

Landscape Concept Plans for:

# Three Small Lots Subdivision

3120 Atwater, Los Angeles, CA 90039

APN: 5436-020-006 Lot 5 Tract #4689

AA-2023-3919-PMLA-SL-HCA

Prepared for:

Mr. Tham Sy



Landscape Concept Plan for Tham Sy  
3120 Atwater Ave., Los Angeles, CA 90039

### ABBREVIATIONS:

AC Asphalt Concrete	FD Floor Drain	PA Planting Area
AD Air Condenser	FDN Foundation	PI Point of Intersection
ADA Accessible	FF Finish Floor	PIP Protected Pipe
ADA American with Disabilities Act	FFE Finish Floor Elevation	PL Property Line
AGG Aggregate	FG Finish Grade	POC Point of Connection
ALIGN Alignment	FH Fire Hydrant	POVC Point of Vertical Curve
APPROX Approximate	FL Flow Line	PREP Preparation
ARCH Architectural	FDB Fin of Building	PS Pounds per Square Inch
BC Bottom of Curb	FOC Face of Curb	PT Point of Tangency
BCR Beginning Curve Radius	FOF Face of Finish	PVC Poly Vinyl Chloride
BD Board	FOS Face of Slope	PVI Point of Vertical Intersection
BF Bottom of Fence	FDW Face of Wall	PIVIT Pavement
BL Base Line	FS Finish Surface	R Radius
BLDG Building	FTG Footing	RC Reinforced Concrete Pipe
BM Benchmark	G Gas	RD Roof Drain
BOC Back of Curb	GA Gauge	RE Rim Elevation
BOP Bottom of Pipe	GALV Galvanized	RECPT Receptacle
BOR Bottom of Ramp	GB Gravel Bed	REF Reference
BOS Bottom of Slope	GC General Contractor	REINF Reinforced
BOT Bottom	GFCI Ground Fault Circuit Interrupter	REQ Required
BS Bottom of Slap	GO Grid Origin	REV Revision
BVC Beginning of Vertical Curve	GR Gravel	RL Ridge Line
BW Bottom of Wall	GV Gully Valve	RO Rough Opening
CAB Crushed Aggregate Base	HS Hose Sibs	ROW Right of Way
CB Catch Basin	HC Handicap	RWV Right of Way
CBS Curb Feet per Second	HDR Header	RP Radius Point
CI Cast Iron	HDRZ Horizontal	S Sewer
CP Cast-in-Place	HP High Point	SCH Schedules
CJ Connection Joint	HT Height	SCO Sewer Clean Out
CL Centerline	ID Inside Diameter	SF Square Feet
CLR Clearance	IJ Inside Joint	SHT Sheet
CMS Crushed Miscellaneous Base	IN Inch	SIM Sinker
CMP Corrugated Metal Pipe	INV Invert	SPEC Specification
CMU Concrete Masonry Unit	JB Junction Box	SQ Square
CO Chalk	JT Jolt	STA Station
CCNC Concrete	STL Steel	STD Standard
CONT Continuous	STRUC Structural	STW Steel
DBL Double	SS Structural Stainless Steel	TC Top of Curb
DCJ Dowel Connection Joint	TC Top of Curb	THK Thick
DET Detail	THK Thick	TOS Top of Beam
DF Double Flap	TOC Top of Cap	TOS Top of Slope
DI Drain Inlet	TOB Top of Beam	TRD To Be Determined
DI Diameter	TD Top of Drain	TF Top of Flange
DIA Diagonal	TF Top of Flange	TCR Top of Ramp
DM Dimension	TS Top of Slap	TYP Typical
DWG Drawing	TW Top of Wall	UND Unless Noted Otherwise
E East	UND Unless Noted Otherwise	V Vertical
(E) Existing	N North	VERT Vertical
EA Each	NIC Not In Contract	W West
EOR End Curve Radius	NO Number	WV Weir
EFS Exterior Installation and Finish System	NSM North	W/O Without
EL Elevation	NTS Not To Scale	WC Water Closet
ELEC Electrical	OC On Center	WI Wrought Iron
ENCL Enclosure	OCW On Center each Way	WP Waterproof
EQ Equal	OD Outside Diameter	WS Water Surface
EQUIP Equipment	OE Or Equal	
EVC End Vertical Curve	OPG Opening	
EW Each Way	OPP Opposite	
EWWM Electrically Welded Wire Mesh		
EX Existing		

### SHEET INDEX:

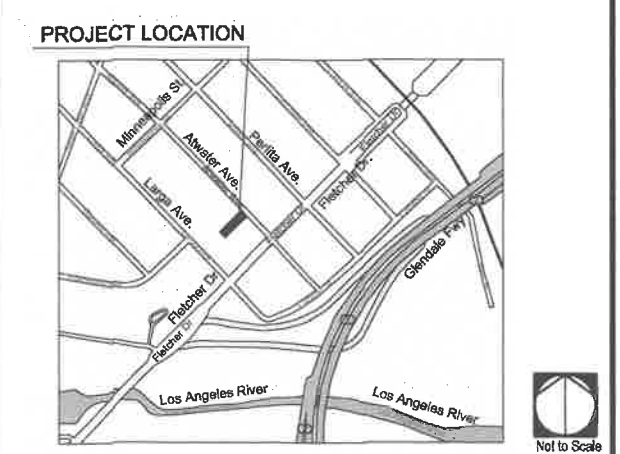
Qty.	Sht. No.	Sheet Title
1	LC-100	Cover Sheet
2	LC-101	Landscape Concept Plan & Details
3	LC-102	Landscape Point System Cal. and Soil Management Plan
4	LC-103	Irrigation Concept Plan & Water Cal.
5	LC-104	Irrigation Details
6	LC-105	Irrigation Details
7	LC-106	Planting Concept and Roof Garden Plan
8	LC-107	ROI Check List

### CONSULTANT TEAM:

**CLIENT:**  
Tham Sy  
3923 Lincoln Ave.  
El Monte, CA 91731  
T: 626-502-7737  
Contact: Tham Sy  
Email: thamsy@gmail.com

**LANDSCAPE ARCHITECT:**  
The LCW Group, Inc  
31473 Rancho Viejo Rd., Suite 208  
San Juan Capistrano, CA 92675  
T: 949-388-8588  
Contact: Li C. Wang  
Email: lwang@thelcwgroup.com

### VACINITY MAP:



### Landscape Maintenance Agreement

"The subdivider shall record a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (§12.40 G. LAMC.)
- The developer /builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation."

### Landscape Professional Certification

I have reviewed the approved "Solar Access Report" prepared by Solargy, Inc. dated 09/23/2021 and the "Tentative Tract Conditions of Approval" dated 12/19/2019, Case No. AA-2023-3728-PMLA-SL prior to preparing the landscape plan. The landscape plan satisfies tentative tract condition Note SL-2.



Date	Revision
10/11/2018	Planning Submittal
10/01/2021	2nd Planning Submittal
07/20/2024	Planning Submittal



Sheet Title:  
**COVER SHEET**

Job No.: None  
Scale: see details  
Drawn:  
Checked:  
Sheet Number:

**LC-100**

Landscape Concept Plans- 07/20/2024



**LCW GROUP**  
LANDSCAPE ARCHITECTURE  
31473 Rancho Viejo Road, Suite 206  
San Juan Capistrano, CA 92675  
Tel: 949-398-8588  
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Landscape Concept Plan for Tham Sy  
3120 Atwater Ave., Los Angeles, CA 90039

**PAVING SCHEDULE:**

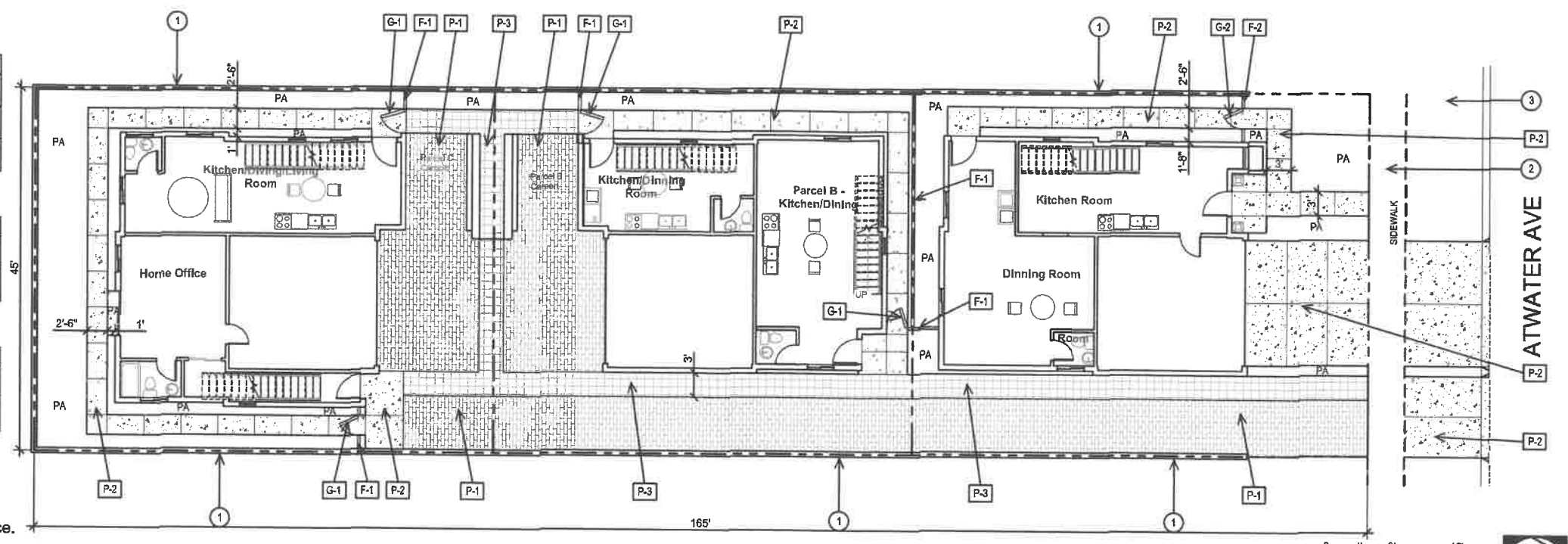
KEY	DESCRIPTION	DETAIL	COMMENTS
P-1	Interlocking Concrete Paver Driveway	-	with min. 10% opening
P-2	Natural Gray Driveway / Walkway / Paving	-	Color: Natural Gray Finish: Med. Washed
P-3	Interlocking Concrete Paver Walkway	-	

**GATE SCHEDULE:**

KEY	DESCRIPTION	DETAIL	COMMENTS
G-1	Wood Sideyard Gate	2/LC-101	
G-2	Parcel A Wood Sideyard Gate	8/LC-101	

**FENCE SCHEDULE:**

KEY	DESCRIPTION	DETAIL	COMMENTS
F-1	Sideyard Cut-Off Wood Fence	4/LC-101	
F-2	Parcel A Sideyard Cut-Off Wood Fence	8/LC-101	



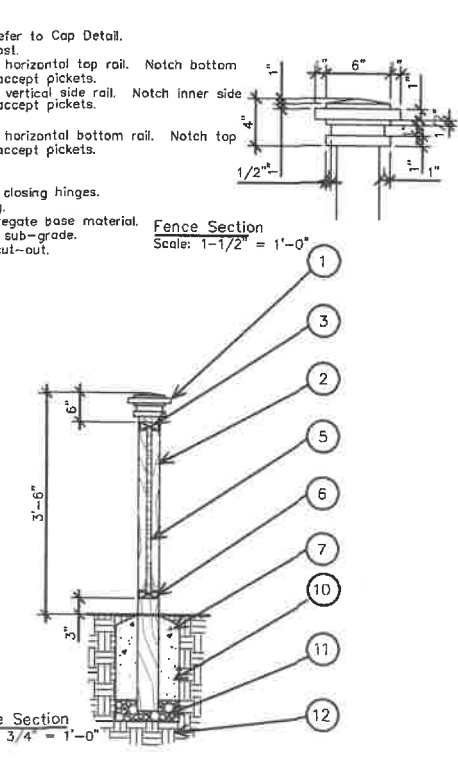
**NOTES:**

- Existing property block wall, protect in place.
- Existing sidewalk, protect in place.
- Existing parkway landscape, protect in place.

**PLANS APPROVED**  
City of Los Angeles  
Department of City Planning  
DATE: 08/08/2024  
PROJECT NO: 2 of 8  
FORM NO: 23019-10000-02713  
CLASING: AA-2023-3919-FMILA-SL-HCA  
PLANNER: Daniel Coronado  
NOTES:

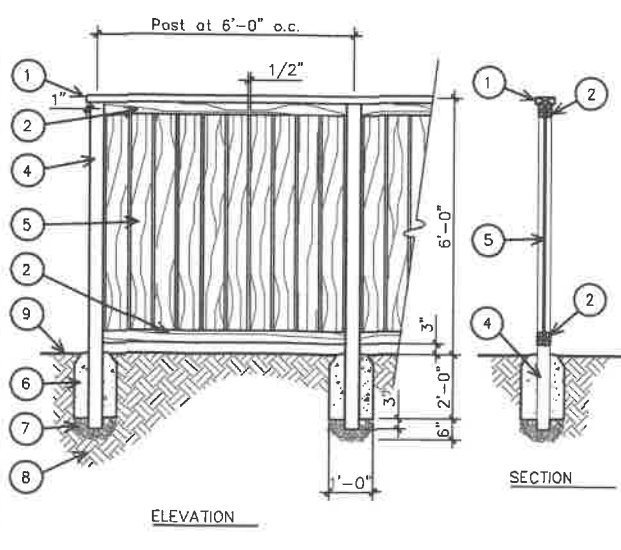
**LEGEND**

- Redwood cap, refer to Cap Detail.
- 4x4 Redwood post.
- 2x4 Douglas Fir horizontal top rail. Notch bottom 1/4" depth to accept pickets.
- 2x4 Douglas Fir vertical side rail. Notch inner side 1/4" depth to accept pickets.
- 1x4 Pickets.
- 2x4 Douglas Fir horizontal bottom rail. Notch top 1/4" depth to accept pickets.
- Finish Grade.
- Lock latch.
- Heavy duty self closing hinges.
- Concrete footing.
- Compacted aggregate base material.
- 90% compacted sub-grade.
- 1-1/2" radius cut-out.



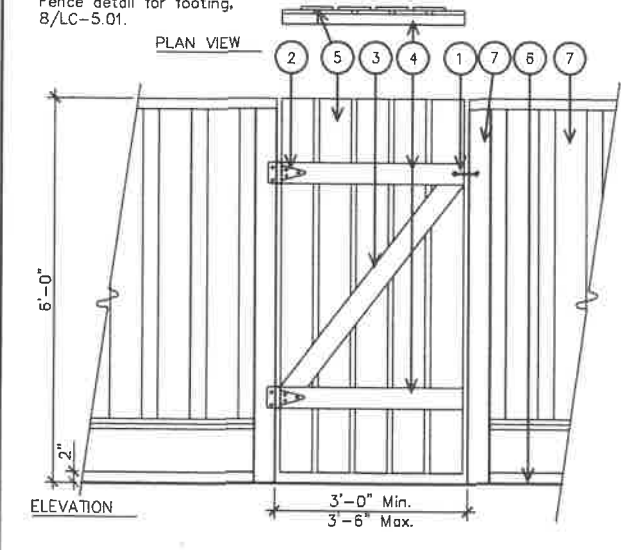
**LEGEND**

- 2" x 6" cap.
- 2" x 4" top & bottom rails.
- Not Used.
- 4" x 4" post.
- 1/2" x 6" pailing.
- Concrete footing.
- 1 cu. ft. of gravel.
- 90% compacted subgrade.
- Finish grade.



**LEGEND**

- Lockable gravity latch.
- 2 heavy-duty self closing hinges.
- 2"x4" diagonal brace.
- 2"x4" horizontal brace.
- 3/8" x 6" alternating boards.
- Finish grade.
- Adjacent Good Neighbor Fence, see detail 8/LC-5.01.
- 4x4 post. See Good Neighbor Fence detail for footing, 8/LC-5.01.



**8** PARCEL A FRONTYARD GATE and FENCE  
Scale: 3/4" = 1'-0"

**4** WOOD FENCE  
Scale: 1/2" = 1'-0"

**2** WOOD GATE  
Scale: 3/4" = 1'-0"

Date	Revision
10/11/2018	Planning Submittal
10/01/2021	2nd Planning Submittal
07/20/2024	Planning Submittal



Sheet Title:  
**LANDSCAPE CONCEPT PLAN AND DETAILS**

Job No.: None  
Scale: see details  
Drawn:  
Checked:

Sheet Number:  
**LC-101**

Landscape Concept Plans- 07/20/2024

## LANDSCAPE POINT SYSTEM CALCULATION

Square Footage of Site	7,424.9 S.F.
Point Required	10 Points
Points Provided	
(1) Street Tree - (24" Box)	2 Points
(4) Large Trees	8 Points
(2) 40' on center maximum, per tree	2 Points
Permeable Driveway	5 Points
<b>TOTAL POINT PROVIDED</b>	<b>17 Points</b>

## WATER MANAGEMENT SYSTEM CALCULATION

Square Footage of Site	7,424.9 S.F.
Point Required	100 Points
Points Provided	
(20) STA of Drip w/ flow control device	100 Points
0 % Lawn and no pool	5 Points
(1146 sf) Permeable Paving	5 Points
<b>TOTAL POINT PROVIDED</b>	<b>110 Points</b>



POTENTIAL LANDSCAPE AREA = (Site) 7,429.9 sf - (Building) 3,247.9 sf = 4,182 sf

LANDSCAPE PROVIDED = (Site) 7,429.9 sf - (Building) 3,247.9 sf = 1,172 sf

LANDSCAPE SLOPE AREA PROVIDED = NONE

OPEN SPACE REQUIREMENT = 3 UNITS, NOT APPLY

Element	Value	Unit
Calcium	411.07	mg/kg
Magnesium	153.12	mg/kg
Sulfur	28.92	mg/kg
Molybdenum	0.02	mg/kg
Nickel	0.35	mg/kg
Aluminum	9.30	mg/kg
Arsenic	0.22	mg/kg
Barium	0.80	mg/kg
Cadmium	0.06	mg/kg
Chromium	0.05	mg/kg
Cobalt	0.14	mg/kg
Lead	7.57	mg/kg
Lithium	0.26	mg/kg
Mercury	nd	mg/kg
Selenium	nd	mg/kg
Silver	nd	mg/kg
Strontium	3.18	mg/kg
Tin	nd	mg/kg
Zinc	0.59	mg/kg
Calcium sum	5.86	mmol/l
pH value	0.24	mmol/l
ECe (milli-mhos/cm)	21.8	mmol/l
Calcium	10.2	mmol/l
Magnesium	16.5	mmol/l
Sodium	3.4	mmol/l
Potassium	2.7	mmol/l
Calcium sum	31	mmol/l
Chloride	4	mmol/l
Nitrate as N	1.6	mmol/l
Phosphorus as P	25.0	mmol/l
Sulfate as S	0.24	mmol/l
Ammonium	0.7	mmol/l
Boron as B	5	mmol/l
Calcium sum	3.20	mmol/l
Soil texture	69.1%	gravel > 2 mm
Sand	25.5%	gravel > 1/4 inch
Silt	5.3%	gravel > 1/2 inch
Clay	0.140%	gravel > 1/2 inch
lime (calcium carbonate)	1.303%	0.0%
Total nitrogen	9.4	0.0%
Total organic carbon	2.64%	hydrophobic
Carbon to nitrogen ratio	1.2%	
Organic matter based on carbon	22.6%	

Elements are expressed as mg/kg dry soil or mg/l for saturation extract. pH and ECe are measured in a saturation paste extract. nd means not detected. Analytical data determined on soil fraction passing a 2 mm sieve.

**WALLACE LABORATORIES, LLC**  
365 Coral Circle  
El Segundo, CA 90245  
phone (310) 615-0116 fax (310) 640-6863

September 10, 2021

Tham Sy, thamsy@gmail.com  
Arcadia Hills LLC  
313 El Bonito Ave  
Glendale, CA 91204

RE: Soil Management Report  
3120 Atwater Ave., Los Angeles  
Front Yard, 6", Our ID No. 21-252-09, received Sept. 7, 2021

Dear Tham,

The pH is acidic at 5.86. The salinity is modest at 0.24 millimho/cm.

Aluminum is high. Aluminum restricts growth by interfering with the metabolism of phosphorus and calcium. It causes stunting and discoloration. Foliage may turn a dull grey green. Aluminum is high in poorly aerated soil and in overly acidic soils. Soluble calcium helps to reduce the toxicity of aluminum.

Nitrogen and sulfur are low. Boron is modest. Potassium is moderate. Phosphorus, manganese, zinc, copper and magnesium are high. Plant-available lead is moderate.

Available sodium is low. SAR (sodium adsorption ratio) is 0.7.

The texture is sandy loam. Based on the non-gravel fraction, it contains 69.1% sand, 25.5% silt and 5.3% clay. The gravel content is 0.5%.

Soil organic matter is moderate at 2.64% on a dry weight basis. The carbon:nitrogen ratio is good at 9.4.

The estimated rate of water percolation based on Soil Water Characteristics version 6.02.74 model developed by Keith Saxton of the USDA is modestly rapid at 3.20 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

The soil is hydrophobic. It is difficult to wet. Water beads up on the soil surface initially and then slowly moves into the soil.

Soil Analyses Plant Analyses Water Analyses

Continuation, September 10, 2021, page 2

### Recommendations

For soil preparation on a square foot basis, homogeneously broadcast the following at the indicated rates. Rates are per 1,000 square feet for a 6-inch lift. Incorporate them 6 inches deep:

Calcium nitrate (15.5-0-0) - 6 pounds  
Potassium sulfate (0-0-50) - 6 pounds  
agricultural gypsum - 10 pounds  
ground limestone - about 20 pounds, sufficient for a pH of 6.5 for non acid-loving plants

For the preparation on a volume basis, homogeneously blend the following materials into the soil. Rates are expressed per cubic yard:

Calcium nitrate (15.5-0-0) - 1/4 pound  
Potassium sulfate (0-0-50) - 1/4 pound  
agricultural gypsum - 1/2 pound  
ground limestone - about 1 pound, sufficient for a pH of 6.5 for non acid-loving plants

For maintenance fertilization, apply calcium nitrate (15.5-0-0) at 6 pounds per 1,000 square feet about once per quarter.

Irrigate hydrophobic areas slowly. Use multiple starts and soaking periods between irrigation cycles. Slightly moist soils are easier to wet than dry soils. Balance soil aeration with soil moisture.

Monitor the site with periodic testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace, Ph. D.  
GAW:m



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Landscape Concept Plan for Tham Sy

3120 Atwater Ave., Los Angeles, CA 90039

Date	Revision
10/11/2018	Planning Submittal
10/01/2021	2nd Planning Submittal
07/20/2024	Planning Submittal



Sheet Title:

**LANDSCAPE POINT SYSTEM CAL. and SOIL MANAGEMENT**

Job No.: None  
Scale: see details  
Drawn:  
Checked:

Sheet Number:

Soil Analyses Plant Analyses Water Analyses

**LC-102**

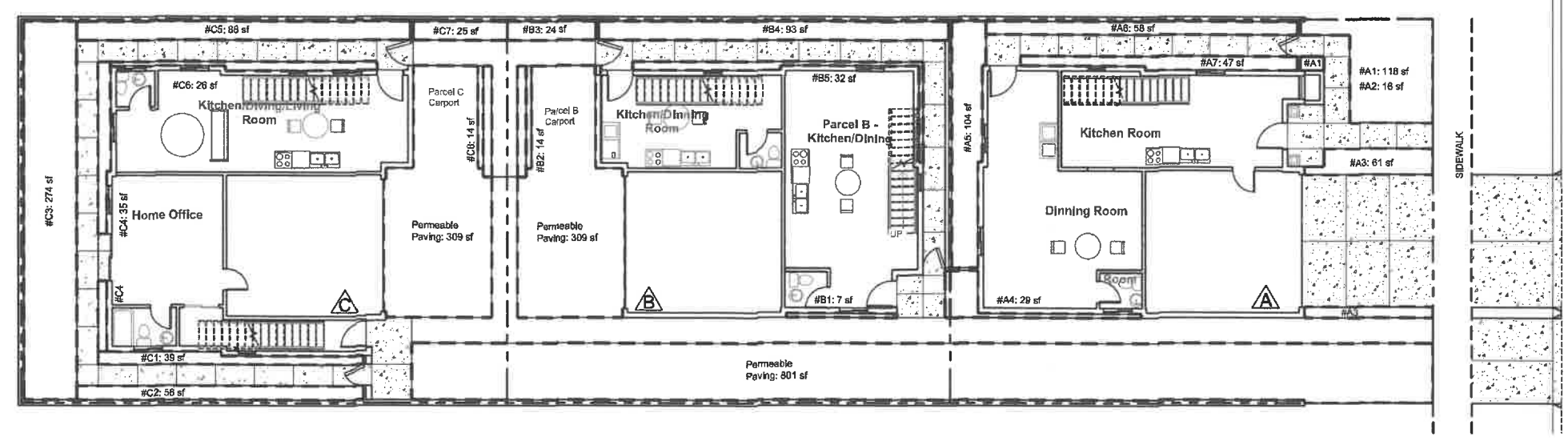
Landscape Concept Plans- 07/20/2024



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LANDSCAPE ARCHITECTURE

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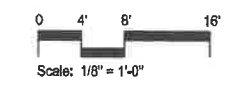
ATWATER AVE

**PLANS APPROVED**  
City of Los Angeles  
Department of City Planning

DATE: 06/08/2024 PAGE NO. 4 of 8  
PROJECT NO: 23019-10000-02713  
CASE NO: AA-2023-3919-PHLS-SL-HCA  
PLANNER: Daniel Coronado

**PROPOSED IRRIGATION EQUIPMENT LIST**

SYMBOL / ITEM	DESCRIPTION	Notes
	Rainbird ESP-LX 8 Station, Wall Mount, Irrigation controller w/rain sensor, Location inside of garage of each parcel. Building contractor shall provide 110 Volt power close by.	
	Rain Bird 0.5 GPM Root Watering System 18"   RWSMBC1402	For Platanus racemosa only, two(2) per tree
	Rain Bird XGD surface dripline XFS-09-18-100 (500), w/air relief valve and flush point w/ball valve.	For all planting areas
	Rain Bird XCC series model control zone kits w/PR filter for flows below 3 gpm, install RBY-200MX filter upstream.	



**WATER EFFICIENT LANDSCAPE WORK SHEET**

**PARCEL A**

Hydrozone	Area	Plant Factor	Hydrozone X Plant Factor
# A-1	118 sf	x0.1	11.8
# A-2	48 sf	x0.5	24.0
# A-3	61 sf	x0.1	6.1
# A-4	29 sf	x0.1	2.9
# A-5	104 sf	x0.1	10.4
# A-6	58 sf	x0.1	5.8
# A-7	47 sf	x0.2	4.7
<b>Total</b>	<b>485 sf</b>		<b>65.7</b>

**PARCEL B**

Hydrozone	Area	Plant Factor	Hydrozone X Plant Factor
# B-1	7 sf	x0.1	0.7
# B-2	14 sf	x0.1	1.4
# B-3	24 sf	x0.2	4.8
# B-4	93 sf	x0.1	9.3
# B-5	32 sf	x0.1	3.2
<b>Total</b>	<b>170 sf</b>		<b>19.4</b>

**PARCEL C**

Hydrozone	Area	Plant Factor	Hydrozone X Plant Factor
# C-1	39 sf	x0.1	3.9
# C-2	56 sf	x0.2	11.2
# C-3	274 sf	x0.2	54.8
# C-4	35 sf	x0.1	3.5
# C-5	88 sf	x0.1	8.8
# C-6	26 sf	x0.1	2.6
# C-7	25 sf	x0.2	5.0
# C-8	14 sf	x0.5	7.0
<b>Total</b>	<b>557 sf</b>		<b>96.8</b>

**EAWU = (51.1) x (0.62) x [181.9/0.7] = 8,232.8**

**MAXIMUM APPLIED WATER ALLOWANCE**  
**MAWA = (51.1) x (0.62) x (0.7X2611) = 57,905.2**

**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**OLLWD & OLLWU**  
LED WALL CYLINDER LIGHT

Technical drawings showing dimensions and mounting options.

**OLLWD & OLLWU LED Wall Cylinder Light**

**PHOTOMETRICS**

**fighting facts**

Technical specifications and performance data.

Date	Revision
10/11/2016	Planning Submittal
10/01/2021	2nd Planning Submittal
07/20/2024	Planning Submittal



Sheet Title:  
**IRRIGATION  
CONCEPT PLAN and  
WATER USE CAL**

Job No.: None  
Scale: see details  
Drawn:  
Checked:

Sheet Number:

**LC-103**



LCW GROUP  
LANDSCAPE ARCHITECTURE

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Sheet Title:  
**IRRIGATION DETAILS**

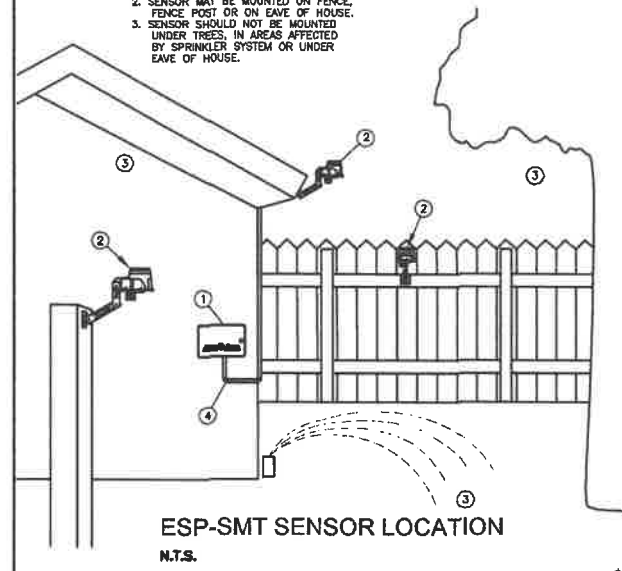
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Checked:

Sheet Number:

**LC-104**

Landscape Concept Plans-07/20/2024

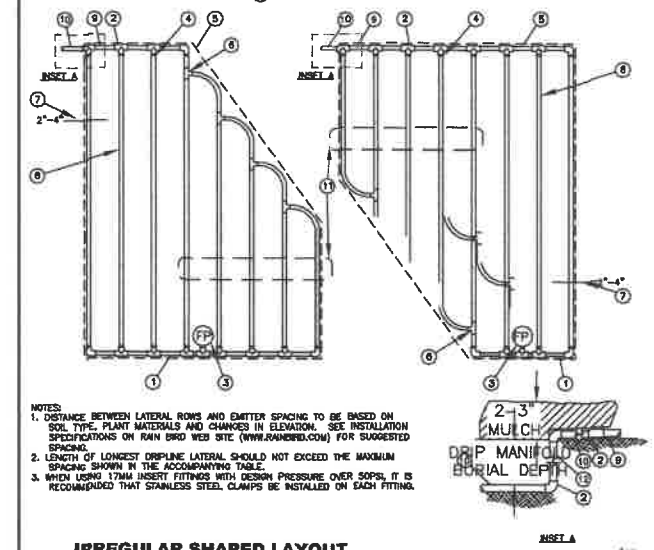
- RAIN BIRD ESP-SMT CONTROLLER
  - RAIN BIRD ESP-SMT SENSOR RECOMMENDED MOUNTING SITE
  - SITES NOT RECOMMENDED FOR MOUNTING ESP-SMT SENSOR
  - WIRE FROM ESP-SMT CONTROLLER TO SENSOR
- NOTES:  
1. LENGTH OF WIRE FROM CONTROLLER TO SENSOR SHOULD BE NO GREATER THAN 200 FEET.  
2. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST OR ON EAVE OF HOUSE.  
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.



**1 C-ESP-SMT-SENSORLOCATIONS** Scale: 8-27-08

- PVC DRAINAGE HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- FLUSH POINT (TYPICAL)
- BARB X MALE FITTING
- RAIN BIRD XFF-MA FITTING (TYPICAL)
- PERIMETER OF AREA
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- ON-SURFACE DRIPLINE: RAIN BIRD XFF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFD DRIPLINE
- PVC SUPPLY MANIFOLD
- PERIMETER DRIPLINE PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- PVC SCH 40 RISER PIPE

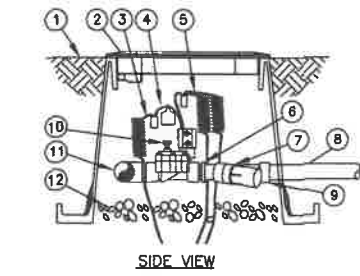
1/2" Spacing	18" Spacing	24" Spacing
15	270	315
20	360	420
30	540	630
40	720	840
50	900	1050
60	1080	1260



**3 ON SURFACE DRIPLINE** Scale: N.T.S.

- FINISH GRADE
- STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
- WATERPROOF CONNECTION: RAIN BIRD OB SERIES VALVE ID TAG
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- 1" X 3/4" REDUCING COUPLING (INCLUDED IN XCZ-LF-100-PRF KIT)
- PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-LF-100-PRF KIT)
- LATERAL PIPE
- PVC SCH 40 FEMALE ADAPTOR OR REDUCER
- REMOTE CONTROL VALVE: RAIN BIRD LFV-100 (INCLUDED IN XCZ-LF-100-PRF KIT)
- PVC SCH 40 TEE OR ELL TO MANIFOLD
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- MANIFOLD PIPE AND FITTINGS

TOP VIEW

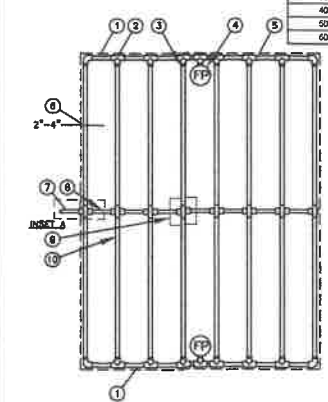


PLANS APPROVED  
City of Los Angeles  
Department of City Planning

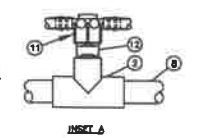
DATE: 08/08/2024  
POS NO: 23019-10000-02713  
CASE NO: AA-2023-3919-PMLA-SL-HCA  
PLANNER: Daniel Coronado

**5 DRIP REMOTE CONTROL VALVE** Scale: N.T.S.

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	273	165	314	260	424	322
20	310	189	360	294	500	368
30	360	220	413	350	568	414
40	396	245	458	402	622	474
50	417	265	498	420	720	498
60	460	290	536	455	780	514

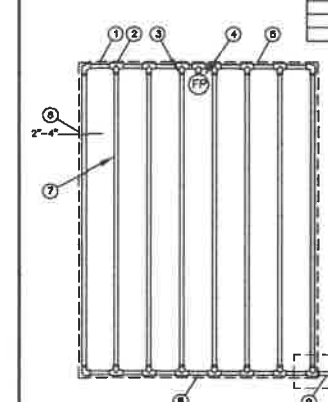


- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- BARB X MALE FITTING
- RAIN BIRD XFF-MA FITTING (TYPICAL)
- FLUSH POINT (TYPICAL)
- SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
- PERIMETER OF AREA
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- PVC SUPPLY MANIFOLD
- CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL) - SEE INSET A
- ON-SURFACE DRIPLINE: RAIN BIRD XFF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFD DRIPLINE
- BARB X FEMALE FITTING
- RAIN BIRD XFD-TM-XFS FITTING
- 3/4" PVC NIPPLE LENGTH AS NECESSARY

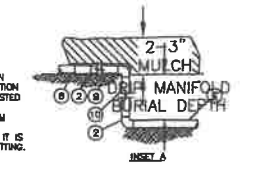


**6 ON SURFACE DRIPLINE** Scale: N.T.S.

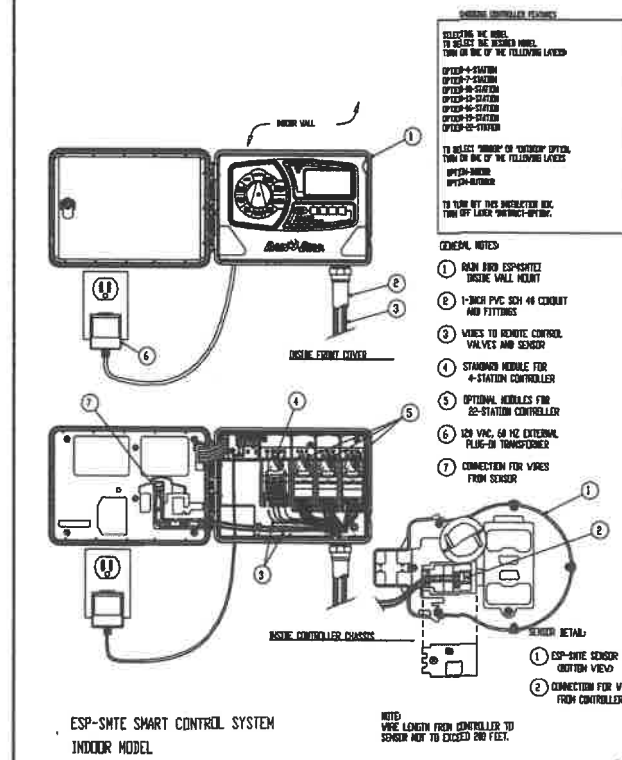
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	273	165	314	260	424	322
20	310	189	360	294	500	368
30	360	220	413	350	568	414
40	396	245	458	402	622	474
50	417	265	498	420	720	498
60	460	290	536	455	780	514



- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- BARB X MALE FITTING
- RAIN BIRD XFF-MA FITTING (TYPICAL)
- FLUSH POINT (TYPICAL)
- SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
- PERIMETER OF AREA
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- ON-SURFACE DRIPLINE: RAIN BIRD XFF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFD DRIPLINE
- PVC SUPPLY MANIFOLD
- PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- PVC SCH 40 RISER PIPE



**4 ON SURFACE DRIPLINE** Scale: N.T.S.



SELECTING THE WIRE TO SELECT THE WIRE SIZE, TURN ON ONE OF THE FOLLOWING LAYERS:  
OPTION-4-STATON  
OPTION-7-STATON  
OPTION-10-STATON  
OPTION-15-STATON  
OPTION-20-STATON  
OPTION-25-STATON

TO SELECT NUMBER OF STATON OPTION, TURN ON ONE OF THE FOLLOWING LAYERS:  
OPTION-4-STATON  
OPTION-7-STATON  
OPTION-10-STATON  
OPTION-15-STATON  
OPTION-20-STATON  
OPTION-25-STATON

TO TURN OFF THIS INSTRUCTION BOX, TURN OFF LAYER "INSTRUC-TION".

GENERAL NOTES:  
1. RAIN BIRD ESP-SMTZ INSURE WALL MOUNT  
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS  
3. WIRES TO REMOTE CONTROL VALVES AND SENSOR  
4. STANDARD NEEDLE FOR 4-STATON CONTROLLER  
5. OPTIONAL: NEEDLES FOR 4-STATON CONTROLLER  
6. 1/2" PVC 68 HC EXTERNAL FLUG-IN TRANSFORMER  
7. CONNECTION FOR WIRES FROM SENSOR

- ESP-SITE SENSOR (OFFEN VIEW)
  - CONNECTION FOR WIRES FROM CONTROLLER
- NOTE: WIRE LENGTH FROM CONTROLLER TO SENSOR NOT TO EXCEED 200 FEET.

**2** Scale:



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LANDSCAPE ARCHITECTURE

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Email: lwang@thelcwgroup.com  
Web: www.TheLCWGroup.com

Landscape Concept Plan for Tham Sy

3120 Atwater Ave., Los Angeles, CA 90039

Date	Revision
10/11/2018	Planning Submittal
10/01/2021	2nd Planning Submittal
07/20/2024	Planning Submittal

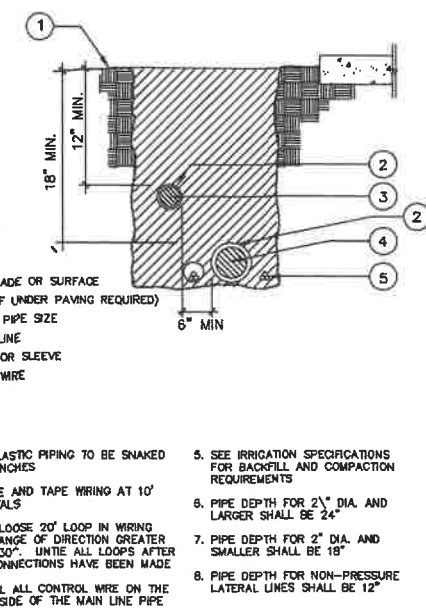
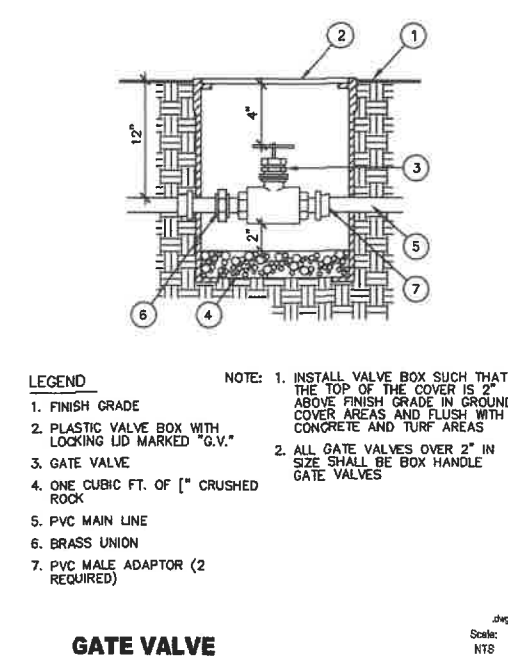
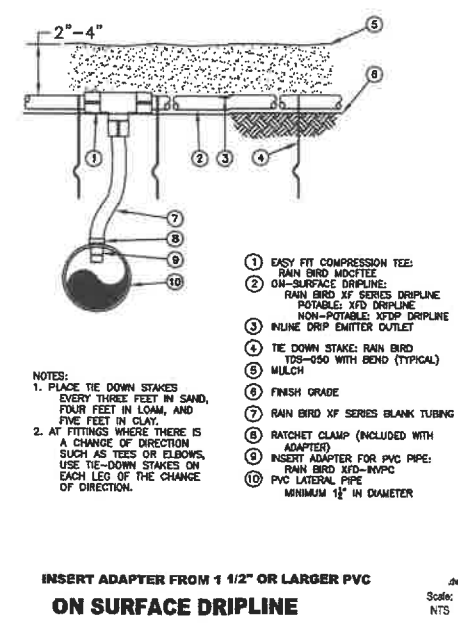
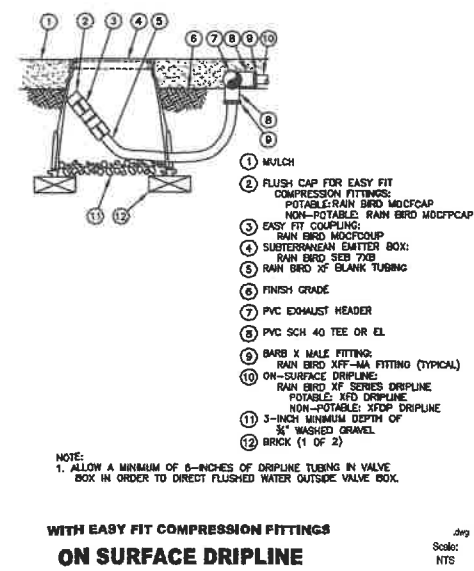
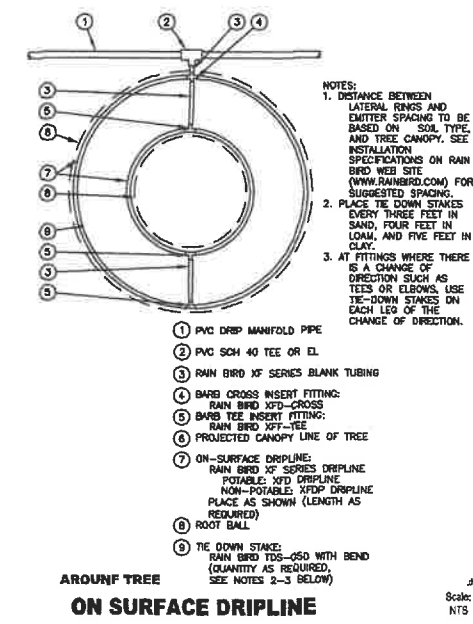


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**IRRIGATION DETAILS PLAN**

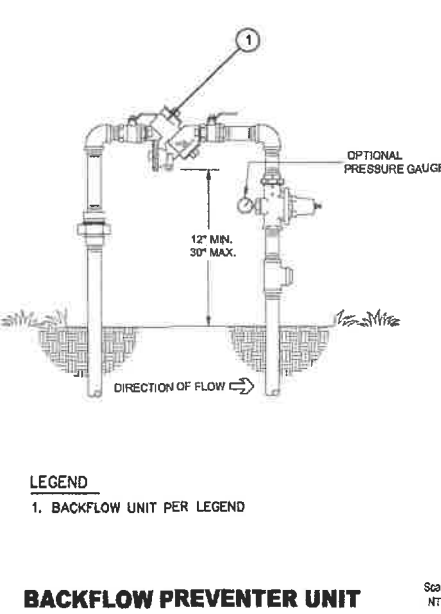
Job No.: None  
Scale: see details  
Drawn:  
Checked:

Sheet Number:  
**LC-105**

Landscape Concept Plans- 07/20/2024



5 TRENCHING / SLEEVEING



6

3

4

1

2

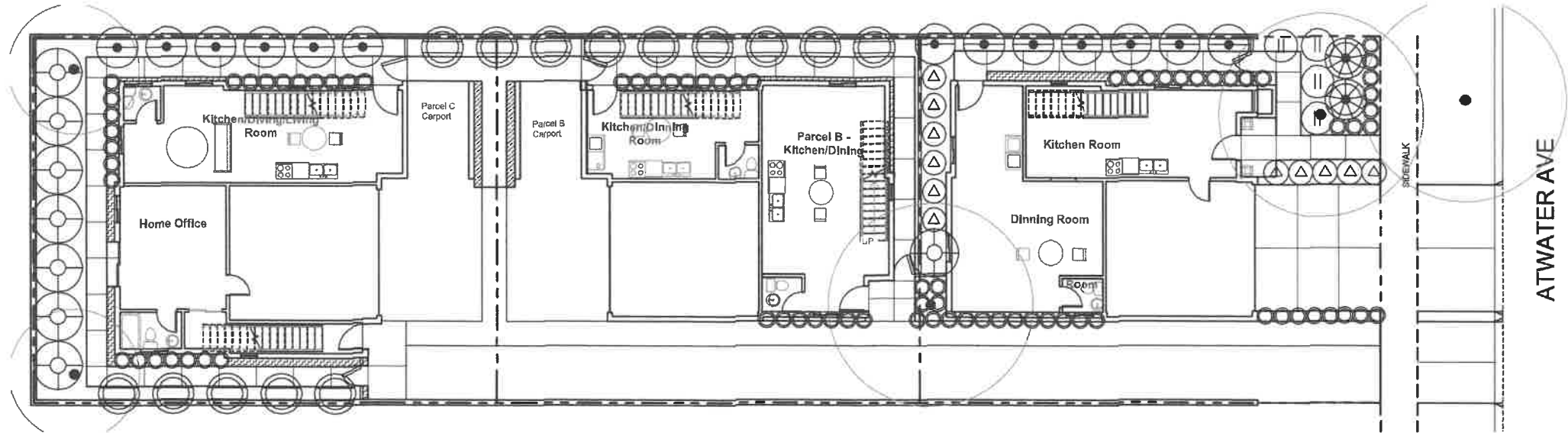


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Landscape Concept Plan for Tham Sy

3120 Atwater Ave., Los Angeles, CA 90039



**PLANS APPROVED**  
City of Los Angeles  
Department of City Planning

DATE: 08/08/2024 PAGE NO. 7 of 8  
JOB NO: 23019-10000-02713  
CASE NO: AA-2023-3919-RVLA-SL-HCA  
PLANNER: Daniel Coronado

0 4' 8' 16'  
Scale: 1/8" = 1'-0"



**TREE SCHEDULE:**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	AIR PLANT PALETTE	QTY.	WUCOLS WATER USE
Pla Rac	Platanus racemosa	Western Sycamore	36"	YES	1	M
Qus Agr	Quercus agrifolia	Coast Live Oak	24"	YES	2	VL
Jug Cal	Juglans californica	California Black Walnut	24"	YES	2	VL

**SHRUB SCHEDULE:**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	AIR PLANT PALETTE	QTY.	WUCOLS WATER USE
⊕	Baccharis pilularis	Coyote Brush	5 gal.	YES	8	L
△	Epilobium canum	California fuchsia	5 gal.	YES	11	VL
⊕	Heteromeles arbutifolia	Toyon	5 gal.	YES	14	L
⊕	Malosma laurina	Laurel Sumac	5 gal.	YES	13	VL
⊕	Muhlenbergia rigens	Deergrass	1 gal.	YES	71	VL
⊕	Salvia leucophylla	Purple Sage	5 gal.	YES	4	VL
⊕	Yucca whipplei	Chaparral Yucca	5 gal.	YES	2	VL

**GROUND COVER SCHEDULE:**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	AIR PLANT PALETTE	QTY.	WUCOLS WATER USE
▨	Carex praegracilis	Slender Sedge	4 in	YES	13 sf	M
▨	Lessingia flaginifolia	Texas Privet	4 in	YES	17 sf	VL

Date	Revision
10/11/2018	Planning Submittal
10/01/2021	2nd Planning Submittal
07/20/2024	Planning Submittal



Sheet Title:

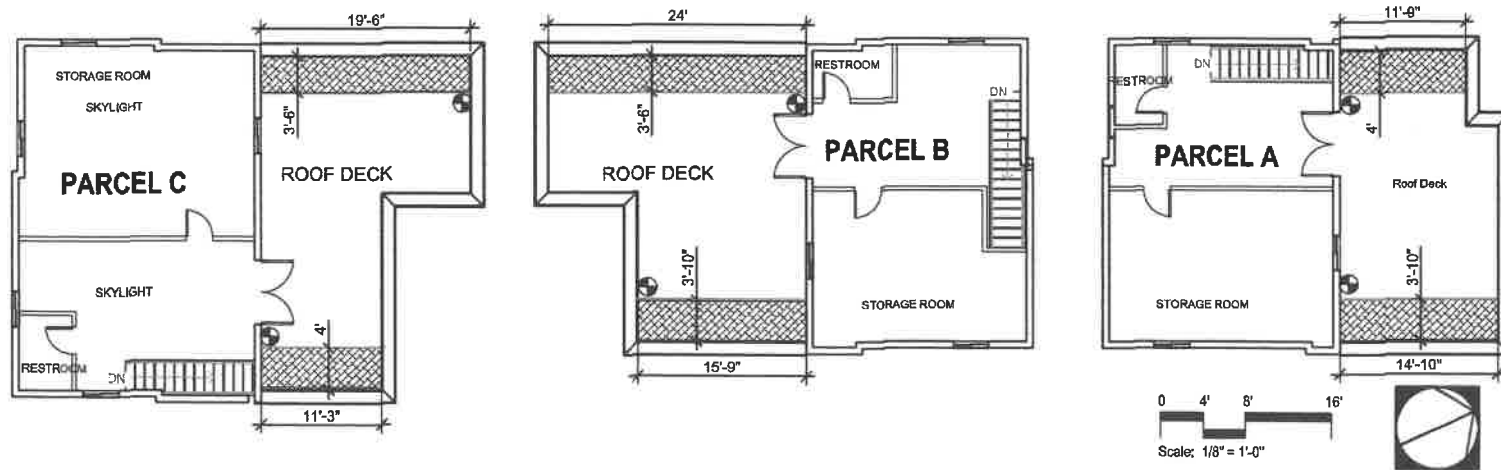
**PLANTING  
CONCEPT and ROOF  
GARDEN PLAN**

Job No.: None  
Scale: see details  
Drawn:  
Checked:

Sheet Number:

**LC-106**

Landscape Concept Plans- 07/20/2024



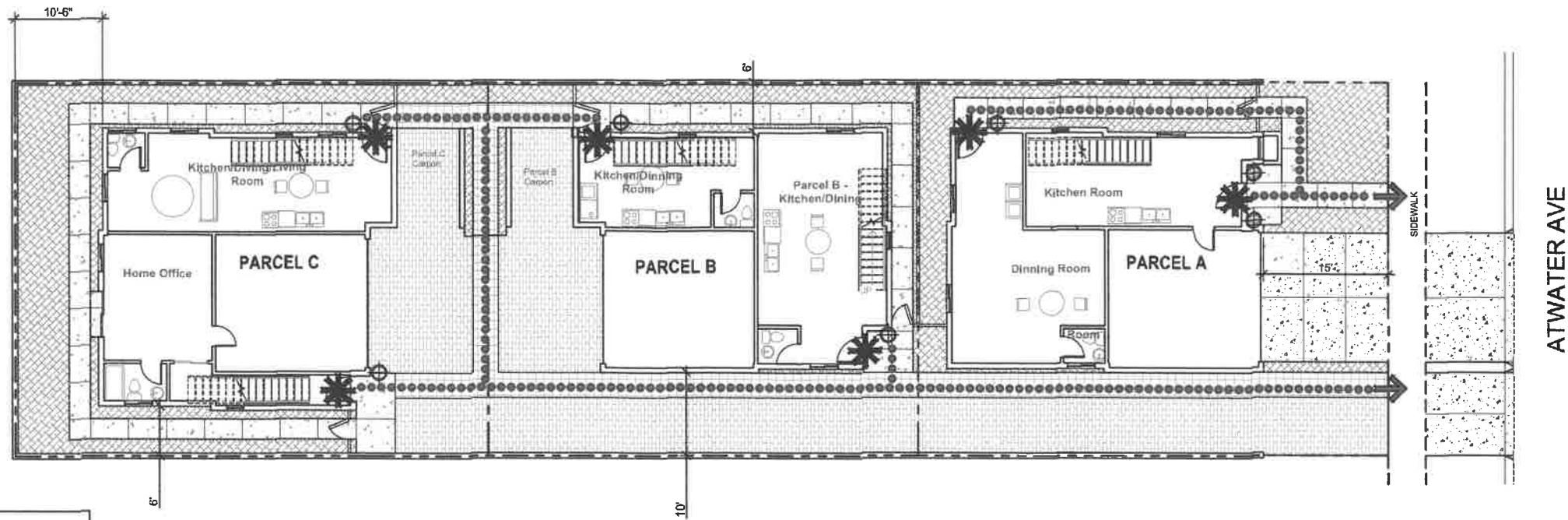
**LEGEND:**

KEY	DESCRIPTION	COMMENTS
▨	Planter for Edible Plants	Planter wall, drains and water proofing per architecture details . Soil depth 36".
⊕	1/2" Hose bib for planter	Final location and detail per architecture details

**ROOF GARDEN CONCEPT**

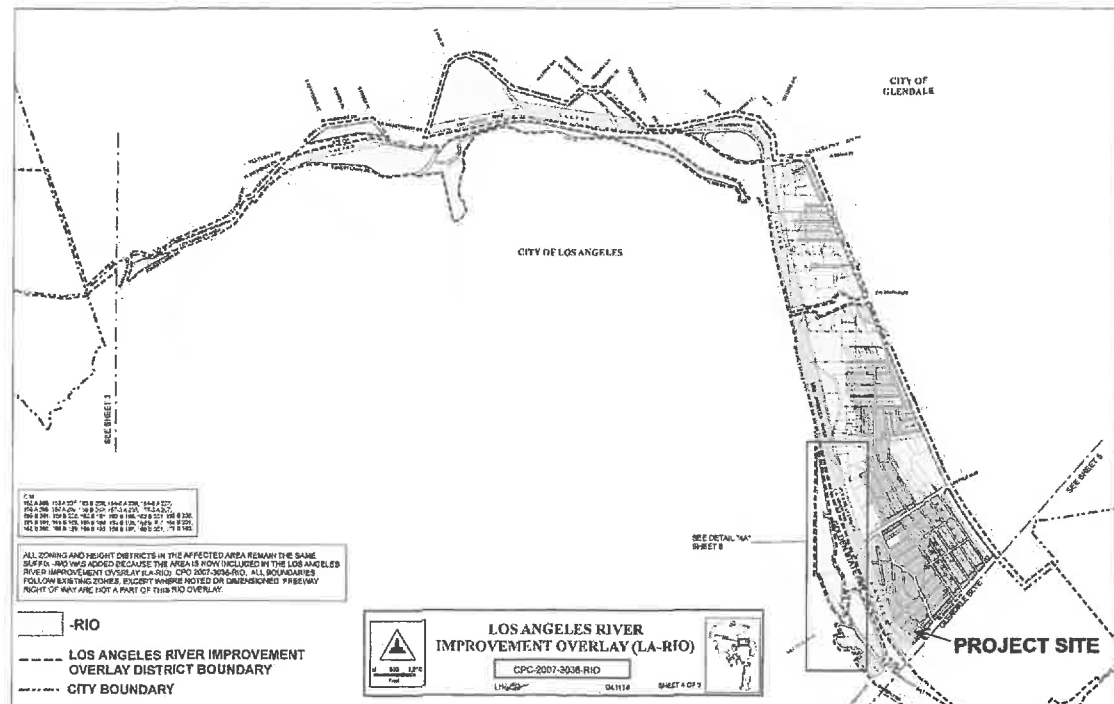
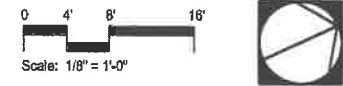
**LEGENDS**

●●●●●	Pedestrian Circulation
✱	Building Entry
➔	Pedestrian Access Point to Sidewalk
▨	Non-Permeable Paving
▩	Permeable Paving
⊗	Planting
⊕	Architectural Exterior Light



**OPEN SPACE CALCULATION**

Site:	7,425.0 sf	
Building Footprint:	3,348.2 sf	45.12%
Open Space:	4,076.8 sf	54.88%
Non-Permeable Paving:	1,478.3 sf	19.90%
Permeable Paving:	1,419.0 sf	19.11%
Planting:	1,179.5 sf	15.87%



**Application**  
RIO APPLICATION AND CHECKLIST FOR MINISTERIAL REVIEW  
Administrative Clearance for River Improvement Overlay District

Related Zone Code Sections: Ordinance 183,145 established the River Improvement Overlay (RIO) District, Refer to the Section 13.17 of the Los Angeles Municipal Code for detailed instructions.

Note: The Administrative Clearance fee shall be paid prior to receiving the clearance.

**Section F- Development Regulations**

- |   |              |                          |
|---|--------------|--------------------------|
| 1. Landscaping. Indicate the drawing sheet that illustrates the percentage of new landscaped area and the associated plant species. The drawing should identify whether a plant is either a native species, Watershed Wise and/or from the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes. An exception is also made for herbs, fruits or vegetable plants.   | Sheet LC-103 | <input type="checkbox"/> |
| 2. Screening/Fencing.   |              |                          |
| a. Loading/Off-Street Parking. For a project with any loading areas and/or off-street parking facilities that contain three or more spaces indicate the drawing sheet that illustrates the location of the parking/loading areas and the location, height and design of the screen/fence that shields views of the parking/loading from the abutting right-of-ways and the River.   | N/A          | <input type="checkbox"/> |
| b. Equipment. For a project that includes any exterior equipment (electrical transformers, mechanical units, water meters) indicate the drawing sheet(s) that illustrate the location of each equipment and any associated screening so that the equipment is screened from public view.  | N/A          | <input type="checkbox"/> |
| c. Exterior Trash Enclosures. For a project that includes a trash disposal unit indicate the drawing sheet that illustrates the location of the unit(s) and the design of any enclosure(s).   | N/A          | <input type="checkbox"/> |
| d. Fencing. For any project, with the exception of single family homes (but including homes built as part of the small lot ordinance) that faces a street that crosses the river or terminates at the river or a river frontage road and/or faces a river frontage road and includes a fence within the front or side yards that is visible from the street indicate the drawing sheet that illustrates the location and design of the fence. | N/A          | <input type="checkbox"/> |
| 3. Exterior Site Lighting. Indicate the drawing sheet that illustrates the location and design characteristics of any site and building mounted lighting.   | Sheet LC-102 | <input type="checkbox"/> |

- |   |              |                          |
|---|--------------|--------------------------|
| 4. Projects within Inner Core:  |              |                          |
| a. Landscape Buffer. Indicate the drawing sheet that illustrates the location of the 10' buffer.  | Sheet LC-104 | <input type="checkbox"/> |
| b. Fence. Indicate the drawing sheet that illustrates the location and design, and height of any fence at or within the 10' buffer area.  | Sheet LC-101 | <input type="checkbox"/> |
| c. Fence Height. See (b) above.   |              |                          |
| d. Gates. Indicate the drawing sheet that illustrates the location, height design and operation of the gate(s). Small-lot projects shall comply with the requirements of Section F.4.f.i and therefore the gate may be a single gate from the entire project to the river and not from individual homes.  | Sheet LC-101 | <input type="checkbox"/> |
| e. Noise. Projects subject to a conditional use permit for the sale or dispensing of alcoholic beverages, including beer and wine, shall indicate the drawing sheet that illustrates the location and design of all noise-attenuating features such that operational sounds shall not exceed 5 decibels above the existing or presumed ambient levels of the property line(s) of properties on the opposite bank. | N/A          | <input type="checkbox"/> |
| f. River Access. See (d) above.   |              |                          |
| g. Riverfront Door. Indicate the drawing sheet that illustrates the location of a doorway visible to, (not necessarily parallel to) and accessible from the river corridor or frontage road.  | N/A          | <input type="checkbox"/> |

ADMINISTRATIVE CLEARANCE FEE—RECEIPT NUMBER

Applicant's signature \_\_\_\_\_ Today's date \_\_\_\_\_  
Applicant's name printed \_\_\_\_\_

Drawing Sheet Administrative Use Only

Date	Revision
10/11/2018	Planning Submittal
10/01/2021	2nd Planning Submittal
07/20/2024	Planning Submittal



**ROI CHECKLIST EXHIBIT**

Job No.: None  
Scale: see details  
Drawn:  
Checked:

Sheet Number:

**LC-107**

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Landscape Concept Plans- 07/20/2024