

CONSTRUCTION KEYNOTES:

1. GULF/EXPANSION JOINT.
2. SAWCUT JOINT.

EXISTING REFERENCES:

51. CONCRETE WALK TO REMAIN.
52. CONCRETE CURB TO REMAIN.
53. POWER POLE TO REMAIN.
54. MANHOLE TO REMAIN.
55. LIGHT TO REMAIN.

CIVIL REFERENCES:

61. A/C PAVING.
62. CONCRETE CURB.
63. CURB RAMP.
64. FIRE HYDRANT.
65. TRANSFORMER.
66. CATCH BASIN.
67. MANHOLE/UNDERGROUND UTILITY.
68. CONCRETE SIDEWALK.

ARCHITECTURAL REFERENCES:

71. ENTRY STRUCTURE.
72. BUILDING EXT.
73. BUILDING EDGE ABOVE.
74. SCREEN WALL.
76. BUS MAINTENANCE EQUIPMENT.
77. TRASH ENCLOSURE.
78. SITE LIGHT.

STRUCTURAL REFERENCES:

81. BUILDING FOOTING.

UTILITIES REFERENCES:

91. UTILITY PULL BOX.
92. UTILITY POLE.
93. UTILITY VALVE.
94. STREET LIGHT/PULL BOX.
95. WATER METER.
96. MANHOLE.
97. TRAFFIC SIGNAL.
98. PARKING METER.

FINISH SCHEDULE:		SYMBOL
KEY	MATERIAL	
◇ A	CONCRETE	
◇ B	CONCRETE PAVEMENT 4X20	
◇ C	PIPE WOOD	



LANDSCAPE ARCHITECTS
 617 WEST SEVENTH STREET, SUITE 304
 LOS ANGELES, CALIFORNIA 90017
 T: 213.694.3800 F: 213.694.3801

DESIGN DEVELOPMENT
 PROJECT ISSUE DATE: 4-30-2014

CITY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

VERTICAL CONTROL:	
HORIZONTAL CONTROL:	
SHEET TITLE:	CONSTRUCTION PLAN - EAST
PROJECT:	LADOT BUS MAINTENANCE & CNG FUELING FACILITY
ADDRESS:	454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.

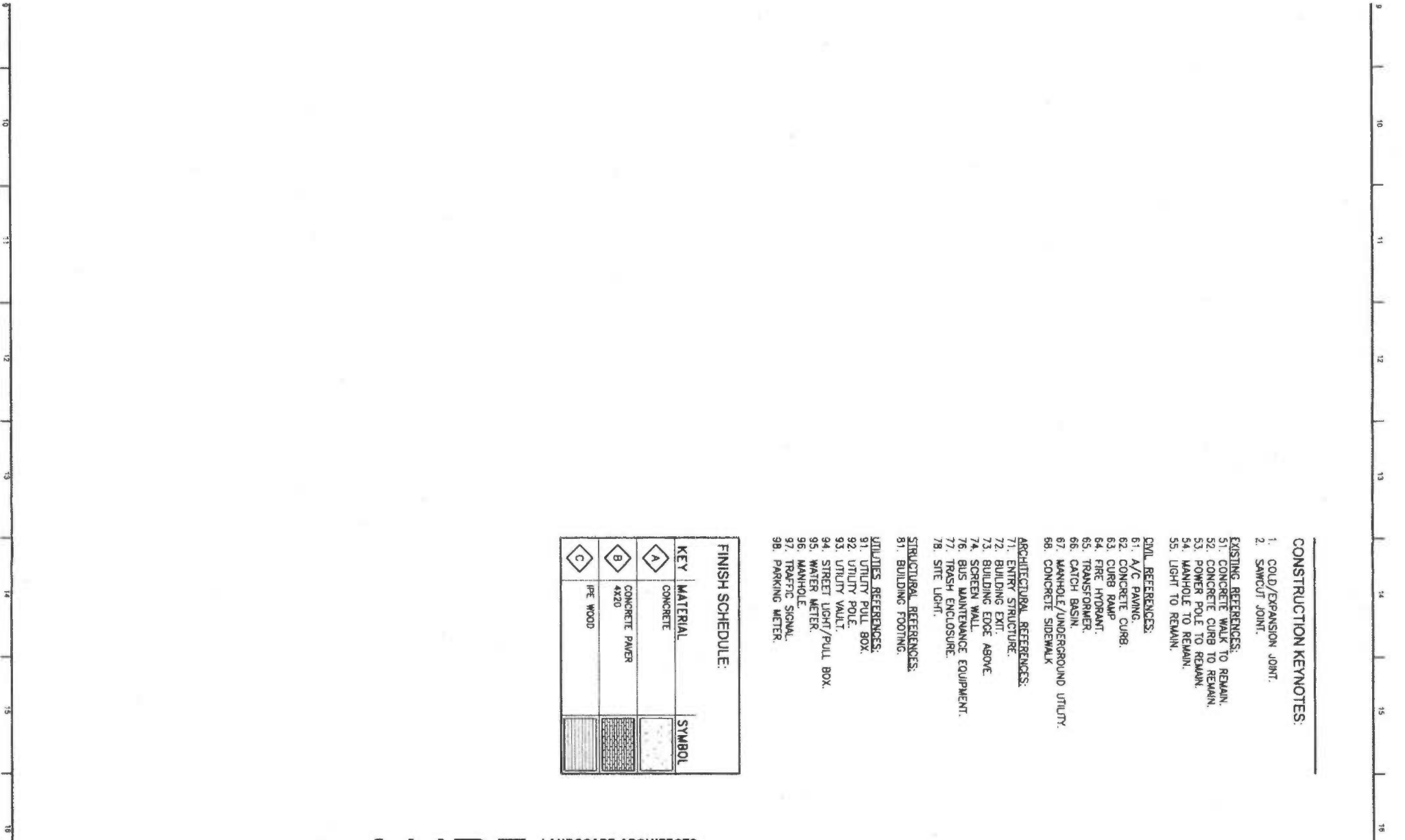
DEBORAH WEINTRAUB, AIA, LEED INTERIM CITY ENGINEER	
ARCHITECTURAL DIVISION	DATE:
ARCHITECT:	UC. NO. 4-30-2014
DESIGNED BY:	4-30-2014
DRAWN BY:	4-30-2014
CHECKED BY:	4-30-2014
APPROVED BY: MAHMOOD KARIMZADEH, A.I.A., PRINCIPAL ARCHITECT	4-30-2014

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INDEX NO.	BUILDING NO.
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WORK ORDER NO.	12682.00
PLANT FILE NO.	
DRAWING NO.	L1.31
SHEET OF SHEETS	



TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	REMARKS	DETAIL REFER.
	ALOE BARBERAE "TREE ALOE"	24" BOX	STANDARD	X X
	ARBUTUS MARINA "STRAWBERRY TREE"	24" BOX	MULTI-TRUNK	X X
	LAGERSTROEMIA INDICA 'NATCHEZ' "GRAPE MYRTLE"	24" BOX	STANDARD	X X
	POPULUS NIGRA "LOMBARDY POPLAR"	24" BOX	STANDARD	X X
	QUERCUS AGRIFOLIA "COAST LIVE OAK"	48" BOX	MULTI-TRUNK	X X
	TRISTANIA CONFERTA "BRIBANE BOX"	24" BOX	STANDARD	X X

1) AVOID CONFLICTS WITH THE LANDSCAPE BEFORE PRIOR TO ESPECIALLY THOSE IN A GRID PATTERN.

2) CHECK FOR THE REVIEW AND SPECIFICATIONS IN ANY DISCREPANCIES THE ATTENTION OF THE ENGINEER, PRIOR THAT A CLARIFICATION

3) ELEMENT OR STRUCTURES TO BE INSTALLED AT TIME SPECIFIED, A 12" LONG X 1/2" THICK PLATE TO BE INSTALLED AT EDGE OF TREE CENTERED AT THE TREE

4) AFTER PLANTING TO BE TOWN ON PLANS.

5) TO HAVE TRUNKS TO BE 1/2" DIAMETER TREE TRUNK (SEE PLAN).

6) USING TREES AS SPECIFIED, NO PRUNING IS TO BE DONE.

7) SPECIFIED MATERIAL TO BE USED TO HAVE A 2" MINIMUM THICKNESS.

8) TREES IN IRREGULARLY SHAPED AREAS.

9) PLANTS: GROUNDCOVER & TREES AT SPECIFIED SPACING PER IN SHRUB/TREE

10) BE STABILIZED WITH NOT INSTALL JUTE NETTING OR COVERS.

SHRUB, VINE, & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE & SPACING	REMARKS	DETAIL REFER.
	DIANELLA TASMANICA 'VARIEGATA' "WHITE STRIPED TASMAN FLAX LILY"	1 GAL Ø 18" O.C.	X X	X X
	DISTICTIS BUCCINATORIA "RED TRUMPET VINE"	5 GAL	GROWN ON 4' HT. STAKE	X X
	DODONAEA VISCOSA 'PURPUREA' "PURPLE HOPSEED BUSH"	15 GAL	X X	X X
	FICUS PUMILA "CREEPING FIG"	1 GAL Ø 48" O.C.	GROWN ON STAKE	X X
	FRAGARIA CALIFORNICA "CALIFORNIA STRAWBERRY"	4" POT Ø 8" O.C.	X X	X X
	HEUCHERA X BRIZOIDES 'FIREFLY' "FIREFLY CORAL BELLS"	1 GAL Ø 12" O.C.	X X	X X
	DIETES X 'NOLA ALBA' KATRINA AFRICAN IRIS W/ "SUNBURST PEBBLE" COBBLE	1 GAL Ø 24" O.C.	X X	X X
	LIRIOPE MUSCARI 'BIG BLUE' "BIG BLUE LILY TURF"	1 GAL Ø 18" O.C.	X X	X X
	LOMANDRA LONGIFOLIA 'BREEZE' "DWARF MAT RUSH"	1 GAL Ø 18" O.C.	X X	X X
	MACFADYENA UNGUIS-CATI "CAT'S CLAW VINE"	5 GAL	GROWN ON 4' HT. STAKE	X X
	MAHONIA REPENS "CREEPING MAHONIA"	5 GAL 36" O.C.	X X	X X
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' "REGAL MIST PINK MUHLY"	1 GAL Ø 18" O.C.	X X	X X
	MUHLENBERGIA RIGENS "DEER GRASS"	1 GAL Ø 36" O.C.	X X	X X
	STIPA TENUISSIMA "MEXICAN FEATHER GRASS"	1 GAL Ø 18" O.C.	X X	X X
	ROSMARINUS OFFICINALIS 'PROSTATUS' "CREEPING ROSEMARY"	1 GAL Ø 24" O.C.	X X	X X
	SUCCULENT PALETTE: AEDNIUM UNDULATUM AGAVE ATTENUATA ALOE STRIATA GRAPTOPETALUM PARAGUAYENSE SEDUM X RUBROTINCTUM SENECIO MANDORILASCAE "SUNBURST PEBBLE" COBBLE	4" POT 2"-4"	AT MOVEABLE PLANTER AVAILABLE Ø KRC ROCK	X X X X X X X X

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

LANDSCAPE ARCHITECTS

AHBE

617 WEST SEVENTH STREET, SUITE 304
LOS ANGELES, CALIFORNIA 90017
T: 213.694.3600 F: 213.694.3601

DEBORAH WEINTRAUB, AIA, LEED INTERIM CITY ENGINEER

ARCHITECTURAL DIVISION

DATE: 4-30-2014

ARCHITECT: 4-30-2014

DESIGNED BY: 4-30-2014

DRAWN BY: 4-30-2014

CHECKED BY: 4-30-2014

APPROVED BY: MAHMOOD KARIMZADEH, A.I.A., PRINCIPAL ARCHITECT

VERTICAL CONTROL: _____

HORIZONTAL CONTROL: _____

SHEET TITLE: PLANTING LEGEND AND NOTES

PROJECT: LADOT BUS MAINTENANCE & CNG FUELING FACILITY

ADDRESS: 454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.

WORK ORDER NO: 12682.00

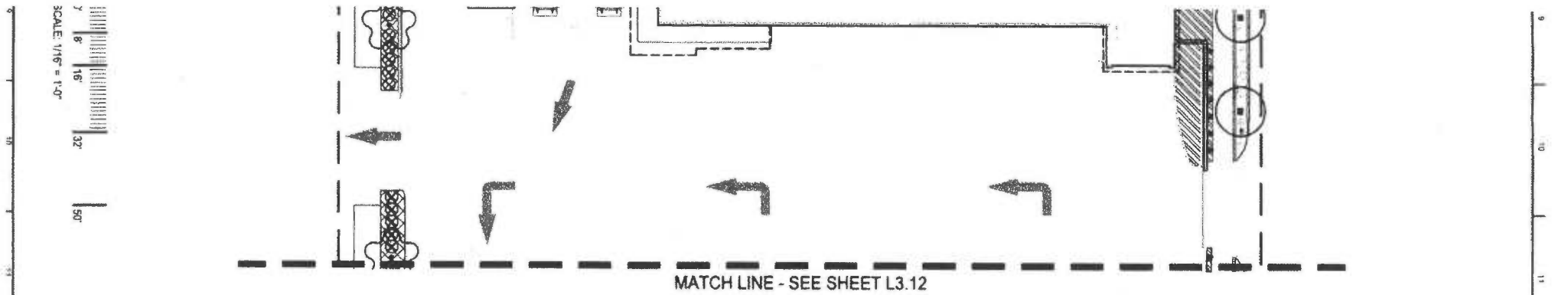
PLAN FILE NO: _____

DRAWING NO: **L3.00**

SHEET _____ OF _____ SHEETS

CITY OF LOS ANGELES

PLOTTED 10:40:14 AM 4/30/14



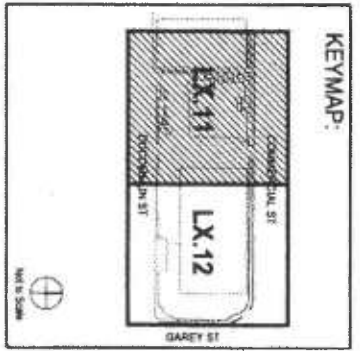
MATCH LINE - SEE SHEET L3.12

TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"
✻	ALOE BARBERAE "TREE ALOE"
◊	ARGENTUS MARINA "STRAWBERRY TREE"
◊	LAGERSTROEMIA INDICA "NATCHEZ" "CAPE MYRTLE"
◊	POPULUS NIGRA "LOMBARDI POPULAR"
◊	QUERCUS AGROFOLIA "TOAST LIVE OAK"
◊	TRISTANIA CONFERTA "BRIBANE BOX"

SHRUB, VINE & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"
▨	DANIELLA TASMANICA VAREGATA "WHITE STRIPED TASMAN FLAX LILY"
◊	DISTICHS BUDCAKATORA "RED TROMPET VINE"
⊗	DODONAEA VISCOSA "PURPUREA" "PURPLE HOPSEED BUSH"
▲	FOCUS PULULA "CREEPING FIG"
▨	FRACARIA CALIFORNICA "CALIFORNIA STRAWBERRY"
▨	HEUCHERA X BRIZONDES "TREETLY" "TREETLY CORAL BELLS"
▨	DIETES X 'NOVA ALBA' KATRINA AFRICAN IRIS w/ "SUNBURST PEBBLE" COBBLE "BIG BLUE" LILY TURP" "EUROPE MUSCADY "BIG BLUE"
▨	LOMANDRA LONGIFOLIA "BREEZE" "WAVE MAT RUSH"
▨	MACADOTEA UNQUIS-CALI "CAT'S CLAW VINE"
▨	MAHONIA REPENS "CREEPING MAHONIA"
▨	MULLENBERGIA CAPULARIS "REGAL MIST" "REGAL MIST PINK MUILY"
▨	MULLENBERGIA REGENS "DEER GRASS"
▨	STIPA TENUISSIMA "MEXICAN FEATHER GRASS"
▨	ROSMARINUS OFFICINALIS "PROSTATUS" "CREEPING ROSEMARY"
▨	ACQUILET PALLIDE "ACQUILET PALLIDE" AEONIU UNDOULATA "Aloe STRATA" GRAPTOPETALUM PARAGUAYENSE SEDUM X RUBROTINCTUM SENECIO MANDRILLASCAL "SUNBURST PEBBLE" COBBLE



AHBE LANDSCAPE ARCHITECTS
 617 WEST SEVENTH STREET, SUITE 304
 LOS ANGELES, CALIFORNIA 90017
 T: 213.694.3800 F: 213.694.3801

ORDER ENVIRONMENT
 FORDWINDSHIELD WASHERS CLEANER 4-883-9684

CITY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

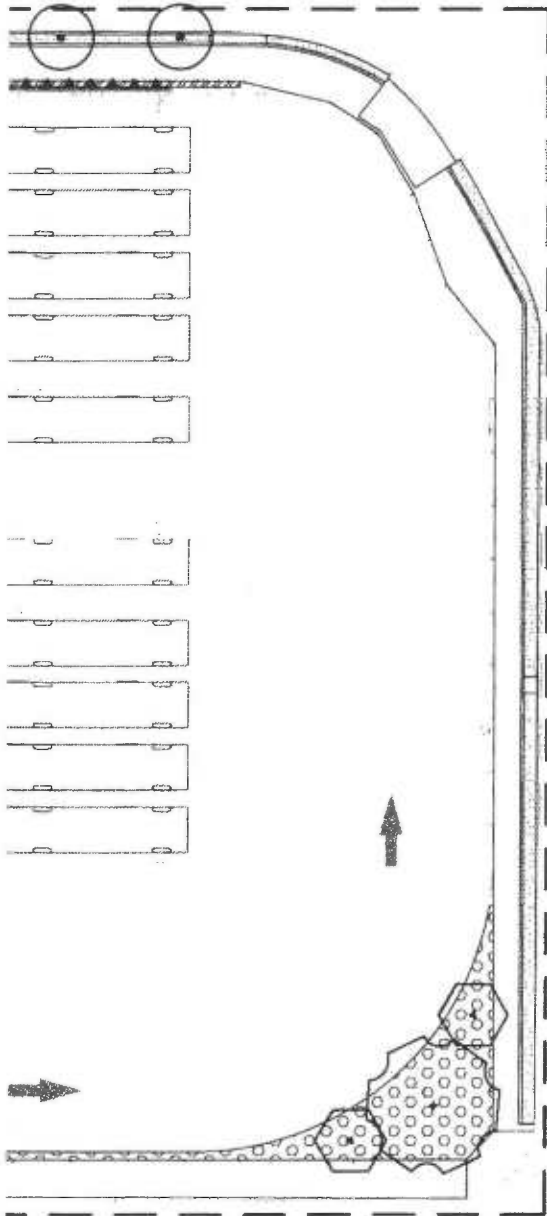
BUREAU OF ENGINEERING

VERTICAL CONTROL:	PROJECT ORDER NO. 12882.00
HORIZONTAL CONTROL:	
SHEET TITLE: PLANTING PLAN - WEST	
PROJECT: LADOT BUS MAINTENANCE & CNG FUELING FACILITY	
ADDRESS: 454-518 EAST COMMERCIAL STREET, 459-535 E DUCOMMUN STREET, L.A. CALIF.	
DRAWING NO. L3.11	
SHEET 1 OF 1 SHEETS	

DEBORAH WEINTRAUB, AIA, LEED INTERIM CITY ENGINEER	
ARCHITECTURAL DIVISION	DATE: 4-30-2014
ARCHITECT: LIC. NO.	4-30-2014
DESIGNED BY:	4-30-2014
DRAWN BY:	4-30-2014
CHECKED BY:	4-30-2014
APPROVED BY: MAHMOOD KARMZADEH, A.I.A., PRINCIPAL ARCHITECT	4-30-2014

INDEX NO.	BUILDING NO.



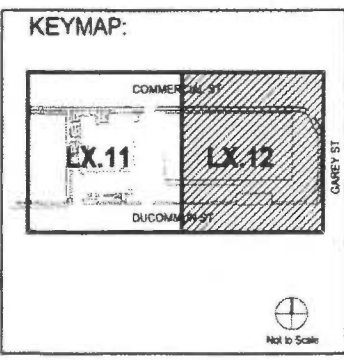


TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"
	ALOE BARBERAE "TREE ALOE"
	ARBUTUS MARINA "STRAWBERRY TREE"
	LAGERSTROEMIA INDICA 'NATCHEZ' "CRAPE MYRTLE"
	POPULUS NIGRA "LOMBARDY POPLAR"
	QUERCUS AGRIFOLIA "OAST LIVE OAK"
	TRISTANIA CONFERTA "BRIBANE BOX"

SHRUB, VINE, & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"
	DIANELLA TASMANICA 'VARIEGATA' "WHITE STRIPED TASMAN FLAX LILY"
	DISTICTIS BUCCINATORIA "RED TRUMPET VINE"
	DODONAEA VISCOSA 'PURPUREA' "PURPLE HOPSEED BUSH"
	FICUS PUMILA "CREEPING FIG"
	FRAGARIA CALIFORNICA "CALIFORNIA STRAWBERRY"
	HEUCHERA X BRIZOIDES 'FIREFLY' "FIREFLY CORAL BELLS"
	DIETES X 'NOLA ALBA' KATRINA AFRICAN IRIS W/ "SUNBURST PEBBLE" COBBLE
	LIRIOPE MUSCARI 'BIG BLUE' "BIG BLUE LILY TURF"
	LOMANDRA LONGIFOLIA 'BREEZE' "DWARF MAT RUSH"
	MACFADYENA UNGUIS-CATI "CAT'S CLAW VINE"
	MAHONIA REPENS "CREEPING MAHONIA"
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' "REGAL MIST PINK MUHLY"
	MUHLENBERGIA RIGENS "DEER GRASS"
	STIPA TENUISSIMA "MEXICAN FEATHER GRASS"
	ROSMARINUS OFFICINALIS 'PROSTATUS' "CREEPING ROSEMARY"
	SUCCULENT PALETTE: AEONIUM UNDLATUM AGAVE ATTENUATA ALOE STRIATA GRAPTROPETALUM PARAGUAYENSE SEDUM X RUBROINCTUM SENECIO MANDRILASCAR "SUNBURST PEBBLE" COBBLE



AHBE
 LANDSCAPE ARCHITECTS
 917 WEST SEVENTH STREET, SUITE 804
 LOS ANGELES, CALIFORNIA 90017
 T: 213.694.3900 F: 213.694.3901

CITY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS

DEBORAH WEINTRAUB, AIA, LEED INTERIM CITY ENGINEER
 ARCHITECTURAL DIVISION

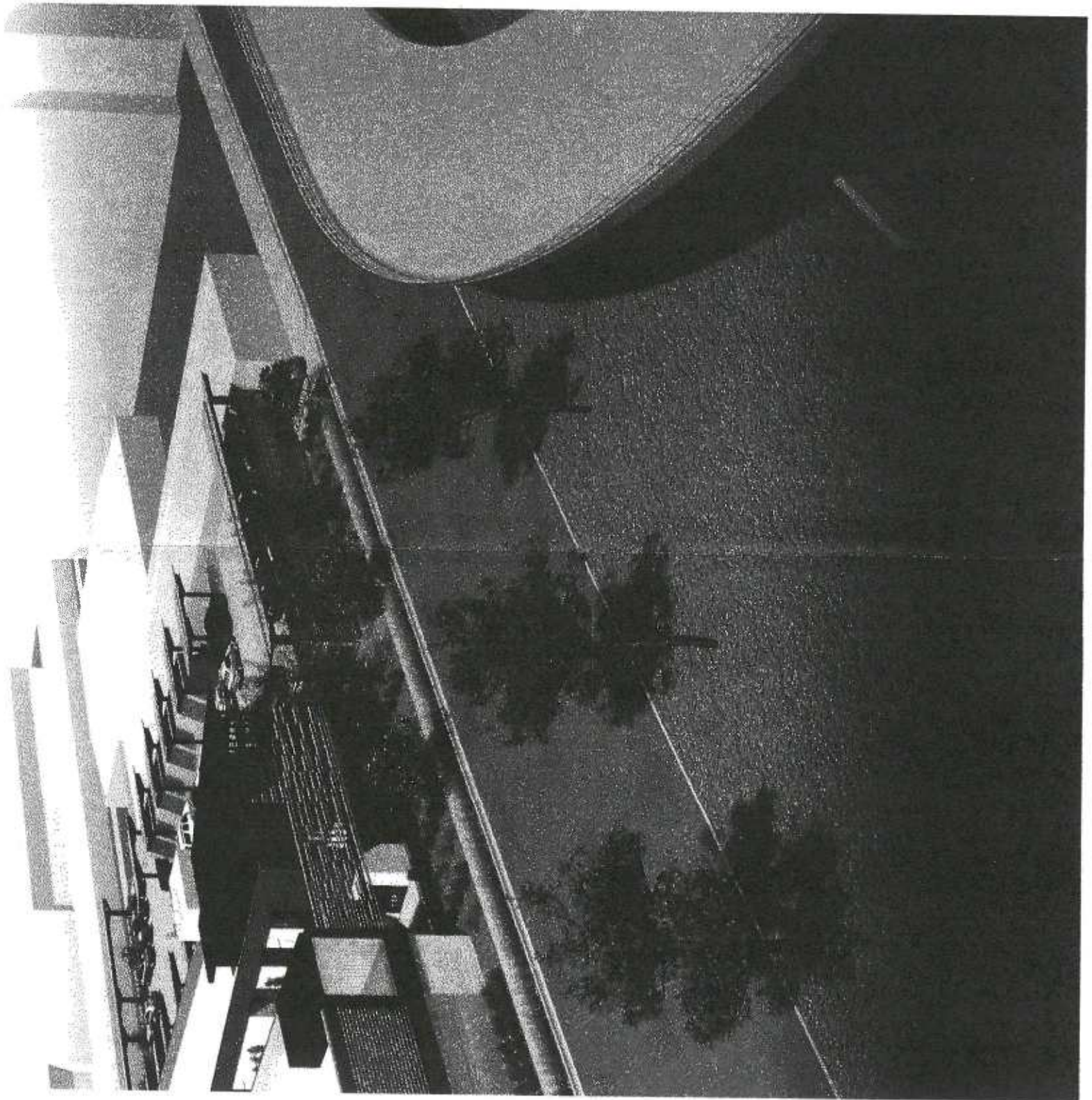
ARCHITECT: _____ DATE: 4-30-2014
 DESIGNED BY: _____ LIC. NO.: 4-30-2014
 DRAWN BY: _____ 4-30-2014
 CHECKED BY: _____ 4-30-2014
 APPROVED BY: **MARWOOD KARIMZADEH, A.I.A.** PRINCIPAL ARCHITECT 4-30-2014

VERTICAL CONTROL: _____
HORIZONTAL CONTROL: _____

SHEET TITLE: PLANTING PLAN - WEST
 PROJECT: LADOT BUS MAINTENANCE & CNG FUELING FACILITY
 ADDRESS: 454-518 EAST COMMERCIAL STREET, 455-535 E
 DUCCOMMUN STREET, L.A., CALIF.

WORK ORDER NO: 12682.00
 PLAN FILE NO: _____
 DRAWING NO: **L3.12**
 SHEET _____ OF _____ SHEETS

INDEX NO
 BUILDING NO





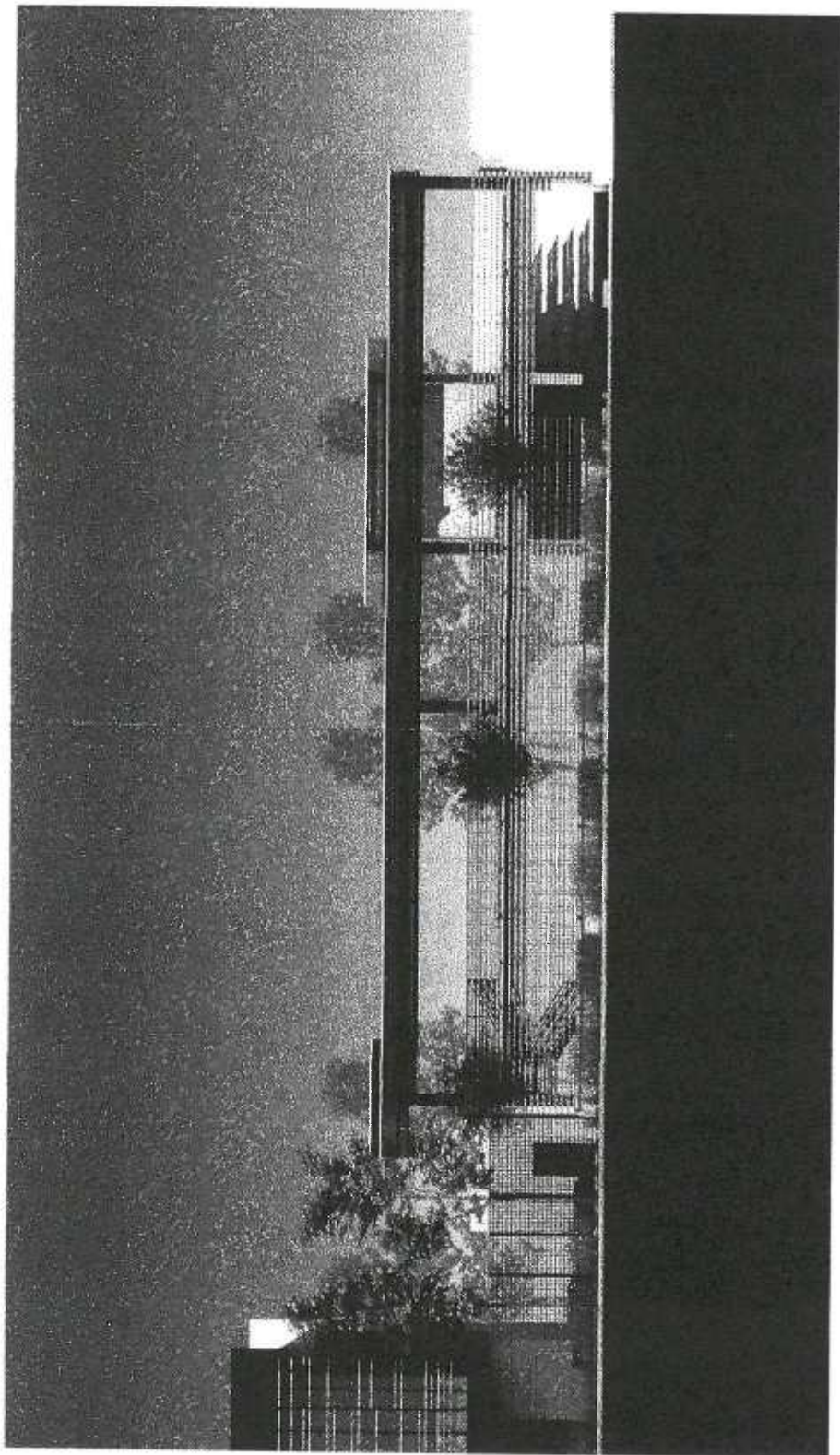




EXHIBIT B

CPC-2014-2768-GPA-PUB



NOTE: RADIUS EXTENDED TO 700 FT FOR NOTIFICATION PURPOSES

GENERAL PLAN AMMENDMENT - PUBLIC BENEFIT PROJECT - PRELIMINARY PARCEL MAP



Quality Mapping Service

14549 Archwood St Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@nesqms.com

DRAWN BY:

THOMAS BROTHERS
Page: 634 Grid: G-3

ASSESSOR PARCEL NUMBER: 5173-001-(900,903-905); 5173-002-(003,009,001)

SITE ADDRESS: 454-462 & 506 COMMERCIAL ST
459-461 & 503-511 E. DUCOMMUN ST

DATE: 05-05-14

Update: _____

LEGAL
SEE APPLICATIONS

CD: 14
CT: 2060.31
PA: 111-CENTRAL CITY NORTH

CASE NO:

SCALE: 1" = 200'

D.M.: 130-5A215, 130-5A217
132A215, 132A217

CONTACT: ROSEHEIM & ASSOCIATES

USES: FIELD

PHONE: 818-716-2786

NET AC: 3.62 -

NORTH

QMS 14-151

CPC 20142768

EXHIBIT C

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 272
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT
RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
DANA M. PERLMAN
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI
MAYOR

CPC-2014-2768-GPA-PUB

LISA M. WEBBER AICP
DEPUTY DIRECTOR
(213) 978-1274
JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

VACANT
DEPUTY DIRECTOR
(213) 978-1272

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

January 29, 2015

Carl Nelson
City of Los Angeles
Bureau of Engineering
1149 South Broadway, Suite 830
Los Angeles, CA 90015

Brad Rosenheim / Tricia Robbins Kasson
Rosenheim & Associates, Inc.
21550 Oxnard Street, Suite 780
Woodland Hills, CA 91367

RE: Addendum to W.O. E1904503
454-462 and 506 Commercial Street, 459-461 and 503-511 E. Ducommun Street

Dear Mr. Nelson, Mr. Rosenheim, and Ms. Robbins Kasson

The City of Los Angeles adopted Mitigated Negative Declaration W.O. E1904503 on September 20, 2006 and Addendum dated October 27, 2011 with the following project description:

"The project would include the construction of an administrative building, as well as a maintenance facility including four service bays, a fueling station and a bus-washing bay. The bay would include appropriate Best Management Practices for wash-water drainage and treatment. Vacation of Hewitt Street between Commercial Street and Ducommun Street will be required to construct the project.

All buses would roll out in the early morning hours, prior to morning peak traffic. In addition, nearly all other personnel would work a very early shift, arriving before morning peak and leaving before afternoon peak traffic. Mechanics and attendants would rotate in three shifts, early morning, swing shift and nights.

The facility would be functionally similar to our current contractor's Vernon yard, which is 3.3 acres and holds 60 vehicles. Twenty-two thousand square feet are used for bus parking, 10,000 square feet for employee parking and approximately 90 coach operators, 12 back-up operators and 40 administrative and support personnel, including mechanics, dispatchers, road supervisors, service attendants, inventory control personnel and managers. Commuter Express buses will also layover at the facility mid-day."

Subsequent to the original publication and addendum, the Department of City Planning has received a request from the applicant for the reconsideration (addendum) of the MND. This request is in conjunction with the filing of an entitlement case for the approval of the project as a Public Benefit Project with Alternative Compliance pursuant to LAMC Section 14.00. The entitlement request also includes a request for a General Plan Amendment to re-designate Hewitt Street between Commercial Street and Ducommun Street from a Collector Street to a Local Street.

The project remains the same as that which was analyzed under the original MND and addendum. There are no operational changes or substantive changes in floor area from that which was previously approved and reconsidered. The new entitlement requests will not result in any impacts beyond those having been previously analyzed.

Pursuant to Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, the Department of City Planning has determined that the previously issued Mitigated Negative Declaration (W.O. E1904503) and Addenda addresses all potential environmental impacts of the revised project entitlement request and therefore, no new impacts are identified as a result of the project entitlement revision. In addition, no additional mitigation measures are required. Therefore, no further environmental documentation is required for the proposed project.

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning



Blake E. Lamb
(213) 978-1167

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: October 27, 2011

To: James E. Doty, Acting Manager
Environmental Management Group

From: Catalina Hernandez, Environmental Specialist
Environmental Management Group



Subject: Reevaluation of the Mitigated Negative Declaration for the Downtown Bus Maintenance and Inspection Facility

Discussion

A Mitigated Negative Declaration (MND) was prepared on March 9, 2006 for the Downtown Bus Maintenance and Inspection Facility. The City Council adopted the MND and approved the project on September 20, 2006. The project description states that "The City of Los Angeles, Department of Transportation (LADOT) has been approved to receive Federal Transit Administration funds for the purchase of a property on which to build a bus maintenance and inspection facility, storage/lay over, and transit administration building in the downtown area of Los Angeles."

The following has been prepared to document the basis for our determination that no subsequent environmental document is required.

According to CEQA Guidelines:

15162. Subsequent EIR and Negative Declarations.

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

1. Condemnation Ordinance for 503 Ducommun Street – new discretionary action

The 2006 MND indicated that 503 Ducommun would have to be acquired. Acquisition by condemnation, rather than simple purchase, does not constitute a change which will involve new significant environmental effects or

a substantial increase in the severity of previously identified significant effects. Therefore this provision does not apply.

- (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

1. Greenhouse Gas Emissions

The March 9, 2006 MND predates current CEQA Guidelines, which require inclusion of a determination of the significance of greenhouse gas emissions.

There are currently no established CEQA thresholds of significance or regulatory thresholds for greenhouse gas (GHG) emissions on a local, state, or national basis. However, the Governor's Office of Planning and Research (OPR) has developed proposed draft CEQA Guidelines amendments that include provisions related to greenhouse gas emissions. The draft amendments to the Guidelines were intended and designed by OPR to be consistent with the existing CEQA framework for environmental analysis, including but not limited to the determination of baseline conditions, determination of significance, and evaluation of mitigation measures. However, OPR did not identify a threshold of significance for greenhouse gas emissions. SCAQMD has developed a recommended threshold for assessing the significance of potential GHG emissions from industrial projects of 10,000 metric tons per year of carbon dioxide (CO²) emissions. SCAQMD allows GHG emissions from construction to be amortized over 30 years.

Total CO² construction and operation emissions have been estimated using the URBEMIS 2007 (Version 9.2.4) computer model recommended by the SCAQMD. During the construction period, the annual CO² emissions would be approximately 12.4 percent of SCAQMD's recommended threshold of 10,000 metric tons for industrial projects, while during operation the annual CO² emissions would 8.2 percent of the 10,000 metric tons threshold. The calculated CO² for this project is far below the SCAQMD recommended threshold, and therefore not expected to have a significant impact.

CO² EMISSIONS

Construction Phase	Operation Phase
1,235.06 metric tons/year	819.54 metric tons/year

It should be noted that the estimated emissions are under the worst case scenario of unmitigated conditions. Although construction emission are anticipated to be below SCAQMD thresholds, contractors would be required

to follow all applicable SCAQMD rules and regulations, including AQMD Rule 403 (Fugitive Dust) and 431 (Diesel Equipment), to minimize air quality impacts. Contractors, for example, would water dusty areas and minimize the tracking of soil from unpaved dirt areas to paved roads.

The new CEQA Guidelines requirement to address the significance of greenhouse gases is satisfied with the above analysis, which indicates there will be no significant effect.

However, there have been no substantial changes under which the project will be undertaken that require major revisions to the MND due to new significant environmental effects or increase in previously identified significant effect. Therefore this provision does not apply.

2. Traffic

A new project partially within the vicinity of the proposed Bus Maintenance Facility has been identified: the Regional Connector Transit Corridor. The Connector proposes an at-grade segment on Alameda adjacent to Ducommun Street. This new project would address traffic impacts and applicable mitigation measures for its scope of work.

The 2006 Negative Declaration found the following:

A project trip generation study was conducted by Kaku Associates, Inc. (Kaku). The results of the study are detailed in a memorandum from Kaku to LADOT. In the memorandum, Kaku describes the project and the existing conditions, and provides projected operating conditions and the effect on the levels of service at four intersections in close proximity to the project site. The four intersections were chosen based on consultation with LADOT, and the parameters of the study were governed by a signed memorandum of understanding (MOU) between Kaku and LADOT, dated September 16, 2005.

The trip generation study found that the project would not generate enough trips to require a full traffic study per the LADOT threshold of 43 peak-hour trips. The intersections studied were operating acceptably and expected to continue to operate acceptably after this project is constructed, inclusive of the vacation of Hewitt Street. Kaku concluded that the project would not significantly impact the surrounding street system.

The scope and intent of the proposed Bus Maintenance Facility are unchanged. Trip generation has not changed, therefore traffic impacts are still not an issue. No new significant environmental effects are identified; therefore this provision does not apply.

- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

No new significant effect has been identified; therefore this provision does not apply.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

The 2006 Negative Declaration did not identify any significant effect; therefore this provision does not apply.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The 2006 Negative Declaration identified only one mitigation measure, which related to protection of cultural resources, and that mitigation measure was adopted and is still feasible. There was no mitigation measure found to be infeasible and therefore this provision does not apply.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

None of the conditions in subdivision (a) has occurred as no new significant environmental effects or increase in severity of previously identified significant effects have been identified. Therefore, no further environmental documentation is required for the proposed project.

Conclusion

Careful review of the Mitigated Negative Declaration prepared on March 9, 2006 for the proposed Downtown Bus Maintenance and Inspection Facility indicates that no new significant environmental effects or increase in severity of previously identified significant effects have been identified under the provisions of CEQA Guidelines, Section 15162. Therefore, no further environmental documentation is required for the proposed project.

*Initial Study/
Mitigated Negative Declaration
for*

**DOWNTOWN BUS MAINTENANCE AND
INSPECTION FACILITY**

W.O. E1904503



City of Los Angeles

LA DPW

ENGINEERING

Designing the Present, Designing the Future

*Bureau of Engineering
Environmental Management Group*

March 9, 2006

CPC 20142768



CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
(Article I - City CEQA Guidelines)

Council District: 14

Date: March 9, 2006

Lead City Agency: Department of Transportation

Project Title: Downtown Bus Maintenance and Inspection Facility

I. PROJECT DESCRIPTION

A. Location

The project is located on multiple parcels of land located at 454-518 E. Commercial Street and 459-535 E. Ducommun Street in the Central City North community of Los Angeles (see Figure 1 for regional map), and includes Hewitt Street. There are essentially three main uses of the site: one property operated by the Los Angeles County Metropolitan Transit Authority (MTA) for construction staging and storage, which occupies the entire City block bound by Commercial Street on the north, Garey Street on the east, Ducommun Street on the south and Hewitt Street on the west; another property occupied by a manufacturing warehouse, on several parcels west of Hewitt Street; and Hewitt Street, a collector street. For clarification purposes in this report, the two uses may be identified as the "MTA parcel" and the "warehouse parcel". "Subject property" refers to both uses. Hewitt Street separates the MTA parcel from the warehouse parcel. This site is approximately 3 acres in size (see Figure 2 for vicinity map).

B. Purpose

The City of Los Angeles, Department of Transportation (LADOT) has been approved to receive Federal Transit Administration Funds for the purchase of a property on which to build a bus maintenance and inspection facility, storage/lay over, and transit administration building in the downtown area of Los Angeles. The purpose would be to establish the first LADOT location for fleet inspection, maintenance and bus lay over, as well as emergency storage and staging as necessary. Currently, buses are maintained, inspected and stored only at operations contractors' facilities in Vernon.