DEPARTMENT OF
CITY PLANNING

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(213) 978-1300

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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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DEPUTY DIRECTOR

Decision Date: June 20, 2024
Appeal End Date: July 5, 2024

Applicant/Owner
Tham Sy
313 El Bonito Avenue
Glendale, CA 91204

Representative
John Wang
Tritech Engineering Associates, Inc.
135 N. San Gabriel Boulevard
San Gabriel, CA 91775

Case No.	AA-2023-3919-PMLA-SL-HCA
CEQA:	ENV-2023-3921-CE
Address:	3120 West Atwater Avenue Los Angeles, CA 90039
Council District:	13 – Soto-Martinez
Neighborhood Council:	Atwater Village
Community Plan Area:	Northeast Los Angeles
Land Use Designation:	Low Medium II Residential
Zone:	[Q]RD2-1-RIO
Legal Description:	Tract TR 4689; Block J; Lot 5

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15315 (Class 15) and Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2 applies, and approves Parcel Map No. AA-2023-3919-PMLA-SL-HCA, located at 3120 West Atwater Avenue, for a maximum **three (3) small lots**, pursuant to the LAMC Section 12.22 C,27, as shown on map stamp-dated June 8, 2023, in the Northeast Los Angeles Community Plan. This unit density is based on the RD2-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency **denies** the request for the waiver of the following improvement to the public right-of-way along Atwater Avenue adjoining the subdivision: Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway.

The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider

shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS
Any questions regarding these conditions should be directed to Julia Li, Land Development Group, located at 201 N. Figueroa Street, Suite 290, Phone number: (213) 808-8917.

1. That if this parcel map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.

2. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185462" satisfactory to the City Engineer.

3. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.

4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.

5. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

6. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

7. That all pedestrian common access easements be shown on the final map.

8. In the event that AA-2018-3728-PMLA is still valid then it shall be received and filed with the Department of City Planning prior to the recordation of the final map; or evidence shall be provided to the City Engineer showing that the parcel map AA-2018-3728-PMLA has expired.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION
Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

9. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval letters dated *October 26, 2023*, *Log No. 128029* and *October 22, 2018, Log No. 104063-02*, attached to the case file for Parcel Map No. AA-2023-3919-PMLA-SL-HCA.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION
An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or

helen.nguyen@lacity.org to schedule an appointment.

10. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

    a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

    b. Provide dimensions for the property lines of each lot after the street dedication. The minimum lot width shall be 18 feet. Revise the Map to show dimensions.

    c. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.

    Notes:

    No parking space can back up onto a street when the driveway is serving more than two dwelling. Comply with the above requirement at the time of Plan Check or obtain City Planning Approval.

    Backup space for parking space with less than 27'-4" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

    This property is located in a Liquefaction Zone.

    This property is located in the ZI-2358 River Implementation Overlay District (RIO).

    A covenant shall be recorded to specify all easements such as reciprocal private easement for common access driveway, pedestrian access, drainage, and utility easements on the subject site.

    Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

    The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

DEPARTMENT OF TRANSPORTATION
Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213)972-8482 for any questions regarding the following.

11. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

12. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

    a. Submit plot plans for Fire Department approval and review prior to recordation of Small Lot subdivision.

    b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

    c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

    d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req #75).

    e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

    f. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

    g. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

    h. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

    i. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

    j. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

    k. Site plans shall include all overhead utility lines adjacent to the site.

    l. Any roof elevation changes in excess of 3 feet may require the installation of ships

ladders.

m. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

n. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

o. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

q. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

DEPARTMENT OF WATER AND POWER

13. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

14. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

15. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated July 27, 2023. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 or rap.parkfees@lacity.org for any questions or comments, at your convenience.

17. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

Removal of Native Protected Trees and Shrubs and street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of Native Protected Trees and Shrubs and street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

18. STREET TREES

a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing streets to allow for growth and planting of larger stature street trees. The includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.

c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at (213) 847-3077 for tree removal permit information.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. Limit the proposed development to a maximum of three (3) small lots.

b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2023-3919-PMLA-SL-HCA shall not be issued until after the final map has been recorded.

c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Parking for Accessory Dwelling Units shall be consistent with Municipal Code and State regulations.

d. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27:

(i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front (North)	Rear (South)	Side (East)	Side (West)
A	15’	3’3”	10’	5’6”
B	3’3”	2’6”	10’	5’6”
C	2’6”	10’	5’6”	5’6”

(ii) The Common Access Driveway may have a minimum width of ten (10) feet clear-to-sky.

e. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone wall, decorative masonry wall, or wooden fence shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

f. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2023-3920-SLD. In the event the Advisory Agency modifies Parcel Map No. AA-2023-3919-PMLA-SL-HCA in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency, for inclusion in the case file, and prior to the issuance of a building permit.

g. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

h. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

i. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, of if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal

proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

20. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.

21. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS

SL-1. That approval of this parcel map constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the

submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

(1) No street lighting improvement if no street widening per BOE improvement conditions. Otherwise, remove and reinstall 50’ of existing conduit behind new curb and gutter on Atwater Ave.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.

(i) a) Improve Atwater Avenue adjoining the subdivision by the construction of the following:

(1) An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.

(2) Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway.

(3) Any necessary removal and reconstruction of existing improvements.

(4) The necessary transitions to join the existing improvements.

b) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Advisory Agency determined that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315 (Class

15) and Section 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2023-3919-PMLA-SL-HCA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Northeast Los Angeles Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD2 and RD1.5 Zones as the corresponding zones. The project site is zoned [Q]RD2-1-RIO, which is consistent with the land use designation. The site is subject to Qualified “Q” Conditions contained within Ordinance No. 183,145, which authorizes the establishment of the River Improvement Overlay (RIO) Districts and River Design Guidelines for designated areas adjacent to the City’s waterways. The project site has approximately 7,425 square feet of lot area, which would permit a maximum of three (3) dwelling units. As shown on the parcel map, the Project proposes to subdivide the project site into three (3) small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone. Parcel A will have one single-family dwelling unit, Parcels B and C will each have one single-family dwelling unit with an attached Accessory Dwelling Unit (ADU).

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the parcel map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and/or pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C,27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C,27 and is consistent with the applicable General

Plan.

(b) THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned [Q]RD2-1-RIO, the zone would permit a maximum of three (3) small lots on the approximately 7,425 square-foot site. As the map is proposed for a three (3) small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-way for vehicular access.

The applicant requested a waiver of the following improvement to the public right-of-way along Atwater Avenue adjoining the subdivision: Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway. Under the Mobility Plan 2035, Atwater Avenue is a Local Street-Standard with a designated 36-foot wide roadway or a half roadway width of 18 feet. Currently, Atwater Avenue has a half roadway width of less than 18 feet. During public testimony provided at the public hearing on May 8, 2024, several residents who live nearby on Atwater Avenue stated that both sides of the street are often parked with cars, narrowing the roadway width, and a wider street would help improve safety. A designated half roadway width of 18 feet per the Mobility Plan would additionally help improve access for emergency vehicles. The Bureau of Engineering affirmed its original conditions, including the street widening, consistent with the standards of the Mobility Plan. Subsequent to the hearing, the Bureau of Engineering provided a feasible design regarding the driveway and suitable surfacing. Therefore, the waiver of the improvement and widening the half-roadway width to 18 feet along the project site on Atwater Avenue is not necessary for the proposed subdivision and as such the Advisory Agency denied the request.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Atwater Avenue, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA). Additionally, the Bureau of Street Lighting has required the removal and reinstallation of 50 feet of existing conduit behind the new curb and gutter on Atwater Ave. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The project site is a rectangular-shaped 7,425 square-foot lot with frontage along Atwater Avenue. The Project includes the demolition of an existing single-family dwelling and one (1) detached garage and the construction, use and maintenance of three (3) small-lot dwellings on three lots, A, B, and C. Lot A will have one (1) single-family dwelling unit. Lot B will one have (1) single-family dwelling unit with an attached Accessory Dwelling Unit. Lot C will have (1) single-family dwelling unit with an attached Accessory Dwelling Unit. Each will have a maximum height of 41 feet, 6 inches.

The project site is located within 0.6 km (0.4 miles) from the Hollywood Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a very high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. However, the site is located within a liquefaction zone and will be required to comply with all applicable regulations as it pertains to development within a liquefaction zone. Prior to the issuance of any permits, the Project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Per the Geology and Soils Report Approval Letter dated October 26, 2023, Log # 128029, the parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The project site consists of approximately 7,425 square feet of land and is developed with a single-family dwelling and a detached garage. The Project proposes to construct three (3) small lot dwelling units, which would be four (4) stories with a maximum height of 41 feet, 6 inches. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of three (3) dwelling units and a height of 45 feet. Per the Geology and Soils Report Approval Letter dated October 26, 2023, Log #128029, the parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the Project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed parcel map is physically suitable for the proposed density of the development.

(e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is currently developed with an existing single-family and a detached garage. The structures will be demolished prior to construction of the new dwelling units. There are no protected trees on the project site or within the public right-of-way adjacent to the project site. The applicant proposes to remove two (2) on-site non-protected trees. The surrounding

area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

(f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Atwater Avenue, which is a public street. The project site consists of a parcel identified as Lot No. 5 of Tract 4689 and is identified by the Assessor Parcel Map No. 5436020006. The applicant requested a waiver of the following improvement to the public right-of-way along Atwater Avenue adjoining the subdivision: Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway. Under the Mobility Plan 2035, Atwater Avenue is a Local Street-Standard with a designated 36-foot wide roadway or a half roadway width of 18 feet. Currently, Atwater Avenue has a half roadway width of less than 18 feet. During public testimony provided at the public hearing on May 8, 2024, several residents who live nearby on Atwater Avenue stated that both sides of the street are often parked with cars, narrowing the roadway width, and a wider street would help improve safety. A designated half roadway width of 18 feet per the Mobility Plan would additionally help improve access for emergency vehicles. The Bureau of Engineering affirmed its original conditions, including the street widening, consistent with the standards of the Mobility Plan. Subsequent to the May 8 hearing, the Bureau of Engineering provided a feasible design regarding the driveway and suitable surfacing. Therefore, the waiver of the improvement and widening the half-roadway width to 18 feet along the project site on Atwater Avenue is not necessary for the proposed subdivision and as such the Advisory Agency denied the request.

While the Project will provide a private easement for common/vehicular access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2023-3919-PMLA-SL-HCA.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05 N of the Los Angeles Municipal Code (LAMC).

APPEAL PERIOD – EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (https://planning.lacity.org/oas) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at http://planning.lacity.org/development-services/forms. Public offices are located at:

Metro DSC (213) 482-7077 201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org	Van Nuys DSC (818) 374-5050 6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org	West Los Angeles DSC (CURRENTLY CLOSED) (310) 231-2901 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.

QR Code to Online Appeal Filing

QR Code to Forms for In-Person Appeal Filing

QR Code to BuildLA Appointment Portal for Condition Clearance

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
Advisory Agency

Vanessa Soto, AICP
Deputy Advisory Agency

VS:LL

Small Lots Buildings

Parcel A SFD = 3120 3/4 W ATWATER AVE

LADBS - 21010-10000-05410 (RTI)

Parcel B SFD = 3120 ATWATER AVE
Parcel B ADU = 3120 1/2 W ATWATER AVE
LADBS - 21010-10000-05411 (RTI)

Parcel C SFD = 3118 W ATWATER AVE
Parcel C ADU = 3118 1/2 W ATWATER AVE
LADBS - 21010-10000-05412 (RTI)

- 3 Units with 2 attached ADU
- Garage parking + 2 Exterior parking spaces
- 4 stories residential + Roof deck
- Los Angeles, CA 90039, USA

PROJECT DIRECTORY

OWNER:

Tham Sy
313 El Bonito Ave
Glendale, CA 91204
TEL: (626) 502-7737
EMAIL: thamsy@gmail.com

DESIGNER:

LUMX Inc
2527 LEE AVENUE
SOUTH EL MONTE 91733
TEL. 626-376-8922

STRUCTURAL:

BWU Consultants, Inc
1168 N. San Gabriel Blvd., #N
Rosemead, CA 91770
TEL: (626) 288-0708
EMAIL: bwuconsultants@gmail.com

T-24:

PERFECT DESIGN AND INVESTMENT, INC.
2416 WEST VALLEY BLVD.
ALHAMBRA, CA 91803
TEL. 626.289.8808

CONTRACTOR:

Ping An Construction Development Services LLC
18223 Sentono Street Rowland Heights, CA 91748
TEL: (626) 628-8886

DEFERRED APPROVALS

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS ON ALL DESIGN/ BUILD ITEMS.

1. FIRE ALARM SYSTEM
2. FIRE-SPRINKLER SYSTEM
3. MECHANICAL
4. ELECTRICAL
5. PLUMBING
6. NFPA-13R

APPLICABLE CODES

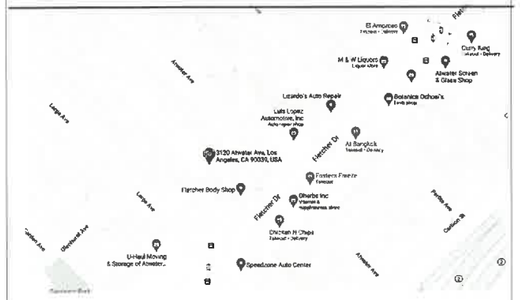
PROJECT SHALL COMPLY WITH:

2020 CALIFORNIA BUILDING CODE (CBC)
2020 CALIFORNIA ELECTRICAL CODE (CEC)
2020 CALIFORNIA MECHANICAL CODE (CMC)
2020 CALIFORNIA PLUMBING CODE (CPC)
2020 CALIFORNIA ENERGY CODE (CENG)
2020 TITLE 24, 2010 CALIFORNIA ENERGY CODE
2020 CALIFORNIA RESIDENTIAL CODE (CRC)
2020 (LABC) FOR 4-LEVEL BUILDING

NOTE TO CONTRACTOR

PRODUCT SPECIFICATIONS ARE A PART OF THIS PLAN SET, AND MUST BE REVIEWED DURING BIDDING. THESE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE PLAN, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF DESIGNER PRIOR TO BID SUBMITTAL. SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH PLANS, SPECS, AND SITE CONDITIONS. CLAIMS FOR MATERIALS AND LABOR SUBSEQUENT TO THE BID WILL NOT BE RECOGNIZED FOR LACK OF PROPER REVIEW OF PLANS, SPECS, AND SITE.

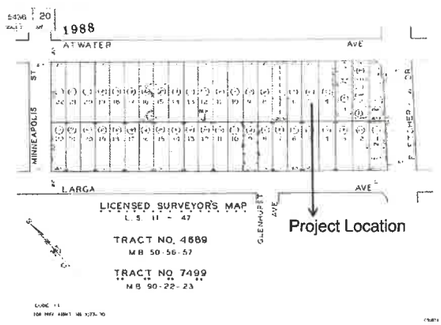
VICINITY MAP



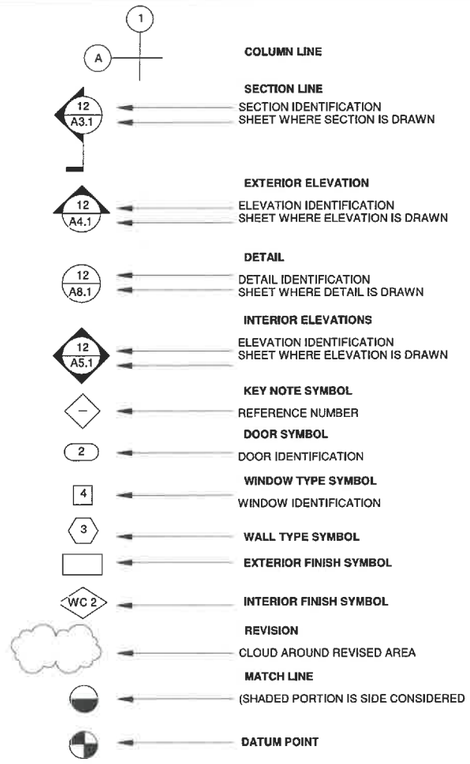
PROJECT DATA

PROJECT ADDRESS:	3120 ATWATER AVE LOS ANGELES, CA 90039
APN:	5436020006
LOT SIZE:	7,425 (sq ft)
THOMAS BROTHERS GRID:	PAGE 594 - GRID F2
THOMAS BROTHERS GRID:	PAGE 594 - GRID F3
LEGAL DESCRIPTION:	TRACT NO 4689 LOT 5 BLK J
ZONING:	[Q]RD2-1-RIO
MAP REFERENCE:	M B 50-56/57
BLOCK:	J
MAPSHEET:	151-5A211 153B209
OCCUPANCY GROUP:	R3
CONSTRUCTION TYPE:	TYPE V-B (4 STORIES)
SPRINKLER:	SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13R. NOTE: THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALL.
DESCRIPTION OF WORK:	DEMOLISH EXISTING SINGLE FAMILY RESIDENENCE AND BUILT (3) NEW FOUR STORY BUILDING WITH TWO ATTACHED ADU
UNITS:	3 WITH 2 ATTACHED ADUS
BUILDING HEIGHT:	41'6" MAX. HT
PARKING:	REQUIRED= 6 / PROVIDED = 8 6 for SFDs 2 for ADUs
FAR:	11615/7425 = 1.56

ASSESORS MAP



SYMBOL



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A02	Site Plan Existing & Proposed
A03	Proposed Site Plan Coverage
A04	Plans - Building A (Single Family)
A05	Plans - Building B1 & B2
A06	Plans - Building C1 & C2
A07	Roof Plan
A08	Elevations - NW & SE
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A12	Open Space Plan
A13	Building Sections
A14	Building Sections

EXHIBIT "A"
Page No. 1 of 24
Case No. ADM-2023-3920-SLD

LUMX Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE,
LOS ANGELES, CA 90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA 91733

THIS MAP WAS PREPARED BY:
HSHING-LUNG (FRANK) LIN, PLS
TEL: 760-717-3456

Revisions:

No	Date	Description

Tham Sy

Title Sheet and Project Info

3120 Atwater Ave

A01

Scale 12" = 1'-0"

SITE PLAN NOTES:

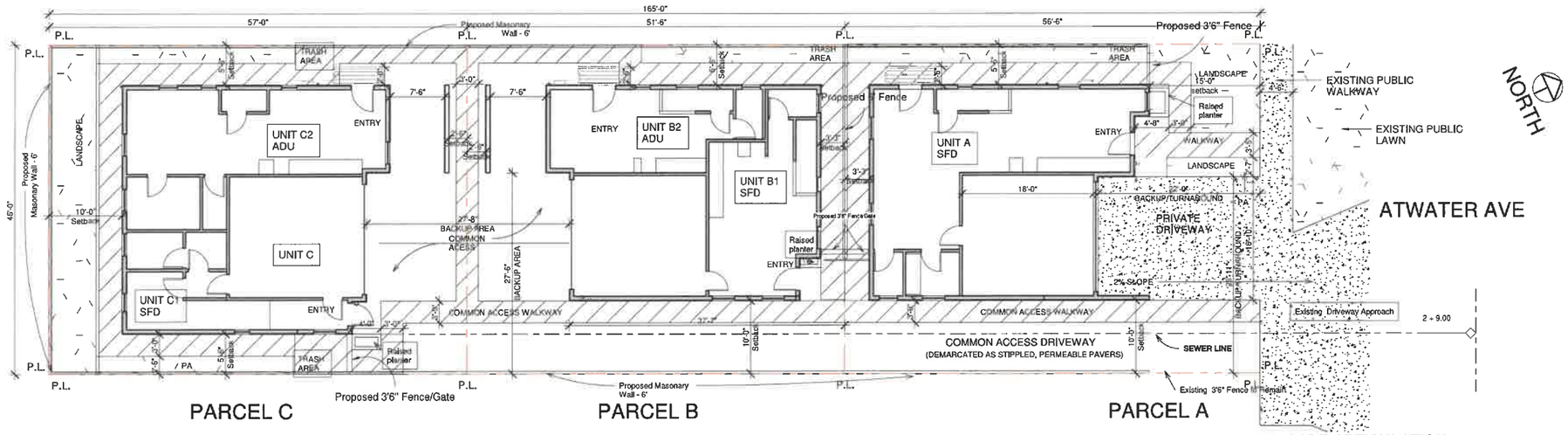
1. **DIMENSIONS:** ALL SITE DIMENSIONS ARE TO PROPERTY LINE, ALL BUILDING DIMENSIONS ARE TO FACE OF STUD, OR FACE OF CONCERTE UNLESS NOTED OTHERWISE
2. **LOT LAYOUT:** PROPERTY LINES SHALL BE LAID OUT ACCORDING TO THE TRACT MAP
3. **TRASH AREA:** ALL LOTS CONTAIN TRASH AREA AS MARKED ON THE SITE PLAN
4. **LANDSCAPE:** SEE SITE LANDSCAPE PLAN

Lot Setback Summary

Lot	Front Yard	East Yard	West Yard	Rear Yard	Lot Size	Lot Coverage
Parcel A	15'	10'	5' 6"	3' 3"S	2542.5 SF	1128.4 SF (44.4%)
Parcel B	3' 3"	10'	5' 6"	2' 6"	2317.5 SF	1149.6 SF (49.6%)
Parcel C	2' 6"	5' 6"	5' 6"	10'	2565 SF	1265.6 SF (49.3%)

PRIMARY ENTRYWAYS

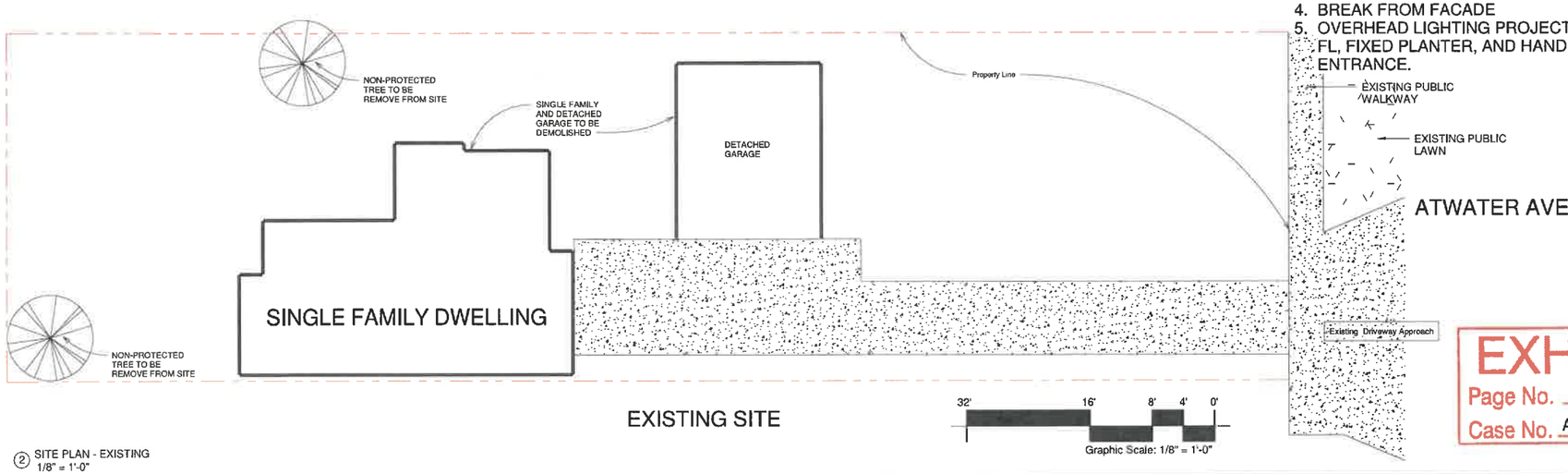
1. ENTRYWAY RECESSED FROM BUILDING FACADE
   PARCEL A - 2'
   PARCEL B - 3'
   PARCEL C - 2'
2. ALL PRIMARY DOORWAY RECESSED 3" FROM BUILDING FACADE
3. DISTINGUISH FRONT DOOR
   PARCEL A - OVERHEAD BALCONY PROJECT 3' & FIXED PLANTER
   PARCEL B & C - OVERHEAD CONER WINDOWS
4. ALL PRIMARY DOORWAYS HAVE DOOR WITH WINDOW
5. ONE(1) STEP RAISED LANDING FROM WALKWAY
6. ALL PRIMARY ENTRY LANDING USE WOOD LANDING



1 SITE PLAN - PROPOSED
1/8" = 1'-0"

FACADE ARTICULATION

1. EXTERNAL WALL USE WOOD VEENER, AND CEMENT BOARD SIDING
2. BALCONY ON SECOND FLOOR
3. ALL WINDOWS RECESSED 3" FROM BUILDING
4. BREAK FROM FACADE
5. OVERHEAD LIGHTING PROJECTING FROM SECOND FL, FIXED PLANTER, AND HANDRAILS BY PRIMARY ENTRANCE.



2 SITE PLAN - EXISTING
1/8" = 1'-0"

EXHIBIT "A"
Page No. 2 of 24
Case No. ADM-2023-3920-SLD

LUMX Inc

OWNER & APPLICANT:
THAM SY
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LOS ANGELES, CA
90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA
91733

THIS MAP WAS PREPARED BY:
HSHING-LUNG
(FRANK) LIN, PLS
TEL: 760-717-3456

Revisions:

No	Date	Description

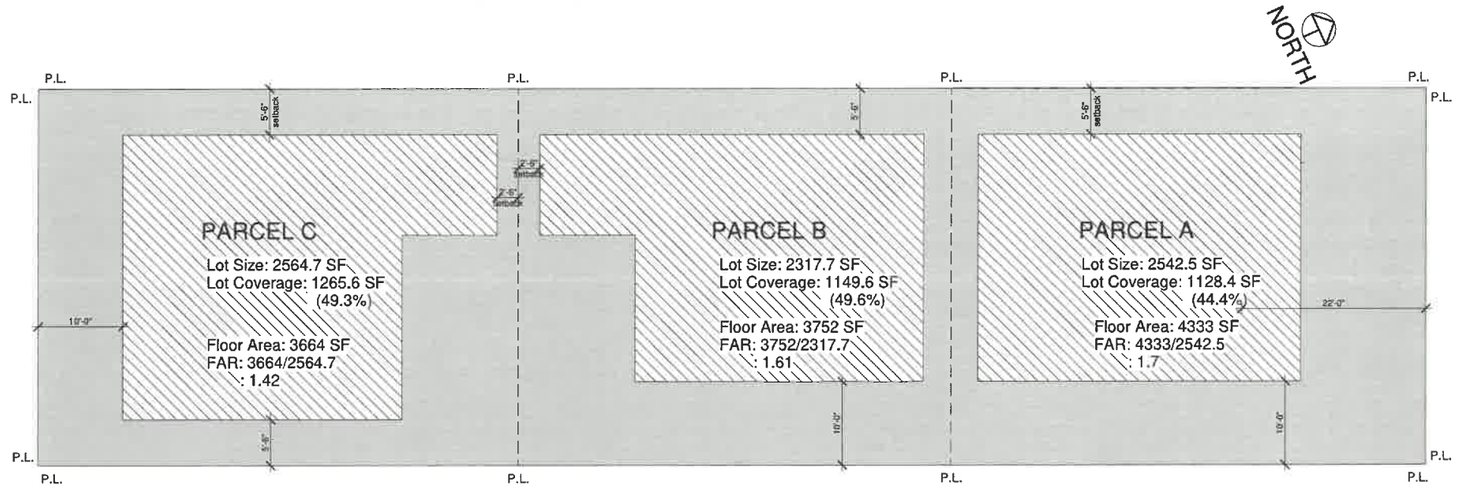
Tham Sy

Site Plan Existing & Proposed

3120 Atwater Ave

A02

Scale 1/8" = 1'-0"



② SITE PLAN - PROPOSED Lot Coverage
1/8" = 1'-0"

Lot Setback Summary

Lot	Front Yard	East Yard	West Yard	Rear Yard	Lot Size	Lot Coverage
Parcel A	15'	10'	5' 6"	3' 3"S	2542.5 SF	1128.4 SF (44.4%)
Parcel B	3' 3"	10'	5' 6"	2' 6"	2317.5 SF	1149.6 SF (49.6%)
Parcel C	2' 6"	5' 6"	5' 6"	10'	2565 SF	1265.6 SF (49.3%)

EXHIBIT "A"
Page No. 3 of 24
Case No. ADM-2023-3920-SLD

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LOS ANGELES, CA
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TEL: 760-717-3456

Revisions:

No	Date	Description

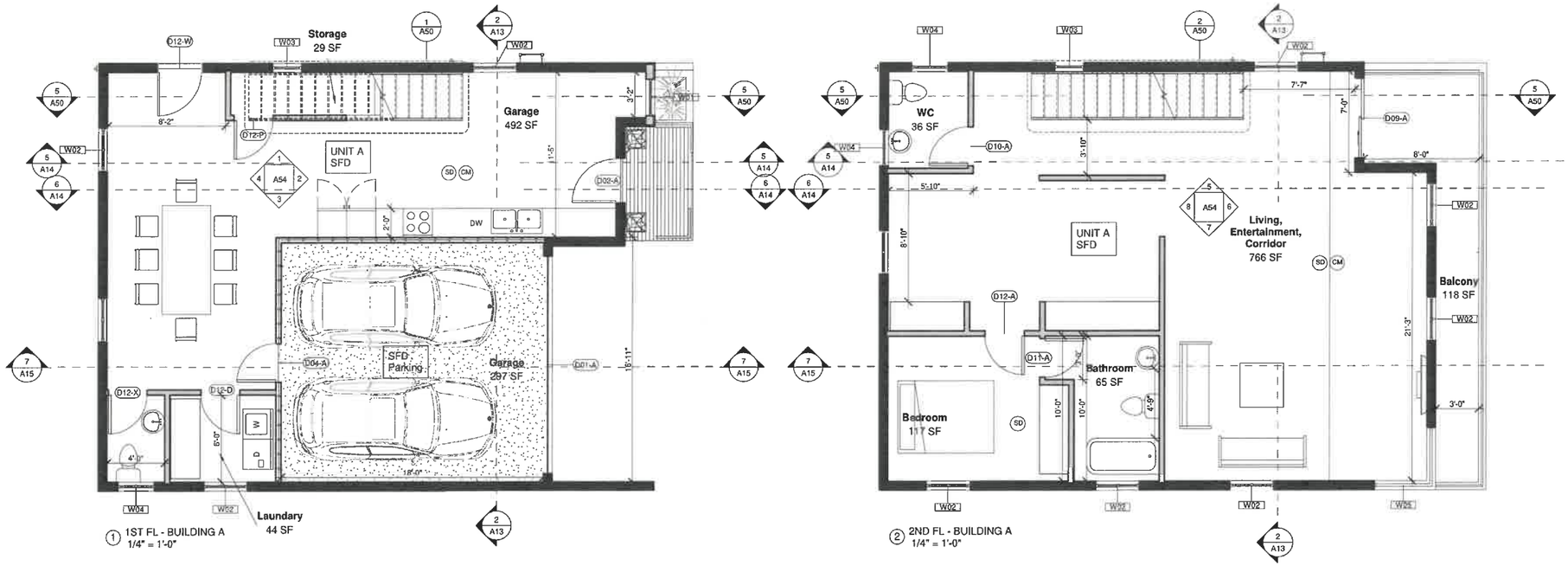
Tham Sy

Proposed Site Plan Coverage

3120 Atwater Ave

A03

Scale 1/8" = 1'-0"



1 1ST FL - BUILDING A
1/4" = 1'-0"

2 2ND FL - BUILDING A
1/4" = 1'-0"

3 3RD FL - BUILDING A
1/4" = 1'-0"

4 4TH FLOOR - BUILDING A
1/4" = 1'-0"

EXHIBIT "A"
Page No. 4 of 24
Case No. ADM-2023-3920-SLD

LUMX
Inc

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91733

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HSHING-LUNG
(FRANK) LIN, PLS
TEL: 760-717-3456

Revisions:

No	Date	Description

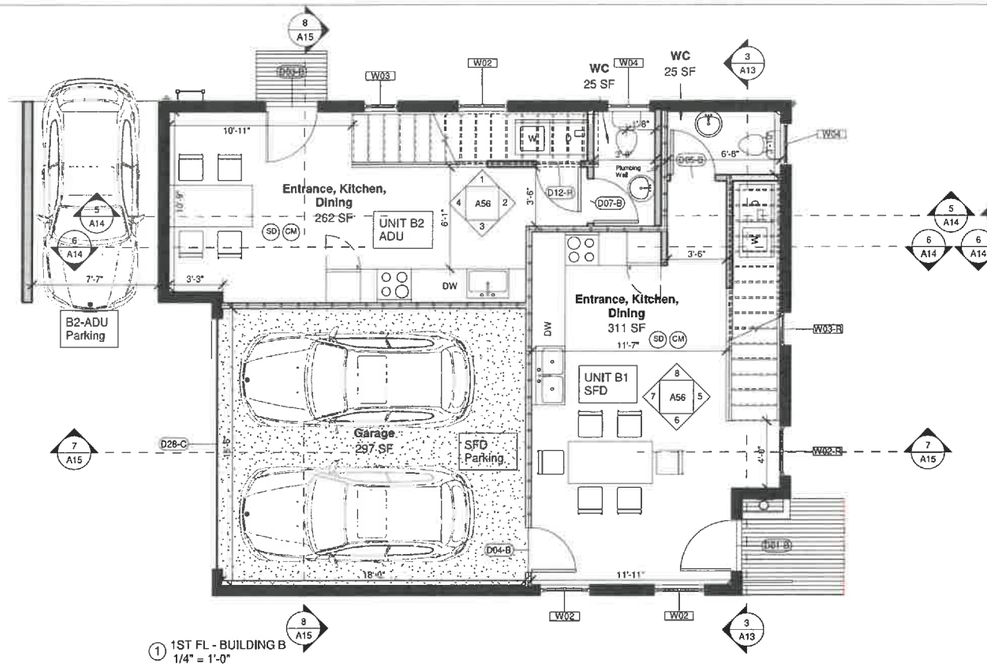
Tham Sy

Plans - Building A (Single Family)

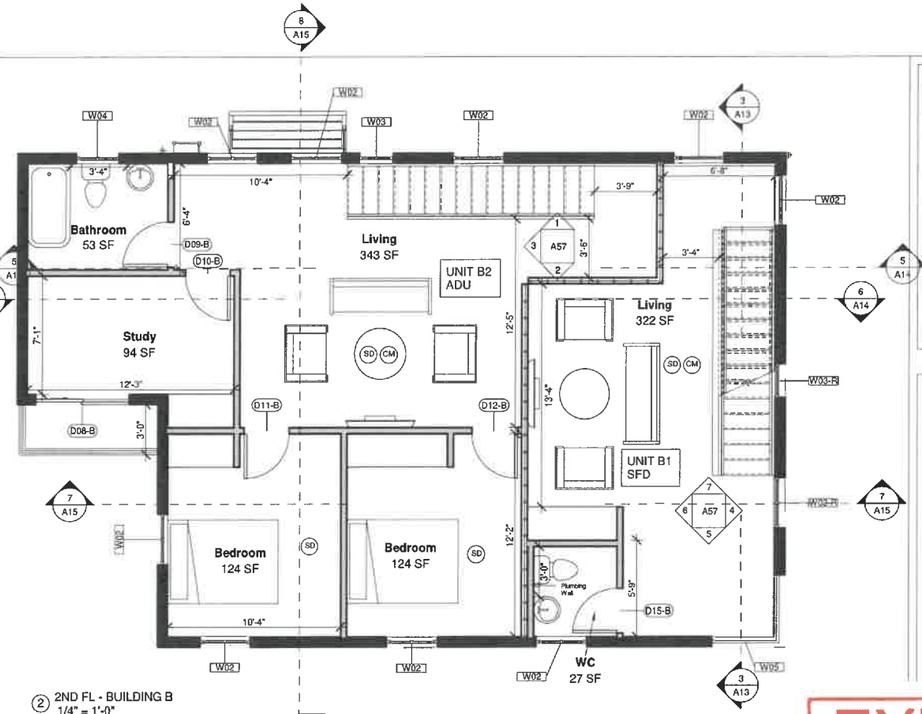
3120 Atwater Ave

A04

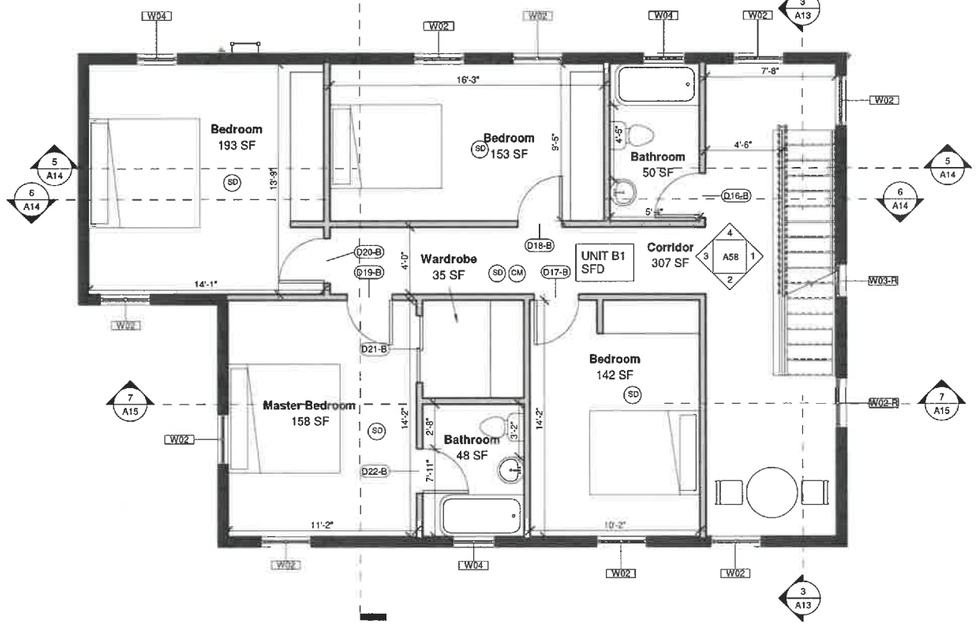
Scale 1/4" = 1'-0"



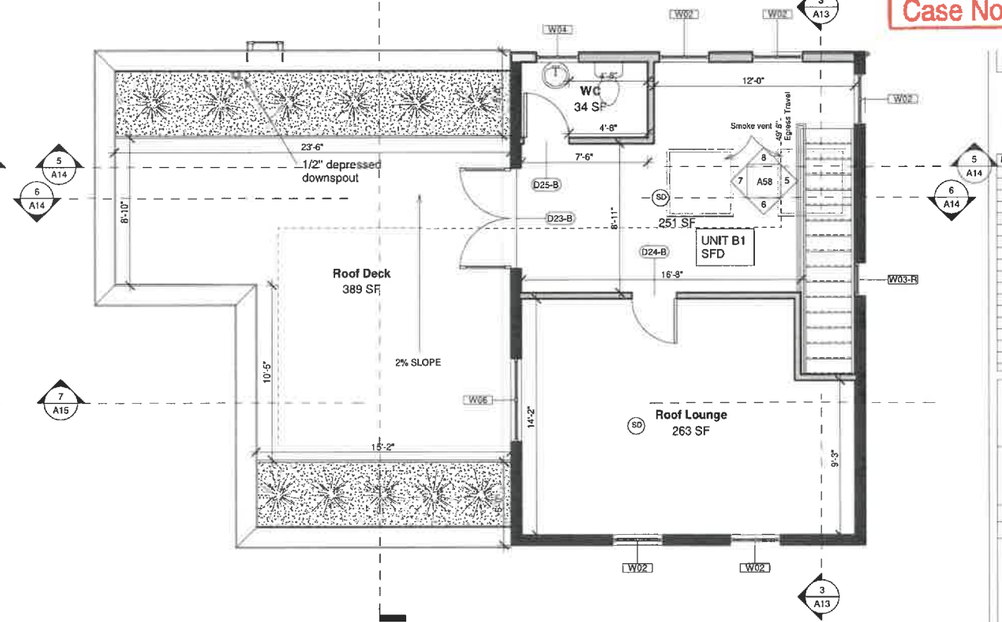
1 1ST FL - BUILDING B
1/4" = 1'-0"



2 2ND FL - BUILDING B
1/4" = 1'-0"



3 3RD FL - BUILDING B
1/4" = 1'-0"



4 4TH FLOOR - BUILDING B
1/4" = 1'-0"

LUMX
Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE,
LOS ANGELES, CA
90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA
91733

EXHIBIT "A"
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Revisions:

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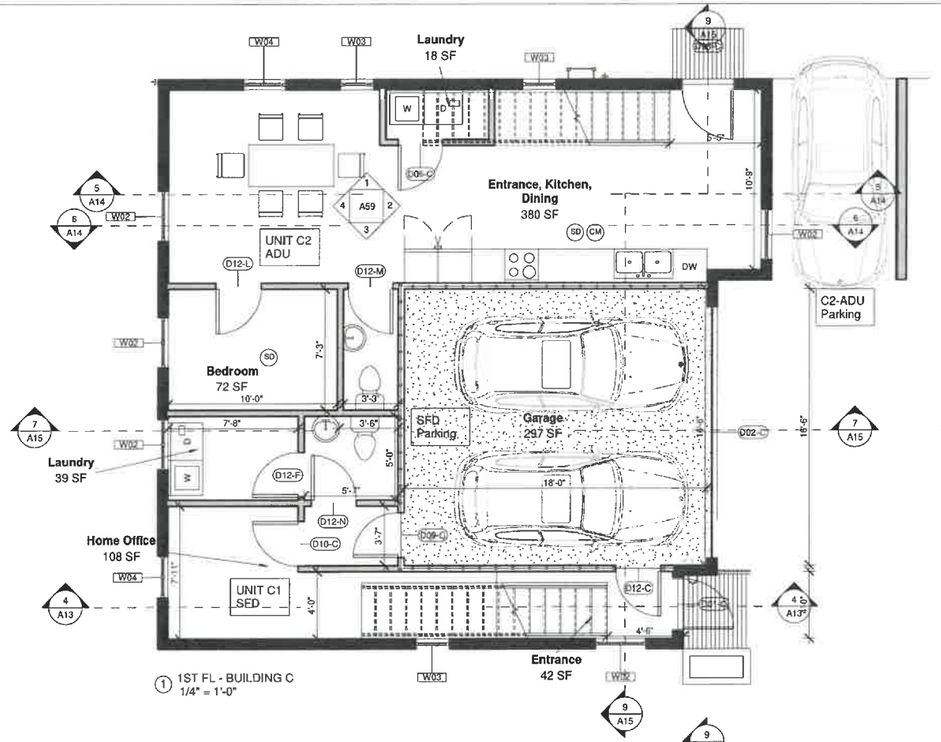
Tham Sy

Plans - Building B1 & B2

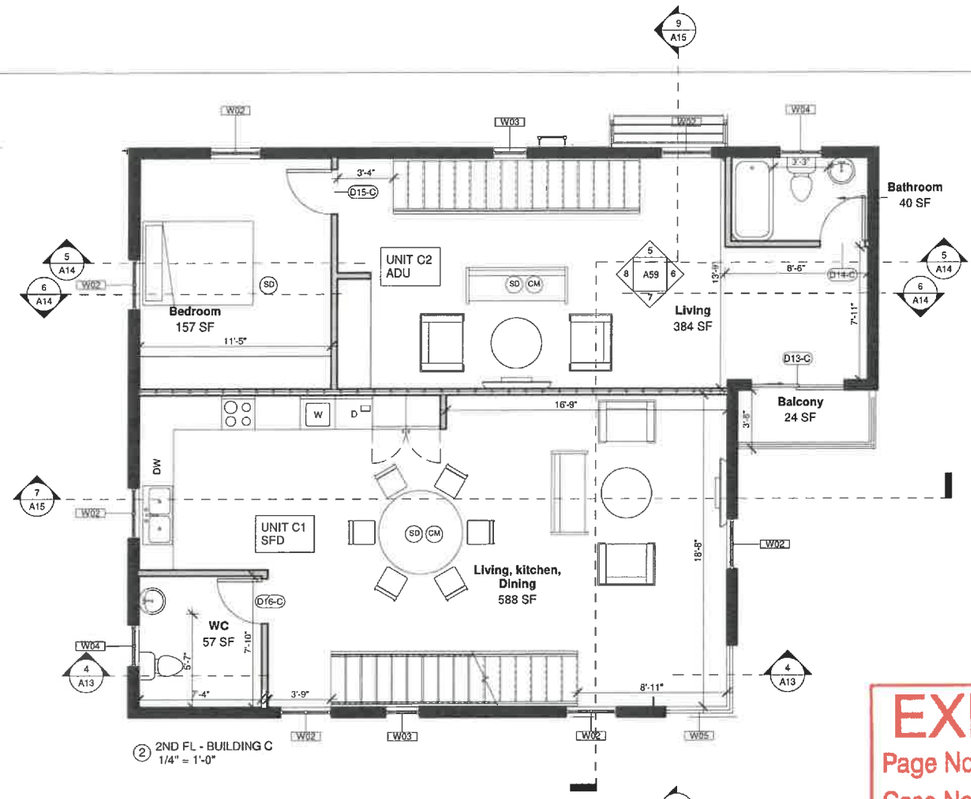
3120 Atwater Ave

A05

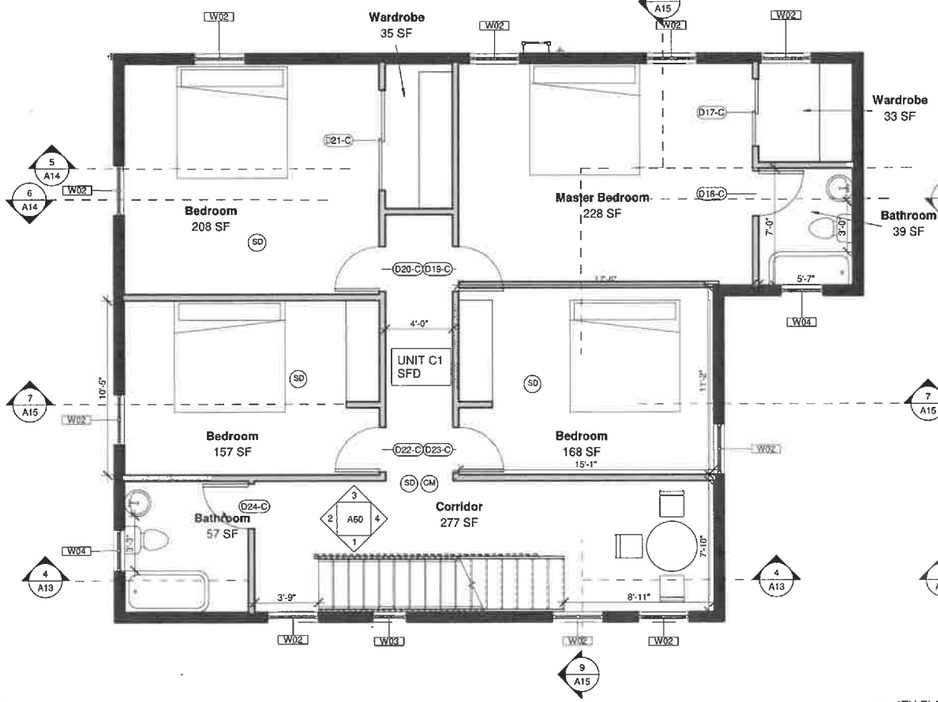
Scale 1/4" = 1'-0"



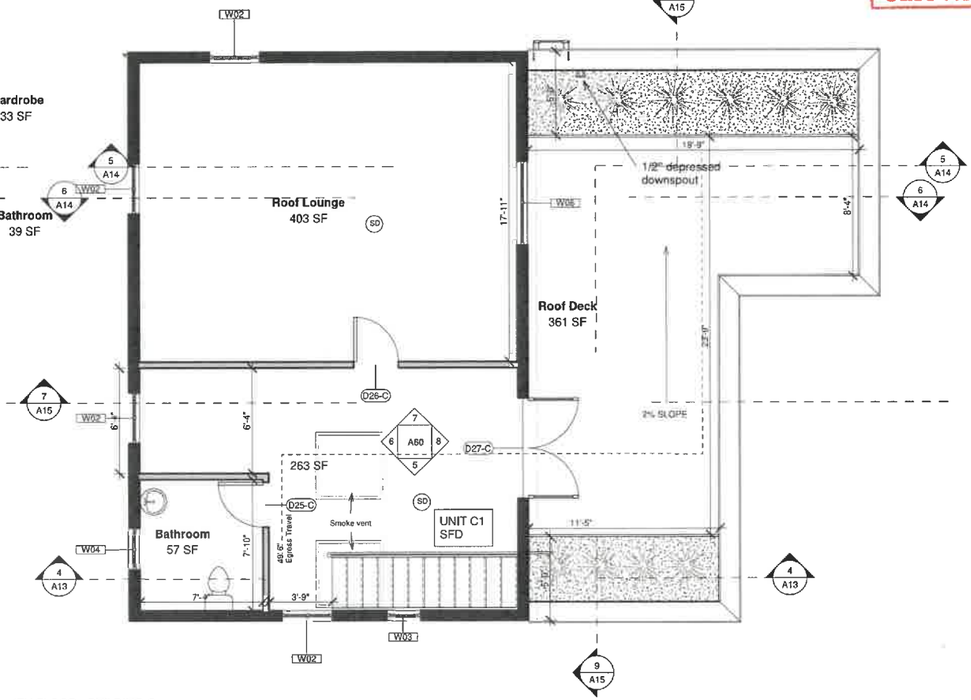
1 1ST FL - BUILDING C
1/4" = 1'-0"



2 2ND FL - BUILDING C
1/4" = 1'-0"



3 3RD FL - BUILDING C
1/4" = 1'-0"



4 4TH FLOOR - BUILDING C
1/4" = 1'-0"

LUMX
Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE,
LOS ANGELES, CA
90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA
91733

EXHIBIT "A"
Page No. 6 of 24
Case No. ADM-2023-3920-SLD

Revisions:

No	Date	Description

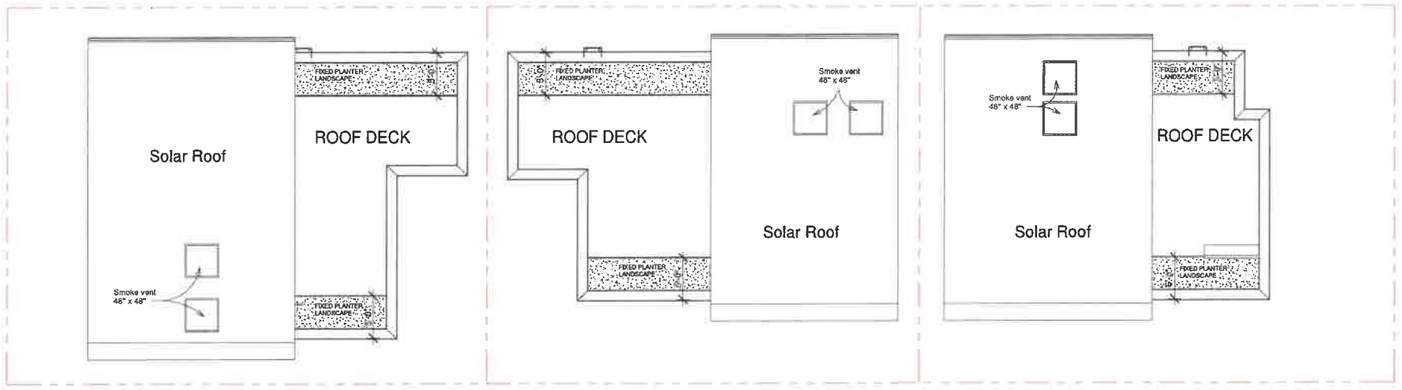
Tham Sy

Plans - Building C1 & C2

3120 Atwater Ave

A06

Scale 1/4" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"

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Case No. ADM-2023-3920-SLD

LUMX
Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE,
LOS ANGELES, CA
90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA
91733

THIS MAP WAS PREPARED BY:
HSHING-LUNG
(FRANK) LIN, PLS
TEL: 760-717-3456

Revisions:

No	Date	Description

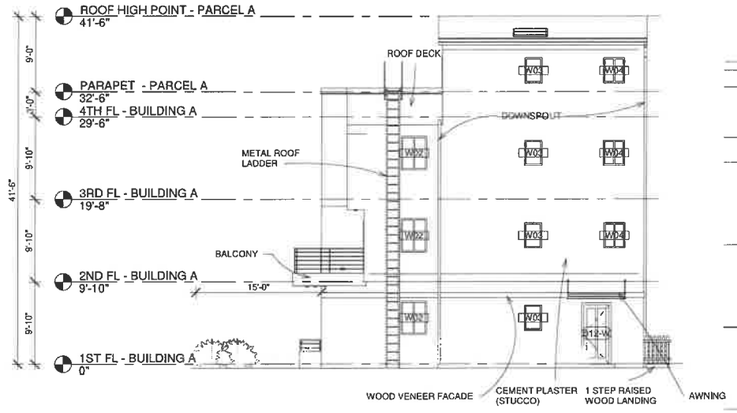
Tham Sy

Roof Plan

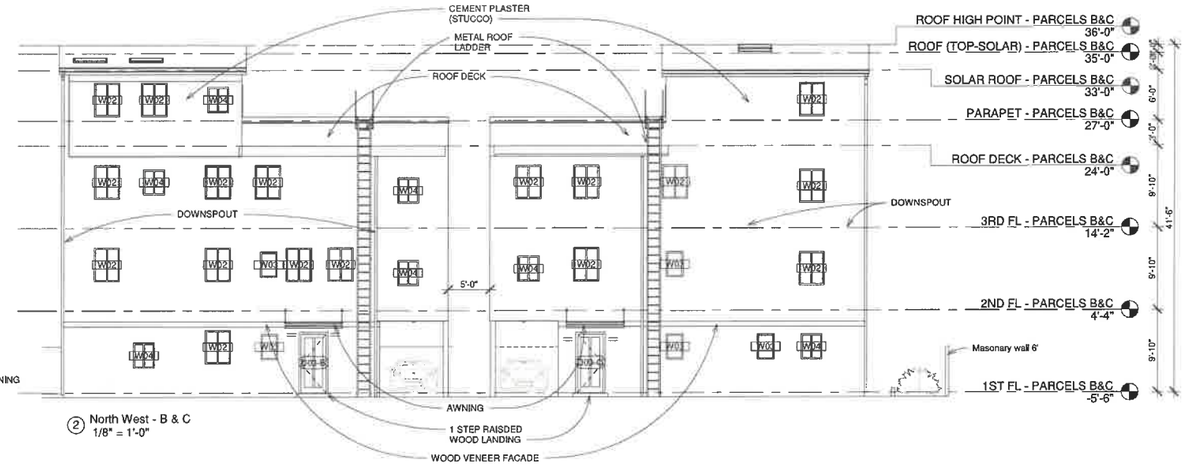
3120 Atwater Ave

A07

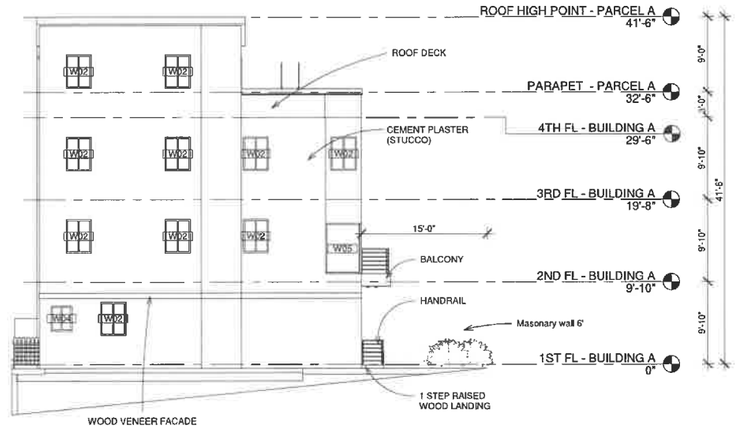
Scale 1/8" = 1'-0"



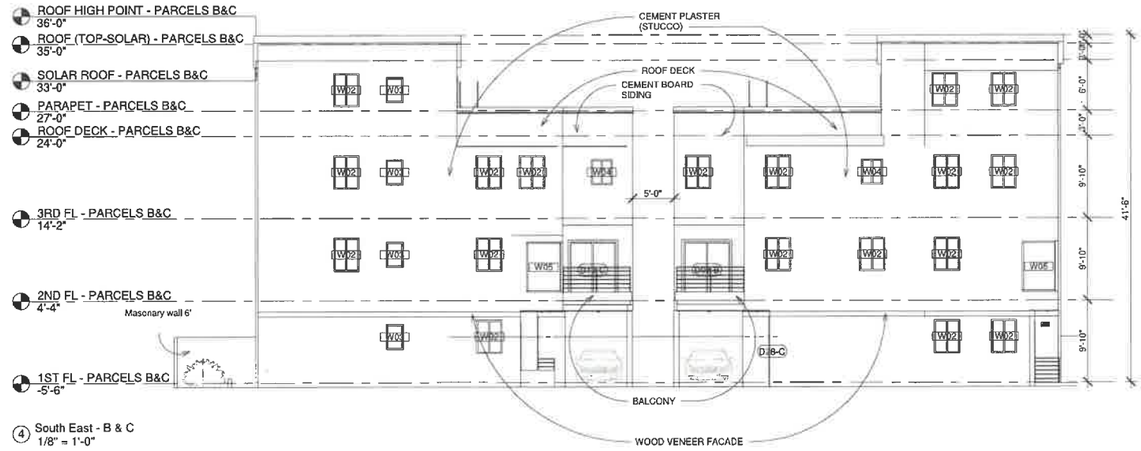
① North West - A
1/8" = 1'-0"



② North West - B & C
1/8" = 1'-0"



③ South East - A
1/8" = 1'-0"



④ South East - B & C
1/8" = 1'-0"

FACADE ARTICULATION
1. EXTERNAL WALL USE WOOD VEENER, AND CEMENT BOARD SIDING
2. BALCONY ON SECOND FLOOR
3. ALL WINDOWS RECESSED 3" FROM BUILDING
4. BREAK FROM FACADE
5. OVERHEAD LIGHTING PROJECTING FROM SECOND FL, FIXED PLANTER, AND HANDRAILS BY PRIMARY ENTRANCE.

EXHIBIT "A"
Page No. 8 of 24
Case No. ADM-2023-3920-SLD

LUMX Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE, LOS ANGELES, CA 90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA 91733

THIS MAP WAS PREPARED BY:
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TEL: 760-717-3456

Revisions:

No	Date	Description

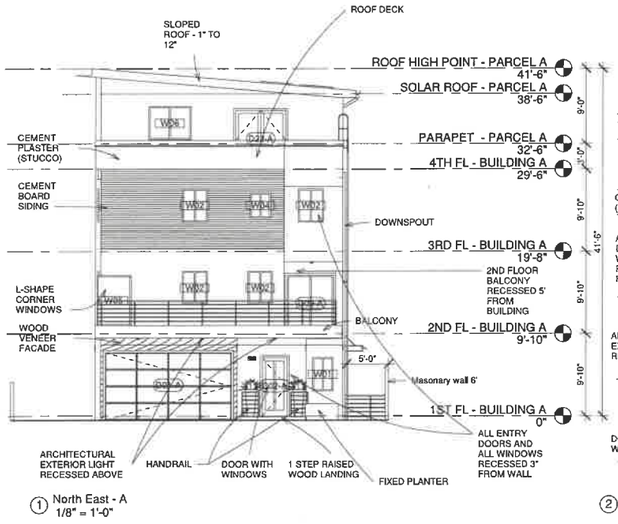
Tham Sy

Elevations - NW & SE

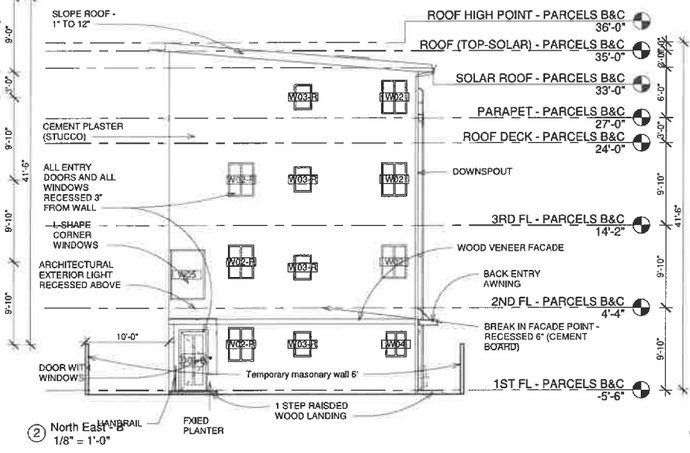
3120 Atwater Ave

A08

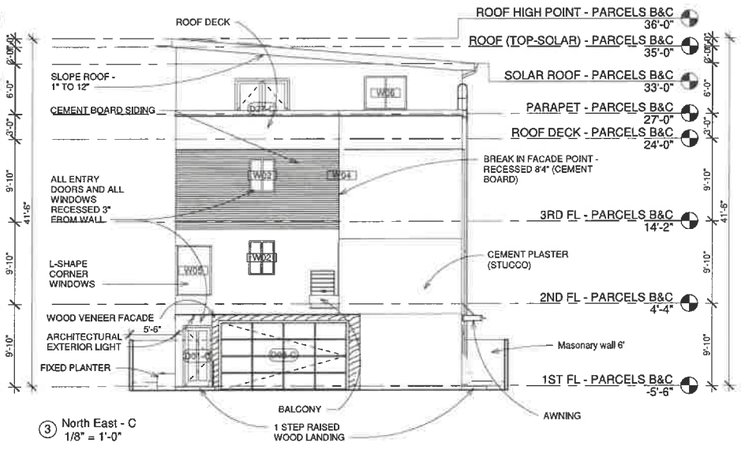
Scale 1/8" = 1'-0"



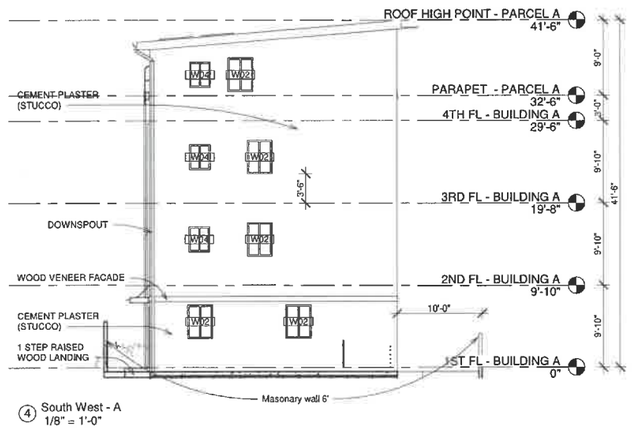
① North East - A
1/8" = 1'-0"



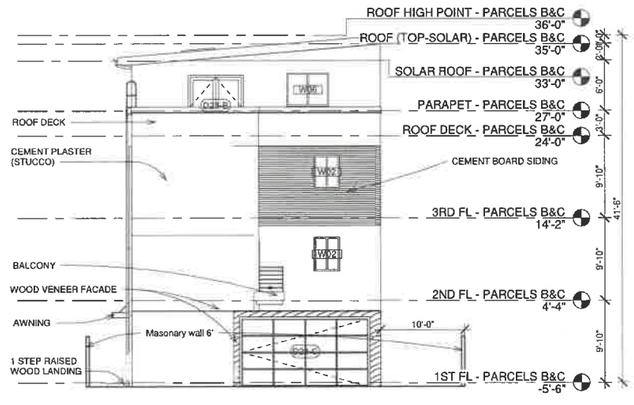
② North East - B
1/8" = 1'-0"



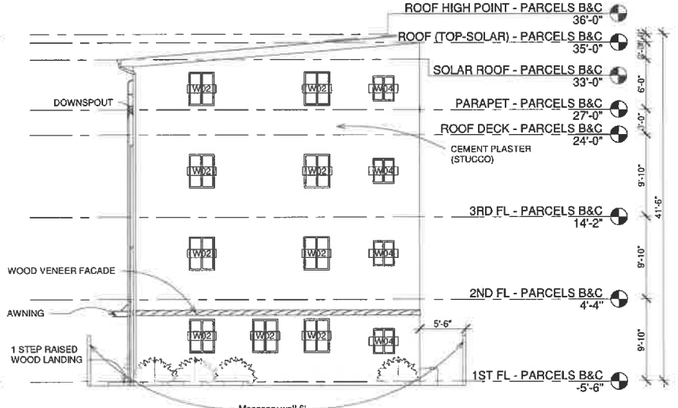
③ North East - C
1/8" = 1'-0"



④ South West - A
1/8" = 1'-0"



⑤ South West - B
1/8" = 1'-0"



⑥ South West - C
1/8" = 1'-0"

FACADE ARTICULATION

1. EXTERNAL WALL USE WOOD VEENER, AND CEMENT BOARD SIDING
2. BALCONY ON SECOND FLOOR
3. ALL WINDOWS RECESSED 3" FROM BUILDING
4. BREAK FROM FACADE
5. OVERHEAD LIGHTING PROJECTING FROM SECOND FL, FIXED PLANTER, AND HANDRAILS BY PRIMARY ENTRANCE.

EXHIBIT "A"
Page No. 9 of 24
Case No. ADM-2023-3920-SLD

LUMX Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE, LOS ANGELES, CA 90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA 91733

THIS MAP WAS PREPARED BY:
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Revisions:

No	Date	Description

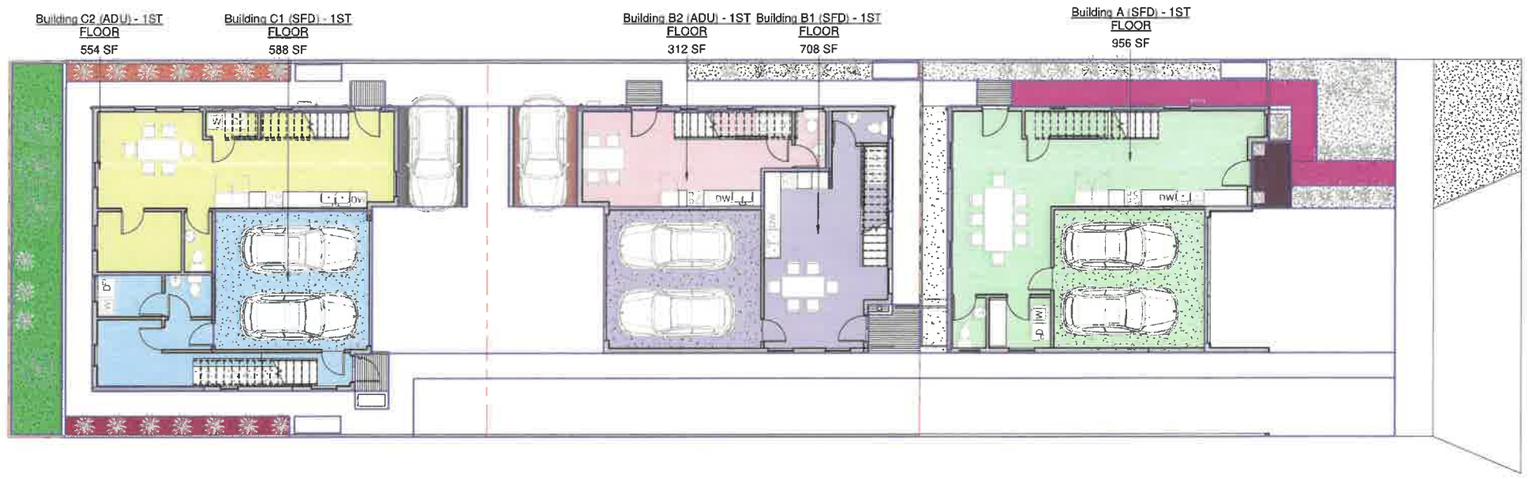
Tham Sy

Elevations - NE & SW

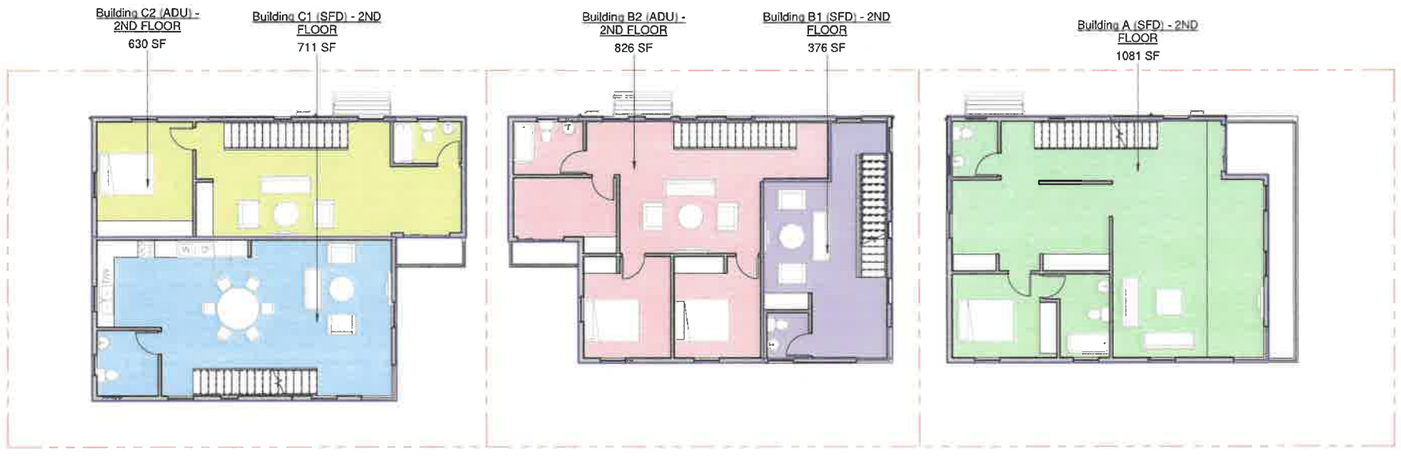
3120 Atwater Ave

A09

Scale 1/8" = 1'-0"



1 1ST FLOOR
1/8" = 1'-0"



2 2ND FLOOR
1/8" = 1'-0"

Area Schedule (Building A-SFD)	
Name	Area
Building A (SFD) - 1ST FLOOR	956 SF
Building A (SFD) - 2ND FLOOR	1081 SF
Building A (SFD) - 3RD FLOOR	1094 SF
Building A (SFD) - 4TH FLOOR	696 SF
Total Area:: 4	3827 SF

Area Schedule (Building B1-SFD)	
Name	Area
Building B1 (SFD) - 1ST FLOOR	708 SF
Building B1 (SFD) - 2ND FLOOR	376 SF
Building B1 (SFD) - 3RD FLOOR	1211 SF
Building B1 (SFD) - 4TH FLOOR	616 SF
Total Area:: 4	2911 SF

Area Schedule (Building B2-ADU)	
Name	Area
Building B2 (ADU) - 1ST FLOOR	312 SF
Building B2 (ADU) - 2ND FLOOR	826 SF
Total Area:: 2	1138 SF

Area Schedule (Building C1-SFD)	
Name	Area
Building C1 (SFD) - 1ST FLOOR	588 SF
Building C1 (SFD) - 2ND FLOOR	711 SF
Building C1 (SFD) - 3RD FLOOR	1341 SF
Building C1 (SFD) - 4TH FLOOR	807 SF
Total Area:: 4	3446 SF

Area Schedule (Building C2-ADU)	
Name	Area
Building C2 (ADU) - 1ST FLOOR	554 SF
Building C2 (ADU) - 2ND FLOOR	630 SF
Total Area:: 2	1184 SF

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Case No. ADM-2023-3920-SLD

LUMX Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE, LOS ANGELES, CA 90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA 91733

THIS MAP WAS PREPARED BY:
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Revisions:

No	Date	Description

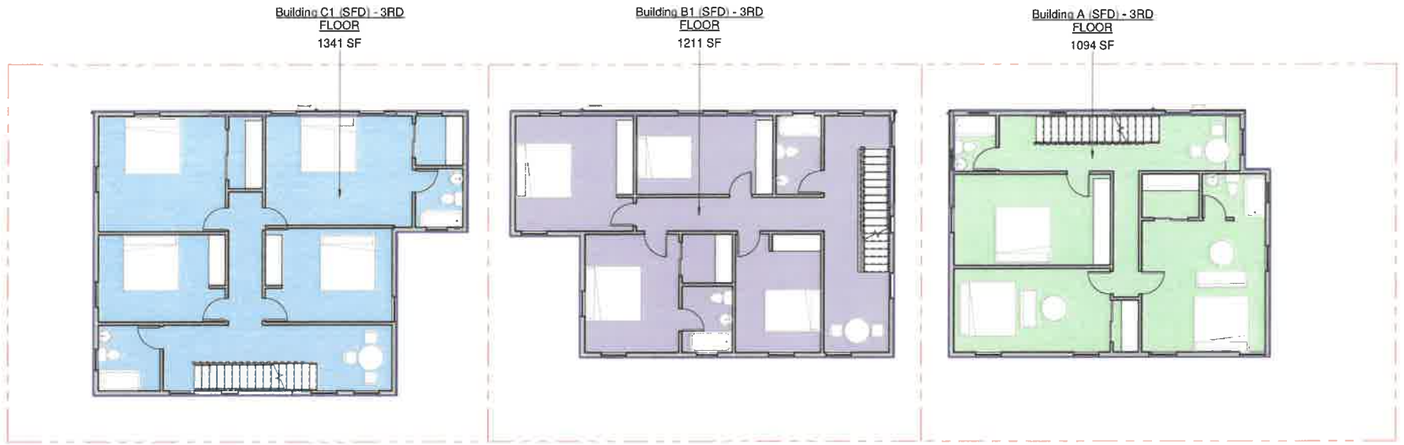
Tham Sy

Area Plans

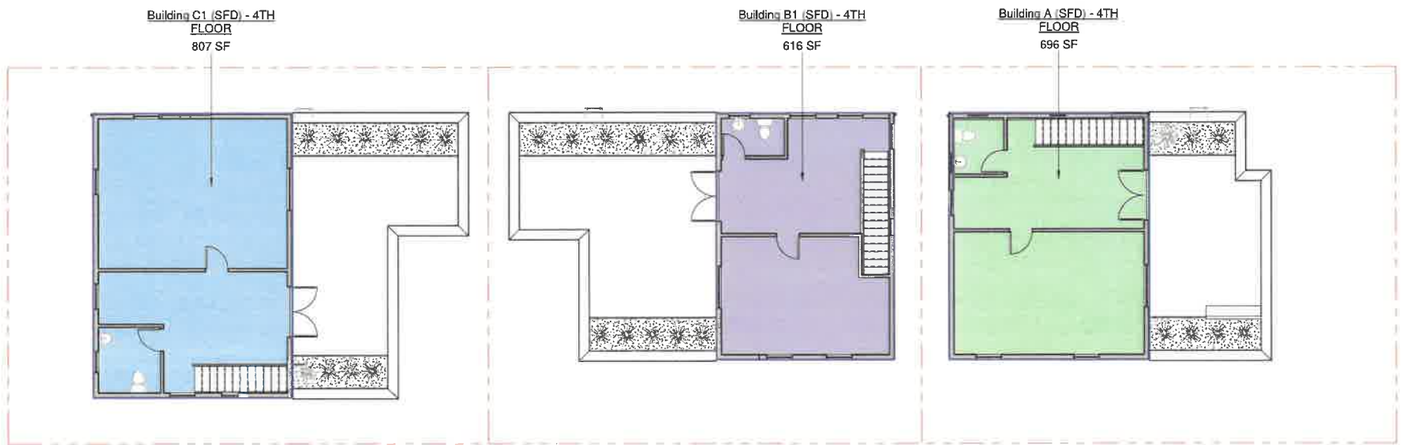
3120 Atwater Ave

A10

Scale 1/8" = 1'-0"



① 3RD FLOOR
1/8" = 1'-0"



② ROOF DECK
1/8" = 1'-0"

Area Schedule (Building A-SFD)	
Name	Area
Building A (SFD) - 1ST FLOOR	956 SF
Building A (SFD) - 2ND FLOOR	1081 SF
Building A (SFD) - 3RD FLOOR	1094 SF
Building A (SFD) - 4TH FLOOR	696 SF
Total Area:: 4	3827 SF

Area Schedule (Building B1-SFD)	
Name	Area
Building B1 (SFD) - 1ST FLOOR	708 SF
Building B1 (SFD) - 2ND FLOOR	376 SF
Building B1 (SFD) - 3RD FLOOR	1211 SF
Building B1 (SFD) - 4TH FLOOR	616 SF
Total Area:: 4	2911 SF

Area Schedule (Building B2-ADU)	
Name	Area
Building B2 (ADU) - 1ST FLOOR	312 SF
Building B2 (ADU) - 2ND FLOOR	826 SF
Total Area:: 2	1138 SF

Area Schedule (Building C1-SFD)	
Name	Area
Building C1 (SFD) - 1ST FLOOR	588 SF
Building C1 (SFD) - 2ND FLOOR	711 SF
Building C1 (SFD) - 3RD FLOOR	1341 SF
Building C1 (SFD) - 4TH FLOOR	807 SF
Total Area:: 4	3446 SF

Area Schedule (Building C2-ADU)	
Name	Area
Building C2 (ADU) - 1ST FLOOR	554 SF
Building C2 (ADU) - 2ND FLOOR	630 SF
Total Area:: 2	1184 SF

EXHIBIT "A"
Page No. 11 of 24
Case No. ADM-2023-3920-SLD

LUMX Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE, LOS ANGELES, CA 90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA 91733

THIS MAP WAS PREPARED BY:
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TEL: 760-717-3456

Revisions:

No	Date	Description

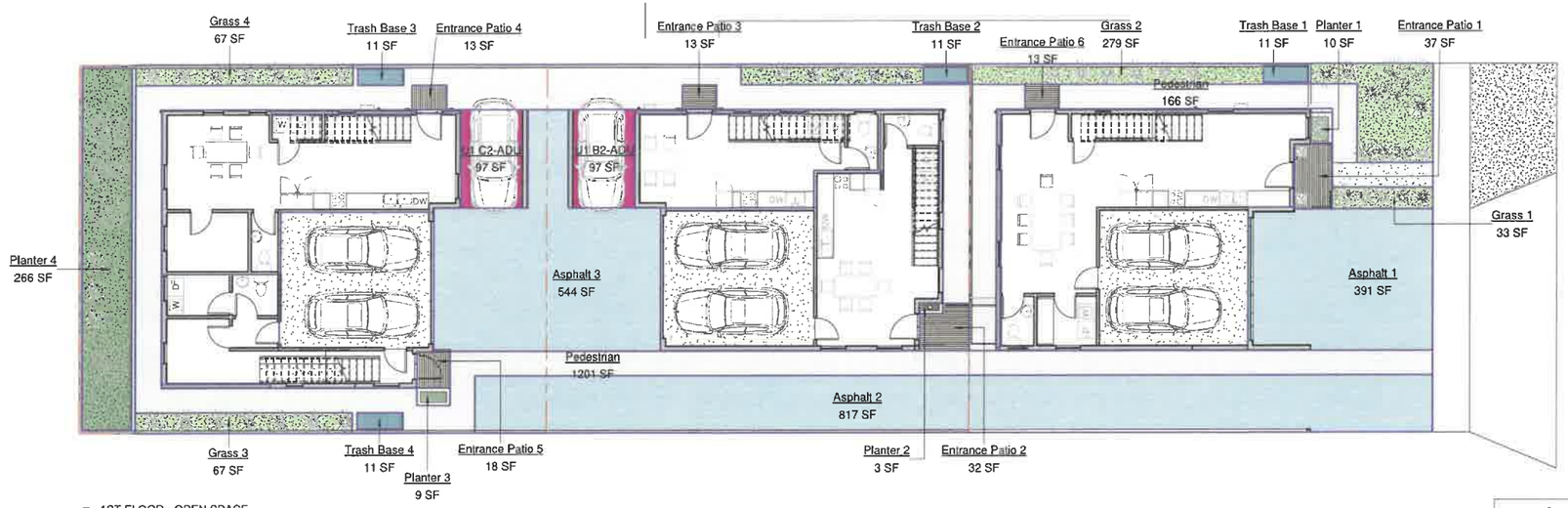
Tham Sy

Area Plans

3120 Atwater Ave

A11

Scale 1/8" = 1'-0"



1 1ST FLOOR - OPEN SPACE
1/8" = 1'-0"

Open Space Area Legend

- Asphalt
- Entrance Patio
- Grass
- Pedestrian
- Planter
- Trash Base
- U1 Occupancy

Open Space Schedule	
Name	Area
Asphalt	
Asphalt 1	391 SF
Asphalt 2	817 SF
Asphalt 3	544 SF
Asphalt	1752 SF
Entrance Patio	
Entrance Patio 1	Not Placed
Entrance Patio 2	32 SF
Entrance Patio 3	13 SF
Entrance Patio 4	13 SF
Entrance Patio 5	18 SF
Entrance Patio 6	13 SF
Entrance Patio 1	37 SF
Entrance Patio	124 SF
Grass	
Grass 1	33 SF
Grass 2	279 SF
Grass 3	67 SF
Grass 4	67 SF
Grass	445 SF
Pedestrian	
Pedestrian	1201 SF
Pedestrian	166 SF
Pedestrian	1367 SF
Planter	
Planter 1	10 SF
Planter 2	3 SF
Planter 3	9 SF
Planter 4	266 SF
Planter	288 SF
Trash Base	
Trash Base 1	11 SF
Trash Base 2	11 SF
Trash Base 3	11 SF
Trash Base 4	11 SF
Trash Base	44 SF
U1 Occupancy	
U1 C2-ADU	97 SF
U1 B2-ADU	97 SF
U1 Occupancy	195 SF
Total Area:	4214 SF

EXHIBIT "A"
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Case No. ADM-2023-3920-SLD

LUMX
Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE,
LOS ANGELES, CA
90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA
91733

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(FRANK) LIN, PLS
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Revisions:

No	Date	Description

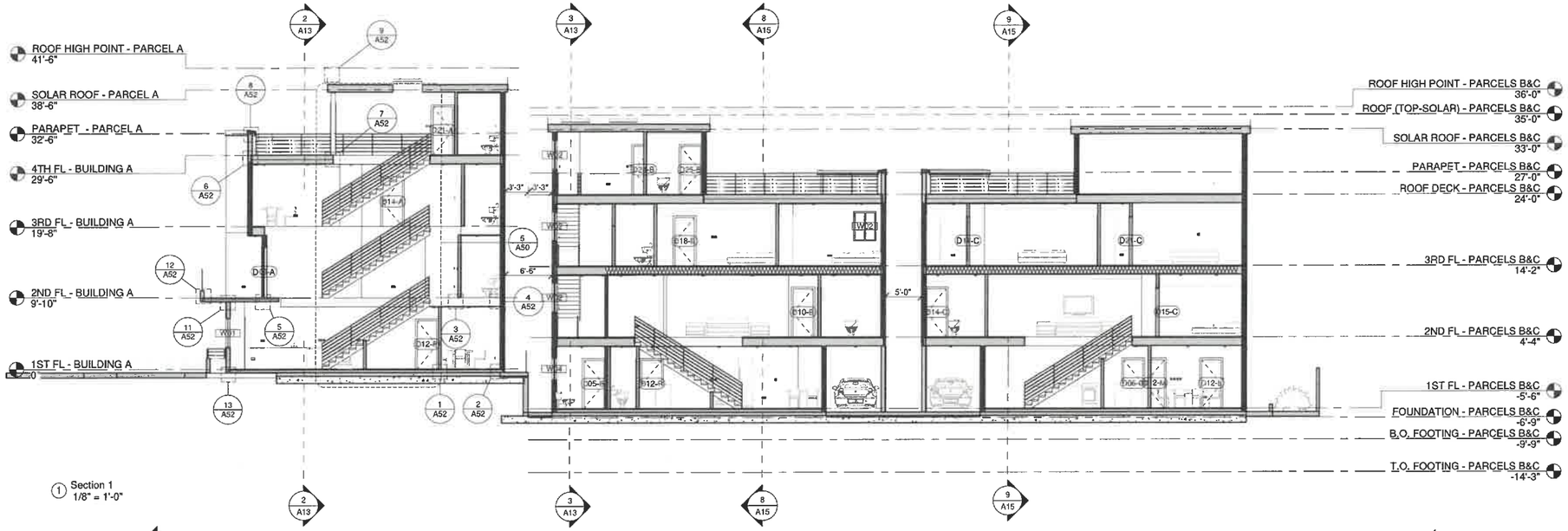
Tham Sy

Open Space Plan

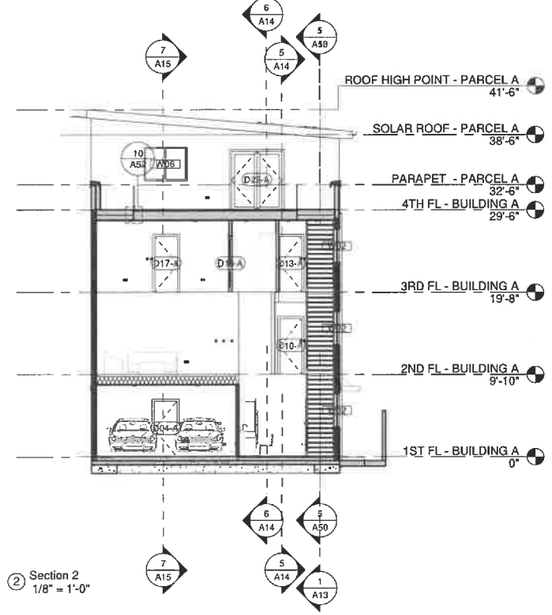
3120 Atwater Ave

A12

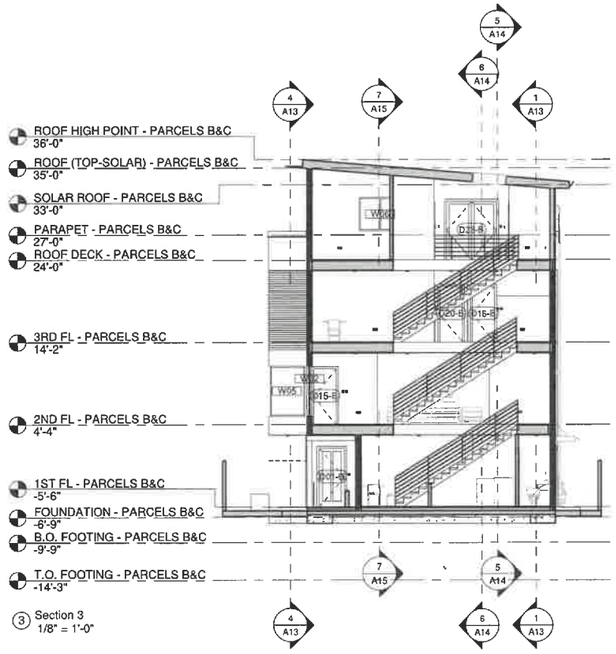
Scale 1/8" = 1'-0"



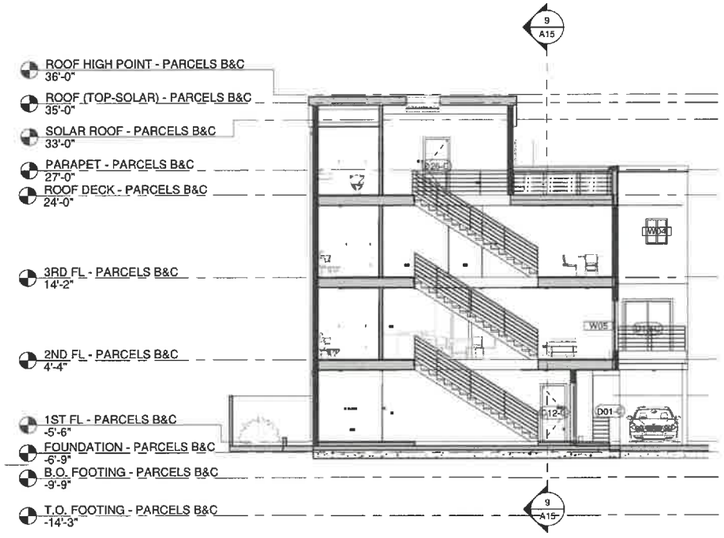
1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



3 Section 3
1/8" = 1'-0"



4 Section 4
1/8" = 1'-0"

KEYNOTES

EXTERIOR WALL - 2X STUD WALL WITH INSULATION, PLYWOOD SHEATHING PER STRUCTURAL PLANS

2X STUD INTERIOR WALLS -SEE WALL TYPES

1 HR FIRE RATE WALL - STC 50 SOUND RATED PER PJBC 2011-069 SEE A AND 5 ON SHEET A48

DENOTES DOOR SYMBOL, REFER TO DOOR SCHEDULE ,SHEET A43

DENOTES WINDOW SYMBOL, REFER TO WINDOW SCHEDULE ,SHEET A44

1-HR RATED WALL 1 STC 50 SOUND RATED PER PJBC 2011-069 see A AND 4 ON SHEET A48

EXHIBIT "A"
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Case No. ADM-2023-3920-SLD

LUMX Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE,
LOS ANGELES, CA
90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA
91733

THIS MAP WAS PREPARED BY:
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(FRANK) LIN, PLS
TEL: 760-717-3456

Revisions:

No	Date	Description

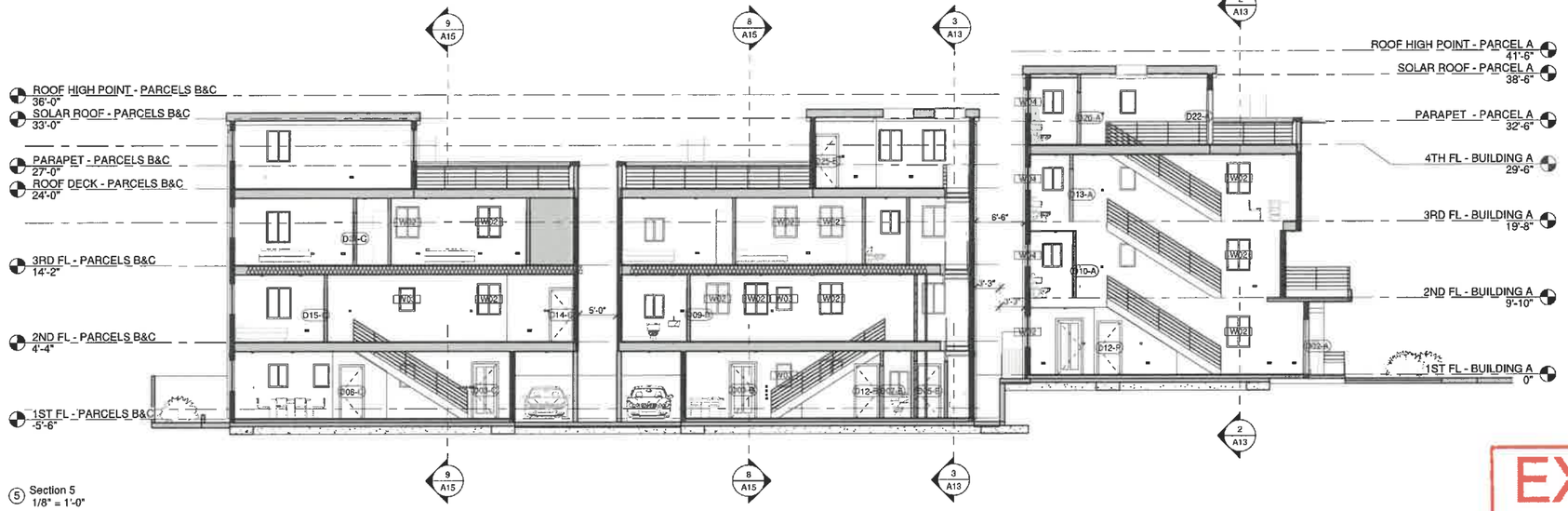
Tham Sy

Building Sections

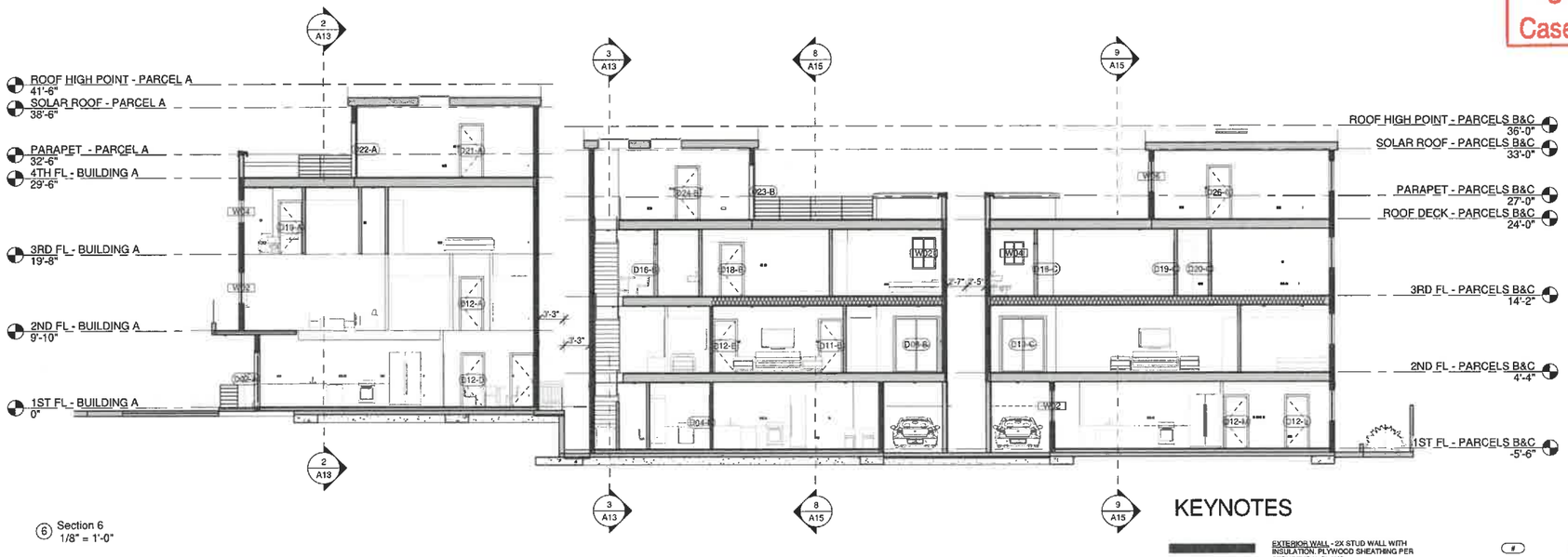
3120 Atwater Ave

A13

Scale As indicated



(5) Section 5
1/8" = 1'-0"



(6) Section 6
1/8" = 1'-0"

KEYNOTES

EXTERIOR WALL - 2X STUD WALL WITH INSULATION, PLYWOOD SHEATHING PER STRUCTURAL PLANS

2X STUD INTERIOR WALLS -SEE WALL TYPES

1 HR FIRE RATE WALL - STC 50 SOUND RATED PER P/BC 2011-069 SEE A AND 5 ON SHEET A48

DENOTES DOOR SYMBOL, REFER TO DOOR SCHEDULE ,SHEET A43

DENOTES WINDOW SYMBOL, REFER TO WINDOW SCHEDULE ,SHEET A46

1-HR RATED WALL 1 STC 50 SOUND RATED PER P/BC 2011-069 see A AND 4 ON SHEET A48

EXHIBIT "A"
Page No. 14 of 24
Case No. ADM-2023-3920-SLD

LUMX Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE,
LOS ANGELES, CA
90039

M2 T.W. DESIGN
2527 LEE AVE
South EL MONTE CA

/AS
BY:
NG
l, PLS
7-3456

Revisions:

No	Date	Description

Tham Sy

Building Sections

3120 Atwater Ave

A14

Scale As indicated









EXHIBIT "A"
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Case No. ADM-2023-3920-SLD

LUMX
Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE,
LOS ANGELES, CA
90039

M2 T.W. DESIGN
2527 LEE S.
EL MONTE CA 91731

THIS MAP WAS PREPARED BY:
HSHING-LUNG (FRANK) LIN, PLS
TEL: 760-717-3456

Revisions:

No	Date	Description

Tham Sy

Rendering & Material Board

3120 Atwater Ave

R1

Scale 1/8" = 1'-0"





Material Board



Exterior Stucco Light Smooth Fin.

Exterior Stucco Dark Smooth Fin.



Wooden Texture Fin.



Cement Board Siding

EXHIBIT "A"
Page No. 16 of 24
Case No. ADM-2023-3920-SLD

LUMX Inc

OWNER & APPLICANT:
THAM SY
3120 ATWATER AVE,
LOS ANGELES, CA 90039

M2 T.W. DESIGN
2527 LEE S.
EL MONTE CA 91731

THIS MAP WAS PREPARED BY:
HSHING-LUNG (FRANK) LIN, PLS
TEL: 760-717-3456

Revisions:

No	Date	Description

Tham Sy

Rendering & Material Board

3120 Atwater Ave

R2

Scale 1/8" = 1'-0"

Landscape Concept Plans for:

Three Small Lots Subdivision

3120 Atwater, Los Angeles, CA 90039
APN: 5436-020-006 Lot 5 Tract #4689

Prepared for:

Mr. Tham Sy

EXHIBIT "A"
Page No. 17 of 24
Case No. ADM-2023-3920-SLD

LCW GROUP
LANDSCAPE ARCHITECTURE
31473 Rancho Viejo Road, Suite 208
San Juan Capistrano, CA 92675
Tel: 949-388-8588
Email: lwang@thelcwgroup.com
Web: www.TheLCWGroup.com

ABBREVIATIONS:

AC	Asphalt Concrete	FD	Floor Drain	PA	Planting Area
A/C	Air Conditioner	FDN	Foundation	PI	Point of Intersection
AD	Area Drain	FF	Finish Floor	PIP	Protect In Place
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	Architect(ural)	FOB	Face of Building	PSI	Pounds per Square Inch
		FOC	Face of Curb	PT	Point of Tangency
BC	Bottom of Curb	FOF	Face of Finish	PVC	Poly Vinyl Chloride
BCR	Beginning Curve Radius	FOS	Face of Step	PVI	Point of Vertical Intersection
BD	Board	FOW	Face of Wall	PVMT	Pavement
BF	Bottom of Fence	FS	Finish Surface		
BL	Base Line	FTG	Footing	R	Radius
BLDG	Building			RCP	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	Grade Break	REF	Reference
BOS	Bottom of Slope	GC	General Contractor	REINF	Reinforced
BOT	Bottom	GFCI	Ground Fault Circuit Interrupter	REQ	Required
BS	Bottom of Step	GO	Grid Origin	REV	Revision
BVC	Beginning of Vertical Curve	GR	Grade	RL	Ridge Line
BW	Bottom of Wall	GV	Gate Valve	RO	Rough Opening
				ROW	Right of Way
CAB	Crushed Aggregate Base	HB	Hose Bibb	R/W	Right of Way
CB	Catch Basin	HC	Handicap	RP	Radius Point
CFS	Cubic Feet per Second	HDR	Header		
CI	Cast Iron	HORIZ	Horizontal	S	Sewer
CIP	Cast-in-Place	HP	High Point	SCH	Schedule
CJ	Contraction Joint	HT	Height	SCO	Sewer Clean Out
CL	Centerline	ID	Inside Diameter	SF	Square Feet
CLR	Clearance	II	Isolation Joint	SHT	Sheet
CMB	Crushed Miscellaneous Base	IN	Inch	SIM	Similar
CMP	Corrugated Metal Pipe	INV	Invert	SPEC	Specification
CMU	Concrete Masonry Unit			SQ	Square
CO	Cleanout	JB	Junction Box	STA	Station
CONC	Concrete	JT	Joint	STD	Standard
CONT	Continuous			STL	Steel
		LB	Pound	STRUC	Structural
DBL	Double	LF	Linear Foot	SS	Stainless Steel
DCI	Downstat Construction Joint	LOW	Limit of Work	TC	Top of Curb
DET	Detail	LP	Low Point	THK	Thick
DF	Douglas Fir	MAX	Maximum	TOB	Top of Beam
DI	Drain Inlet	MECH	Mechanical	TOC	Top of Cap
DIA	Diameter	MED	Medium	TOS	Top of Slope
DIAG	Diagonal	MET	Metal	TBD	To Be Determined
DIM	Dimension	MFG	Manufacturer	TD	Top of Drain
DWG	Drawing	MH	Manhole	TF	Top of Fence
		MIN	Minimum	TOR	Top of Ramp
E	East	MISC	Miscellaneous	TS	Top of Step
(E)	Existing	MOM	Metalized Ornamental Metal	TYP	Typical
EA	Each			TW	Top of Wall
ECR	End Curve Radius	N	North	UNO	Unless Noted Otherwise
EIFS	Exterior Insulation and Finish System	NIC	Not In Contract		
EL	Elevation	NO	Number	V	Vertical
ELEC	Electrical	NOM	Nominal	VERT	Vertical
ENCL	Enclosure	NTS	Not To Scale		
EQ	Equal			W	West
EQUIP	Equipment	OC	On Center	W/	With
EVC	End Vertical Curve	OCEW	On Center each Way	W/O	Without
EW	Each Way	OD	Outside Diameter	WC	Water Closet
EWWM	Electrically Welded Wire Mesh	OE	Or Equal	WI	Wrought Iron
EX	Existing	OPG	Opening	WP	Waterproof
		OPP	Opposite	WS	Water Surface

UNDERGROUND UTILITY SERVICE ALERT OF SOUTHERN CALIFORNIA
Call: (800) 227-2600
"CALL A MINIMUM OF TWO WORKING DAYS BEFORE YOU DIG"

SHEET INDEX:

Qty.	Sht. No.	Sheet Title
1	LC-100	Cover Sheet
2	LC-101	Landscape Concept Plan & Details Landscape Point System Cal. and Soil Management Plan
3	LC-102	
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

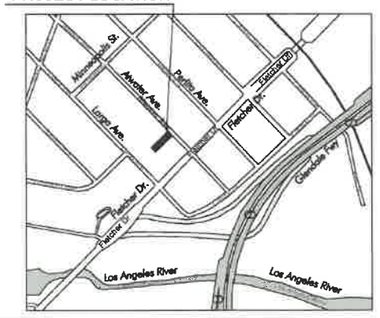
LANDSCAPE ARCHITECT:
The LCW Group, Inc
31473 Rancho Viejo Rd., Suite 208
San Juan Capistrano, CA 92675
T: 949-388-8588
Contact: Li C. Wang
Email: lwang@thelcwgroup.com

SUBMITTALS:

Date	Description
10/11/18	1st Planning Submittal
10/01/21	2nd Planning Submittal

VACINITY MAP:

PROJECT LOCATION



Not to Scale

Landscape Maintenance Agreement

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

a. 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.

b. 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.)

c. The developer /builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.

d. 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" dated12/19/2019 , Case No. AA-2018-3728-PMLA-SL prior to preparing the landscape plan. The landscape plan satisfies tentative tract condition Note SL-2.

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

REGISTERED LANDSCAPE ARCHITECT
Peter Wong LIC. No. 5145
Exp. 6/31/23
Renewal Date
10/01/21
Date
STATE OF CALIFORNIA

Sheet Title:
COVER SHEET

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

Sheet Number:
LC-100

Landscape Concept Plans- 10/01/2021

PAVING SCHEDULE:

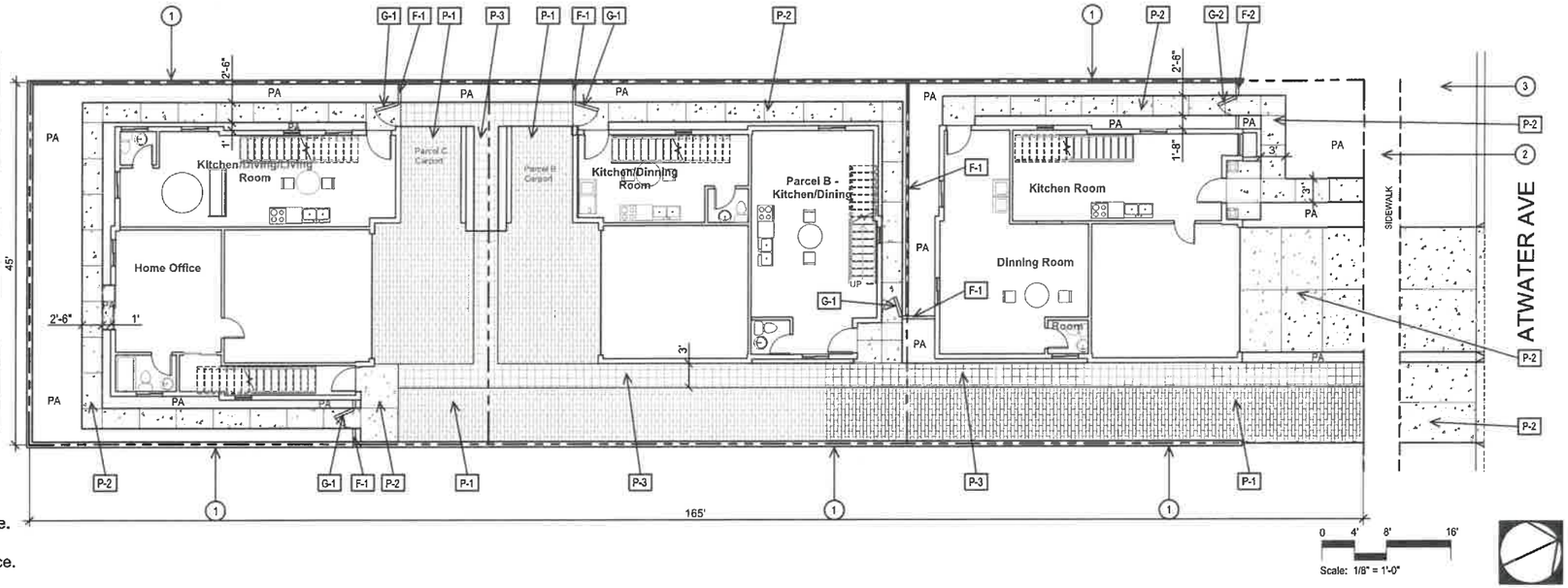
KEY	DESCRIPTION	DETAIL	COMMENTS
P-1	Interlocking Concrete Paver Driveway	-	with min. 10% opening
P-2	Natural Gray Driveway / Walkway / Paving	-	Color: Natural Gray Finish: Med. Washed
P-3	Interlocking Concrete Paver Walkway	-	

GATE SCHEDULE:

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

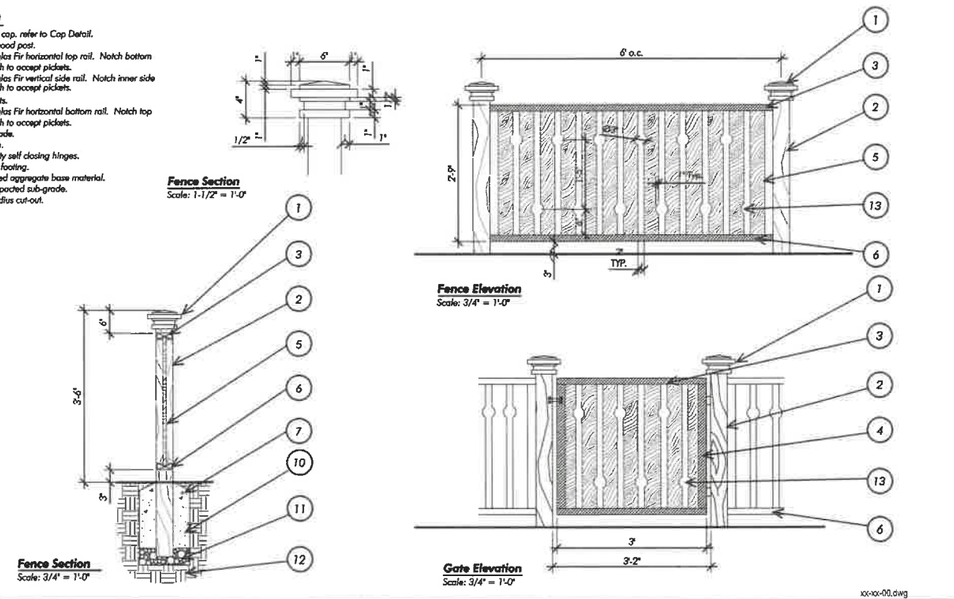
FENCE SCHEDULE:

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:
1. Existing property block wall, protect in place.
2. Existing sidewalk, protect in place.
3. Existing parkway landscape, protect in place.

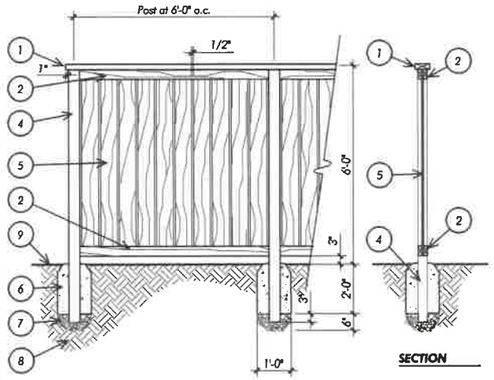
LEGEND
1. Redwood cap, refer to Cap Detail.
2. 4x4 Redwood post.
3. 2x4 Douglas Fir horizontal top rail. Notch bottom 1/4" depth to accept pickets.
4. 2x4 Douglas Fir vertical side rail. Notch inner side 1/4" depth to accept pickets.
5. 1x4 Pickets.
6. 2x4 Douglas Fir horizontal bottom rail. Notch top 1/4" depth to accept pickets.
7. Finish Grade.
8. Lock latch.
9. Heavy duty self closing hinges.
10. Concrete footing.
11. Compacted aggregate base material.
12. 90% compacted sub-grade.
13. 1-1/2" radius cut-out.



xx-xx-00.dwg

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

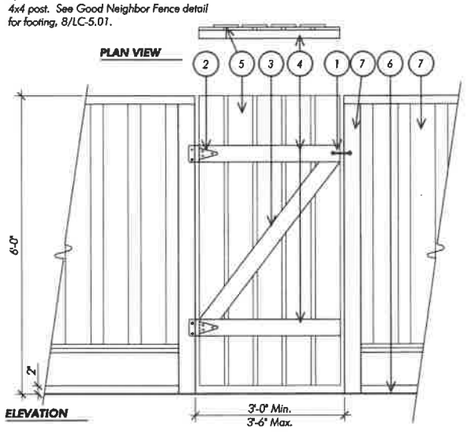
LEGEND
1. 2" x 6" cap.
2. 2" x 4" top & bottom rails.
3. Not Used.
4. 4" x 4" post.
5. 1/2" x 6" pailing.
6. Concrete footing.
7. 1 cu. ft. of gravel.
8. 90% compacted subgrade.
9. Finish grade.



FE-OV-WD-SD-02.dwg

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

LEGEND
1. Lockable gravity latch.
2. 2 heavy-duty self closing hinges.
3. 2"x4" diagonal brace.
4. 2"x4" horizontal brace.
5. 5/8" x 6" alternating boards.
6. Finish grade.
7. Adjacent Good Neighbor Fence, see detail 8/LC-5.01.
8. 4x4 post. See Good Neighbor Fence detail for footing, 8/LC-5.01.



.dwg

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

LCWGROUP
LANDSCAPE ARCHITECTURE
31473 Rancho Viejo Road, Suite 208
San Juan Capistrano, CA 92675
Tel: 949-388-8588
Email: lwang@thelcwgroup.com
Web: www.TheLCWGroup.com

andscape Concept Plan for Tham Sy
20 Atwater Ave., Los Angeles, CA 90039

EXHIBIT "A"
Page No. 18 of 24
Case No. ADM-2023-3920-SLD

REGISTERED LANDSCAPE ARCHITECT
Stef Wang Lic. No. 5386
Exp. 8/31/23
Renewal Date
10/01/21
Date
STATE OF CALIFORNIA

Sheet Title:
LANDSCAPE CONCEPT PLAN AND DETAILS

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

Sheet Number:
LC-101

Landscape Concept Plans- 10/01/2021

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
TOTAL POINT PROVIDED	17 Points

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
TOTAL POINT PROVIDED	110 Points

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

WALLACE LABS
365 Coral Circle
El Segundo, CA 90245
(310) 615-0116

SOILS REPORT

Print Date Sep 9, 2021 Receive Date 9/8/21

Location 3120 Atwater Ave., Los Angeles
Requestor Tham Sy, Arcadia Hills LLC

graphic interpretation: * very low, ** low, *** moderate
**** high, ***** very high

ammonium bicarbonate/DTPA

	Sample ID Number	21-252-09	
	Sample Description	Front Yard, 6"	
	elements		graphic
0 - 7 8-15 over 15	phosphorus	25.59	*****
0-50 60 - 120 121- 180	potassium	85.68	***
0 - 4 4 - 10 over 10	iron	154.81	*****
0- 0.5 0.6- 1 over 1	manganese	6.46	****
0 - 1 1 - 1.5 over 1.5	zinc	14.96	*****
0- 0.2 0.3- 0.5 over 0.5	copper	3.13	*****
0- 0.2 0.2- 0.5 over 1	boron	0.12	**
	calcium	411.07	****
	magnesium	153.12	*****
	sodium	28.92	*
	sulfur	17.33	**
	molybdenum	0.02	**
	nickel	0.55	*
The following trace elements may be toxic	aluminum	9.38	*****
	arsenic	0.22	*
The degree of toxicity	barium	0.80	*
depends upon the pH of	cadmium	0.08	*
the soil, soil texture,	chromium	0.06	*
organic matter, and the	cobalt	0.14	*
concentrations of the	lead	7.57	***
individual elements as	lithium	0.26	*
well as to their interactions.	mercury	nd	*
	selenium	nd	*
The pH optimum depends	silver	nd	*
upon soil organic	strontium	3.18	*
matter and clay content-	tin	nd	*
for clay and loam soils:	vanadium	0.58	*
under 5.2 is too acidic	Saturation Extract		
6.5 to 7 is ideal	pH value	5.86	**
over 8 is too alkaline	ECe (milli-mhos/cm)	0.24	*
The ECe is a measure of the soil salinity:			milleqv
1-2 affects a few plants	calcium	21.8	1.1
2-4 affects some plants,	magnesium	10.2	0.8
> 4 affects many plants,	sodium	15.5	0.7
	potassium	3.4	0.1
	cation sum		2.7
problems over 160 ppm	chloride	31	0.9
good 20 - 30 ppm	nitrate as N	4	0.3
	phosphorus as P	1.6	0.1
toxic over 900	sulfate as S	25.0	1.6
	anion sum		2.7
toxic over 1 for many plants	boron as B	0.24	**
increasing problems start at 3	SAR	0.7	*
est. gypsum requirement-lbs/1,000 square feet		6	
	calculated percolation rate inches/hour	3.20	
	soil texture	sandy loam	gravel > 2 mm
	sand	69.1%	0.5%
	silt	25.5%	gravel > 1/4 inch
	clay	5.3%	0.0%
	lime (calcium carbonate)	no	gravel > 1/2 inch
	Total nitrogen	0.140%	0.0%
	Total organic carbon	1.320%	
	carbon/nitrogen ratio	9.4	
	organic matter based on carbon	2.64%	hydrophobic
	moisture content of soil	1.5%	
	half saturation percentage	22.0%	

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, thamsy2@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 gray 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 6.5for 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,

Gana A. Wallace, Ph. D.
GAW:n

Soil Analyses Plant Analyses Water Analyses

EXHIBIT "A"
Page No. 19 of 24
Case No. ADM-2023-3920-SLD

LCWGROUP
LANDSCAPE ARCHITECTURE
31473 Rancho Viejo Road, Suite 208
San Juan Capistrano, CA 92675
Tel: 949-388-8588
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

REGISTERED LANDSCAPE ARCHITECT
Liu Wang ETC. No. 5988
Exp. 8/31/23
Renewal Date
10/01/21
Date
STATE OF CALIFORNIA

Sheet Title:

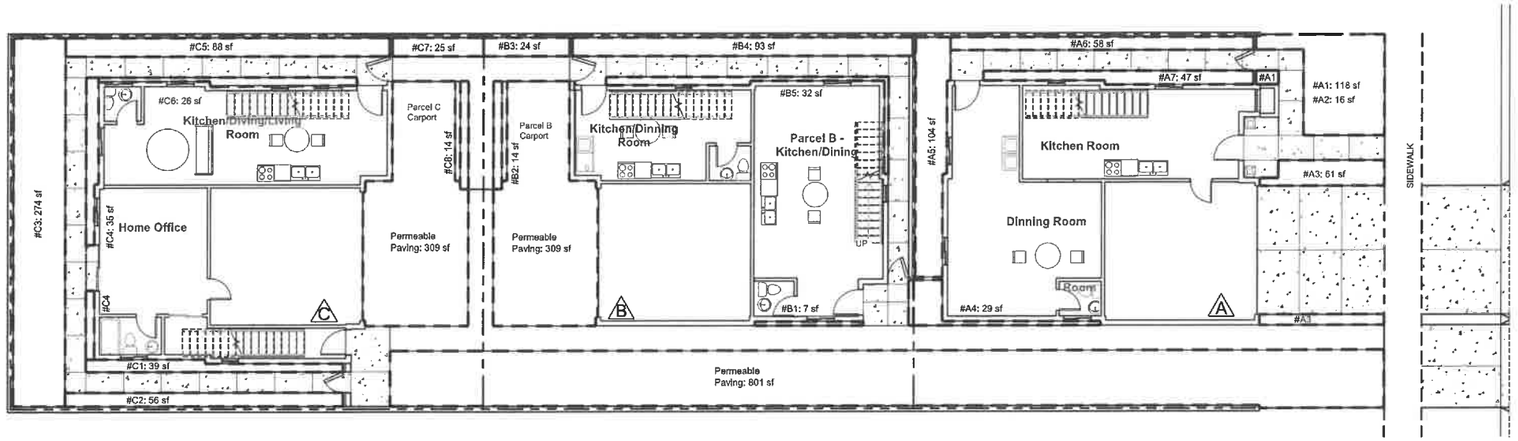
LANDSCAPE POINT SYSTEM CAL. and SOIL MANAGEMENT

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

Sheet Number:

LC-102

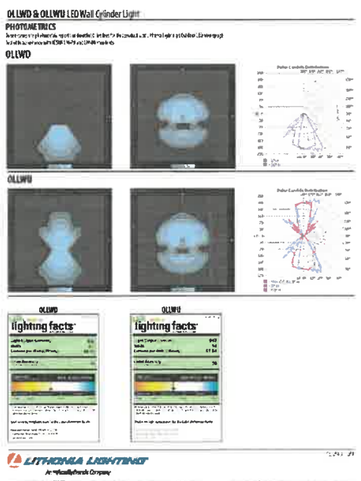
Landscape Concept Plans- 10/01/2021



PROPOSED IRRIGATION EQUIPMENT LIST

SYMBOL /ITEM	DESCRIPTION	Notes
A B C Irrigation Controller	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.	
Deep Root Bubblers for Trees	Rain Bird 0.5 GPM Root Watering System 18" | RWSMBC1402	For *Platanus racemosa only, two(2) per tree*
On Grade Drip Line	Rain Bird XGD surface dripline XFS-09-18-100 (500), w/air relief valve and flush point w/ball valve.	For all planting areas
Remote Controller Valve	Rain Bird XCZ series model control zone kits w/PR filter for flows below 3 gpm, install RBY-200MX filter upstream.	





Architectural Exterior Light Fixture Cut-Sheet

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

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
	465 sf		65.7

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
	170 sf		19.4

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
	557 sf		96.8

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

EXHIBIT "A"
Page No. 20 of 24
Case No. ADM-2023-3920-SLD

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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

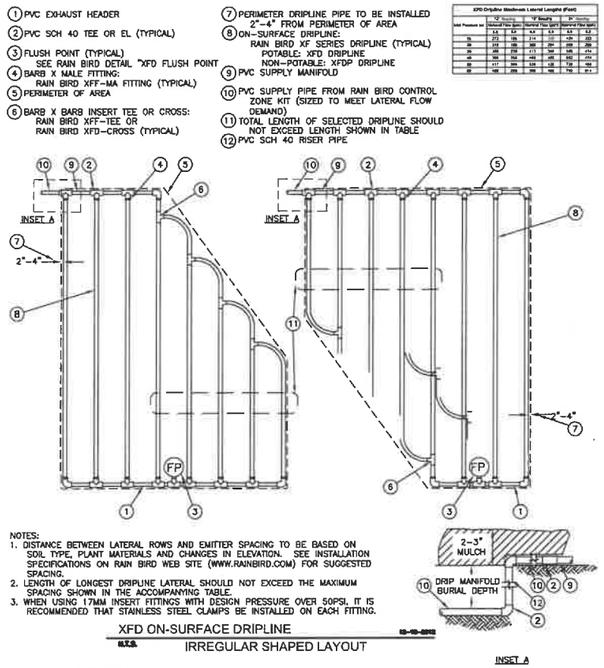
REGISTERED LANDSCAPE ARCHITECT
Chiai Wang Lic. No. 5586
Exp. 8/31/23
Renewal Date
10/01/21
Date
STATE OF CALIFORNIA

Sheet Title:
IRRIGATION CONCEPT PLAN and WATER USE CAL

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

Sheet Number:
LC-103

Landscape Concept Plans- 10/01/2021



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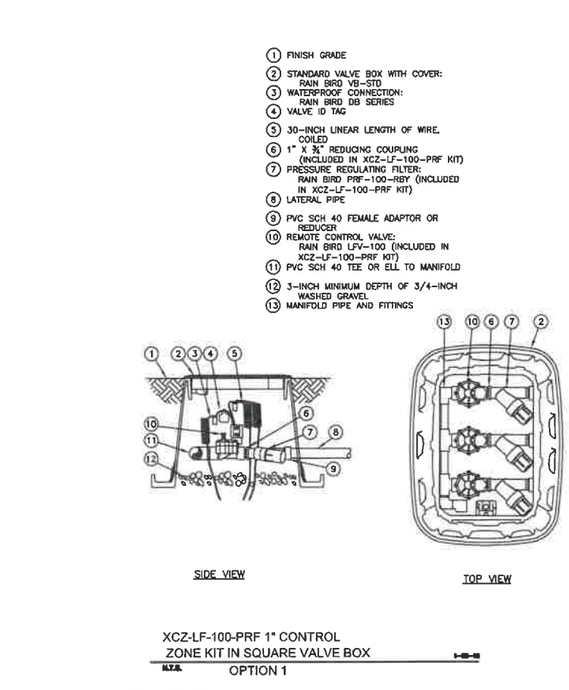
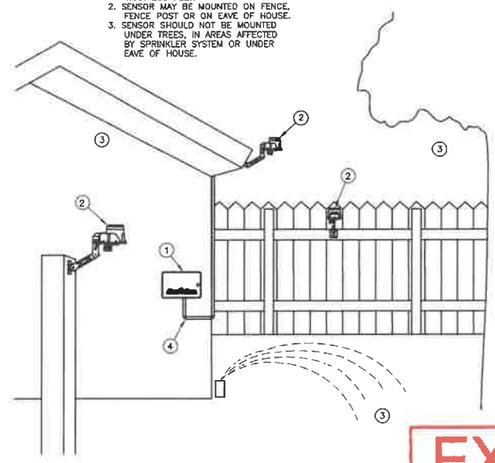


XCZ-LF-100-PRF 1" CONTROL ZONE KIT IN SQUARE VALVE BOX
OPTION 1

3



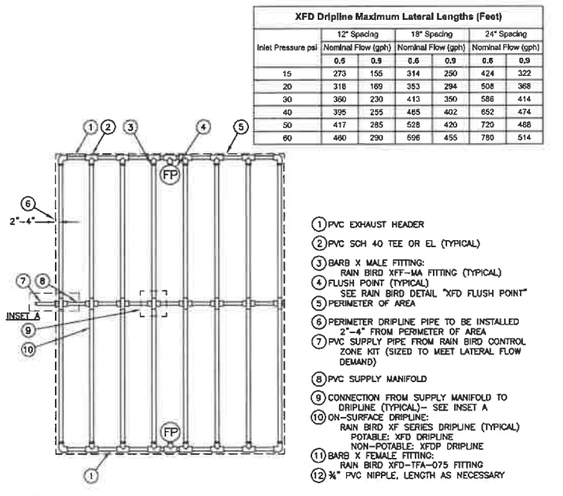
ESP-SMT SENSOR LOCATION

1

LCWGROUP
LANDSCAPE ARCHITECTURE
31473 Rancho Viejo Road, Suite 208
San Juan Capistrano, CA 92675
Tel: 949-388-8588
Email: fwang@thelcwgroup.com
Web: www.TheLCWGroup.com

cept Plan for Tham Sy
os Angeles, CA 90039

EXHIBIT "A"
Page No. 21 of 24
Case No. ADM-2023-3920-SLD



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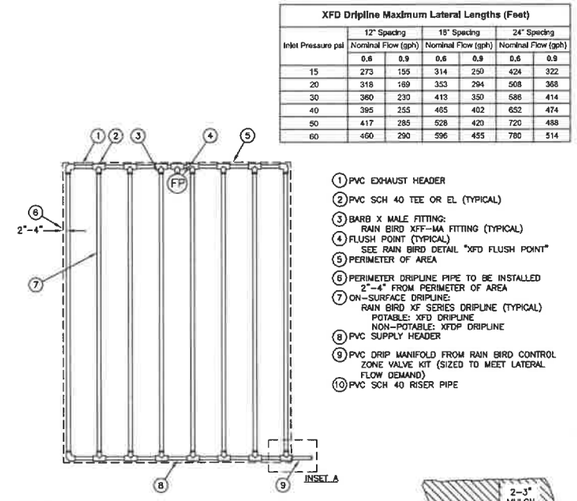

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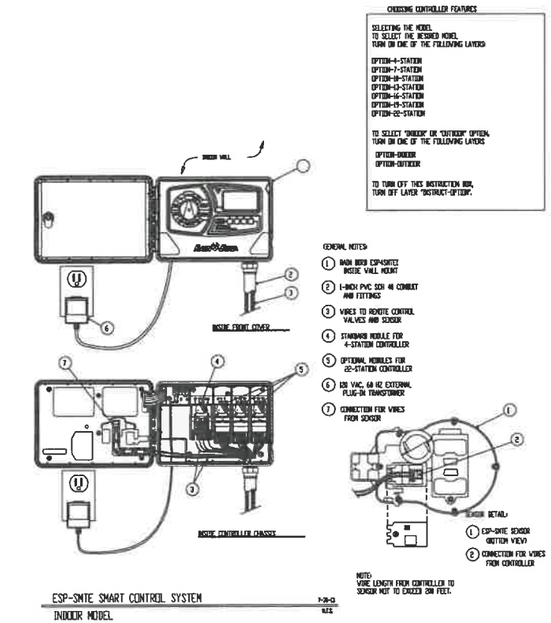


ESP-SMTC SMART CONTROL SYSTEM
INDOOR MODEL

2

Le 31

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

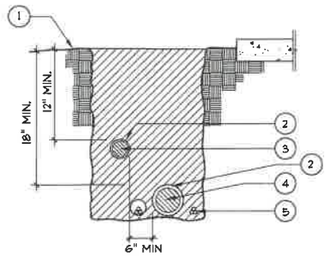
REGISTERED LANDSCAPE ARCHITECT
Fu-Ki Wong Lic. No. 5146
Exp. 8/31/23
Renewal Date
10/01/21
Date
STATE OF CALIFORNIA

Sheet Title:
IRRIGATION DETAILS

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

Sheet Number:
LC-104

Landscape Concept Plans- 10/01/2021



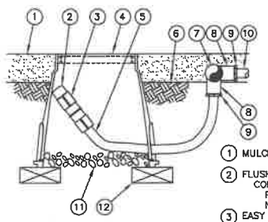
LEGEND

1. FINISH GRADE OR SURFACE
2. SLEEVE (IF UNDER PAVING REQUIRED) TWICE OF PIPE SIZE
3. LATERAL LINE
4. MAINLINE OR SLEEVE
5. CONTROL WIRE

NOTE:

1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
2. BUNDLE AND TAPE WIRING AT 10' INTERVALS
3. TIE A LOOSE 20' LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30°. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE
4. INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE MAIN LINE PIPE
5. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS
6. PIPE DEPTH FOR 2½" DIA. AND LARGER SHALL BE 24"
7. PIPE DEPTH FOR 2" DIA. AND SMALLER SHALL BE 18"
8. PIPE DEPTH FOR NON-PRESSURE LATERAL LINES SHALL BE 12"

5 **TRENCHING / SLEEVING**



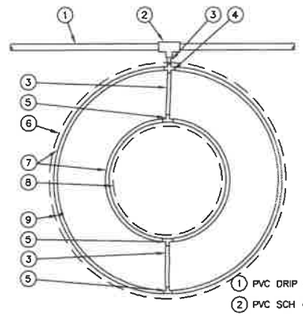
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFD ON-SURFACE DRIPLINE FLUSH POINT 12-10-2012
N.T.S. WITH EASY FIT COMPRESSION FITTINGS

SL_3120 Alander_01

3

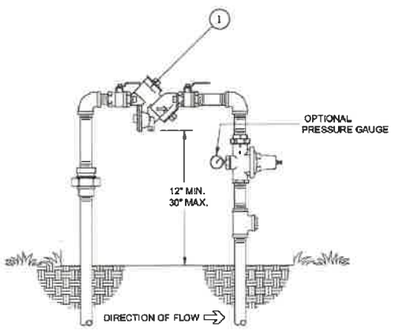


1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING: RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING: RAIN BIRD XFF-TEE
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1 XFD ON-SURFACE DRIPLINE AROUND TREE 12-10-2012
N.T.S.

SL_3120 Alander_01

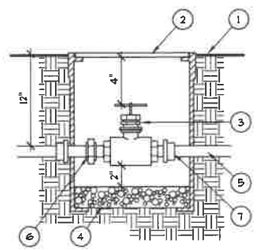


LEGEND

1. BACKFLOW UNIT PER LEGEND

BACKFLOW PREVENTER UNIT

6



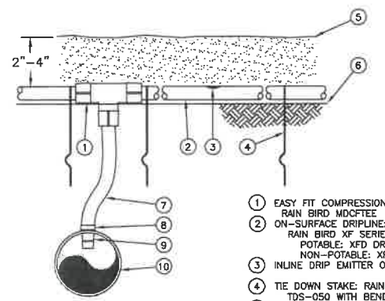
LEGEND

1. FINISH GRADE
2. PLASTIC VALVE BOX WITH LOCKING LID MARKED "G.V."
3. GATE VALVE
4. ONE CUBIC FT. OF ¾" CRUSHED ROCK
5. PVC MAIN LINE
6. BRASS UNION
7. PVC MALE ADAPTOR (2 REQUIRED)

NOTE: 1. INSTALL VALVE BOX SUCH THAT THE TOP OF THE COVER IS 2" ABOVE FINISH GRADE IN GROUND COVER AREAS AND FLUSH WITH CONCRETE AND TURF AREAS
2. ALL GATE VALVES OVER 2" IN SIZE SHALL BE BOX HANDLE GATE VALVES

GATE VALVE

4



1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE
7. RAIN BIRD XF SERIES BLANK TUBING
8. RATCHET CLAMP (INCLUDED WITH ADAPTER)
9. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFD-INVPC
10. PVC LATERAL PIPE MINIMUM 1½" IN DIAMETER

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFD ON-SURFACE DRIPLINE INSERT ADAPTER 12-10-2012
N.T.S. FOR 1 1/2" OR LARGER PVC

SL_3120 Alander_01

2

LCWGROUP
LANDSCAPE ARCHITECTURE
31473 Rancho Viejo Road, Suite 208
San Juan Capistrano, CA 92675
Tel: 949-388-8588
Email: lwang@thelcwgroup.com
Web: www.TheLCWGroup.com

Landscape Concept Plan for Tham Sy

Ave., Los Angeles, CA 90039

EXHIBIT "A"
Page No. 22 of 24
Case No. ADM-2023-3920-SLD

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

REGISTERED LANDSCAPE ARCHITECT Stacy Wang Lic. No. 3988
Exp. 8/31/23
Renewal Date
10/01/21
Date
STATE OF CALIFORNIA

Sheet Title:

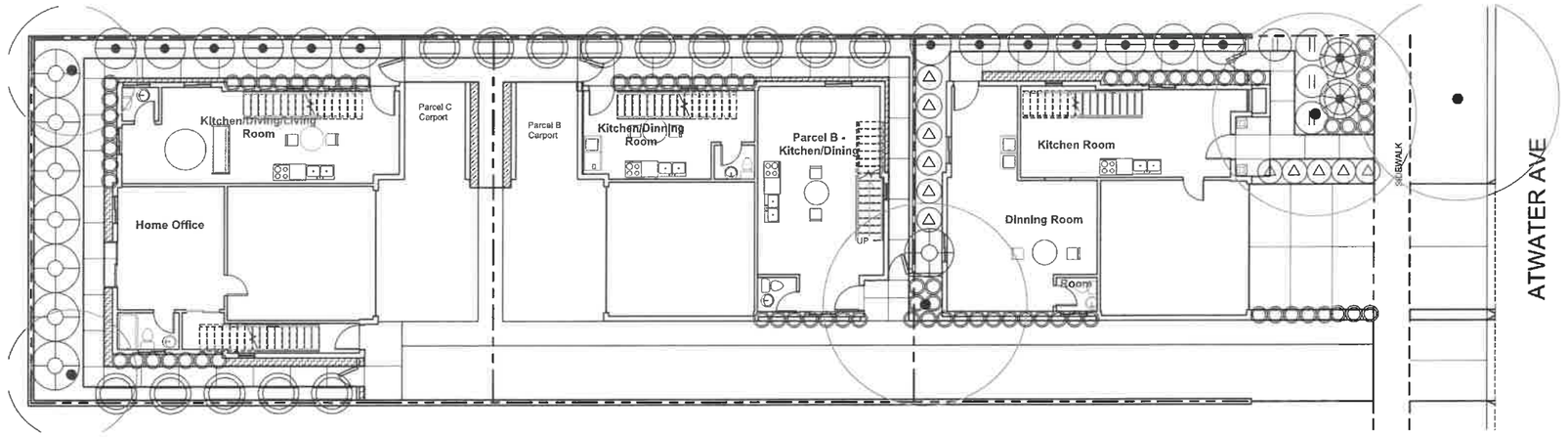
IRRIGATION DETAILS PLAN

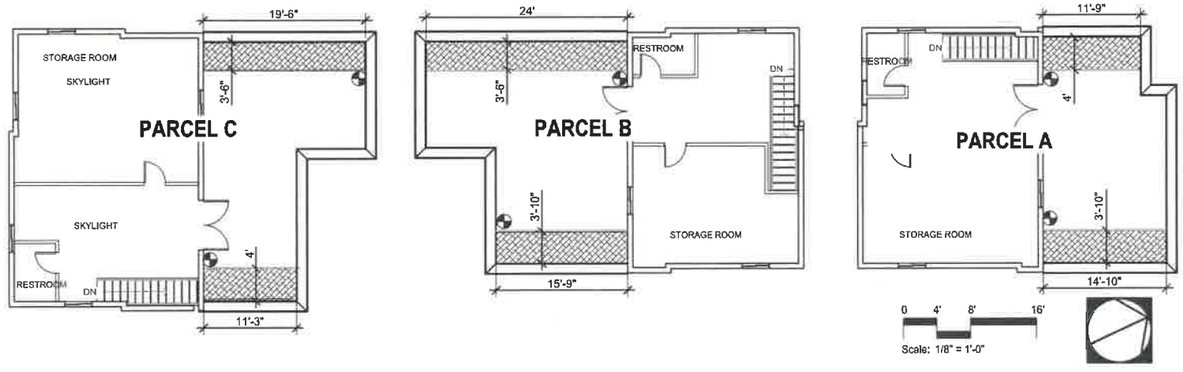
Job No.: None
Scale: see details
Drawn:
Checked:

Sheet Number:

LC-105

Landscape Concept Plans- 10/01/2021





LEGEND:

KEY	DESCRIPTION	COMMENTS
	Planter for Edible Plants	Planter wall, drains and water proofing per architecture details . Soil depth 36".
	½" Hose bib for planter	Final location and detail per architecture details

TREE SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	LAR 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	LAR 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	LAR PLANT PALETTE	QTY.	WUCOLS WATER USE
	Carex praegracilis	Slender Sedge	4 in	YES	13 sf	M
	Lessingia filaginifolia	Texas Privet	4 in	YES	17 sf	VL

EXHIBIT "A"
Page No. 23 of 24
Case No. ADM-2023-3920-SLD

ROOF GARDEN CONCEPT

LCWGROUP
LANDSCAPE ARCHITECTURE
31473 Rancho Viejo Road, Suite 208
San Juan Capistrano, CA 92675
Tel: 949-388-8588
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

REGISTERED LANDSCAPE ARCHITECT
Chiai Wang Lic. No. 5586
Exp. 8/31/23
Renewal Date
10/01/21
Date
STATE OF CALIFORNIA

Sheet Title:
PLANTING CONCEPT and ROOF GARDEN PLAN

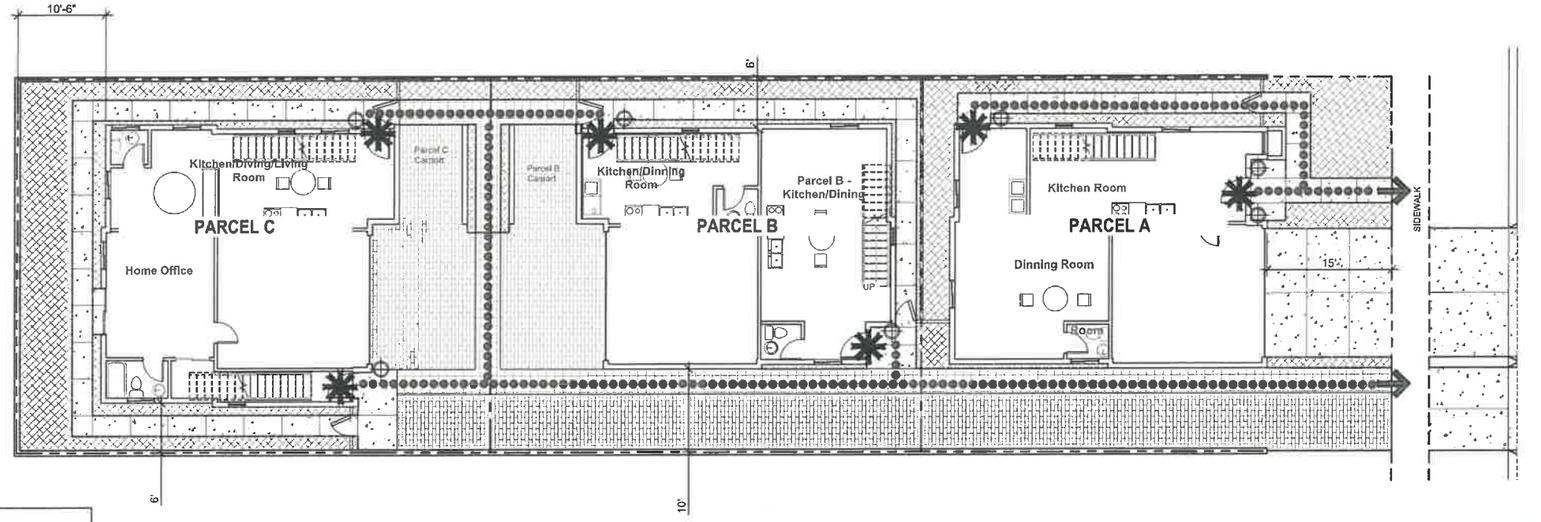
Job No.: None
Scale: see details
Drawn:
Checked:

Sheet Number:
LC-106

Landscape Concept Plans- 10/01/2021

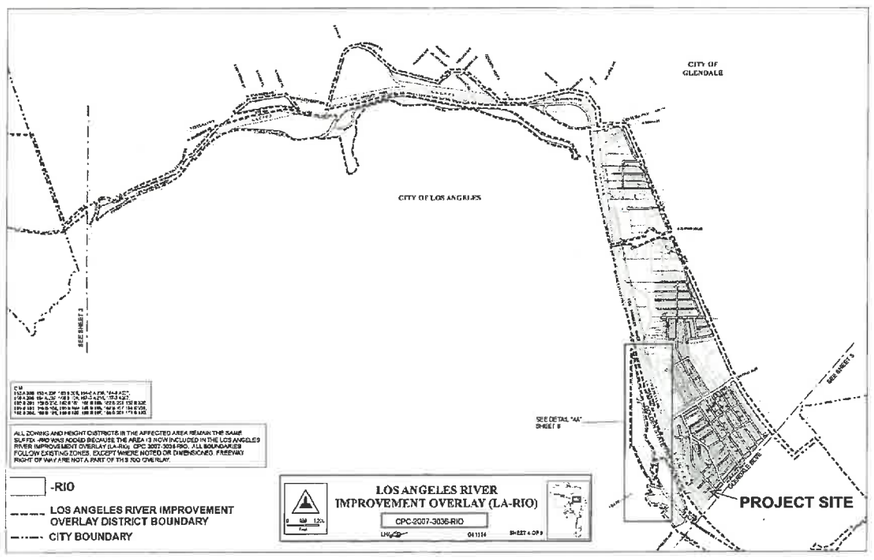
LEGENDS

●●●●●●	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%



dcp

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.

	Drawing Sheet	Administrative Use Only
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 Sheet LC-104	☐
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	☐
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	☐
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	☐
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	☐
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 Sheet LC-104	☐

CP-3519 RIO (revised 11/17/2014) Page 1 of 2

	Drawing Sheet	Administrative Use Only
4. **Projects within Inner Core:**		
a. **Landscape Buffer.** Indicate the drawing sheet that illustrates the location of the 10' buffer.	Sheet LC-104	☐
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	☐
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	☐
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	☐
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	☐

ADMINISTRATIVE CLEARANCE FEE—RECEIPT NUMBER _____

Applicant's signature _____ Today's date _____

Applicant's name printed _____

CP-3519 RIO (revised 11/17/2014)

EXHIBIT "A"
Page No. 24 of 24
Case No. ADM-2023-3920-SLD

LCWGROUP
LANDSCAPE ARCHITECTURE
31473 Rancho Viejo Road, Suite 208
San Juan Capistrano, CA 92675
Tel: 949-388-8588
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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

REGISTERED LANDSCAPE ARCHITECT Lisa Wang LIC. No. 5981 STATE OF CALIFORNIA
Exp. 8/31/23
Renewal Date
10/01/21
Date

Sheet Title:

ROI CHECKLIST EXHIBIT

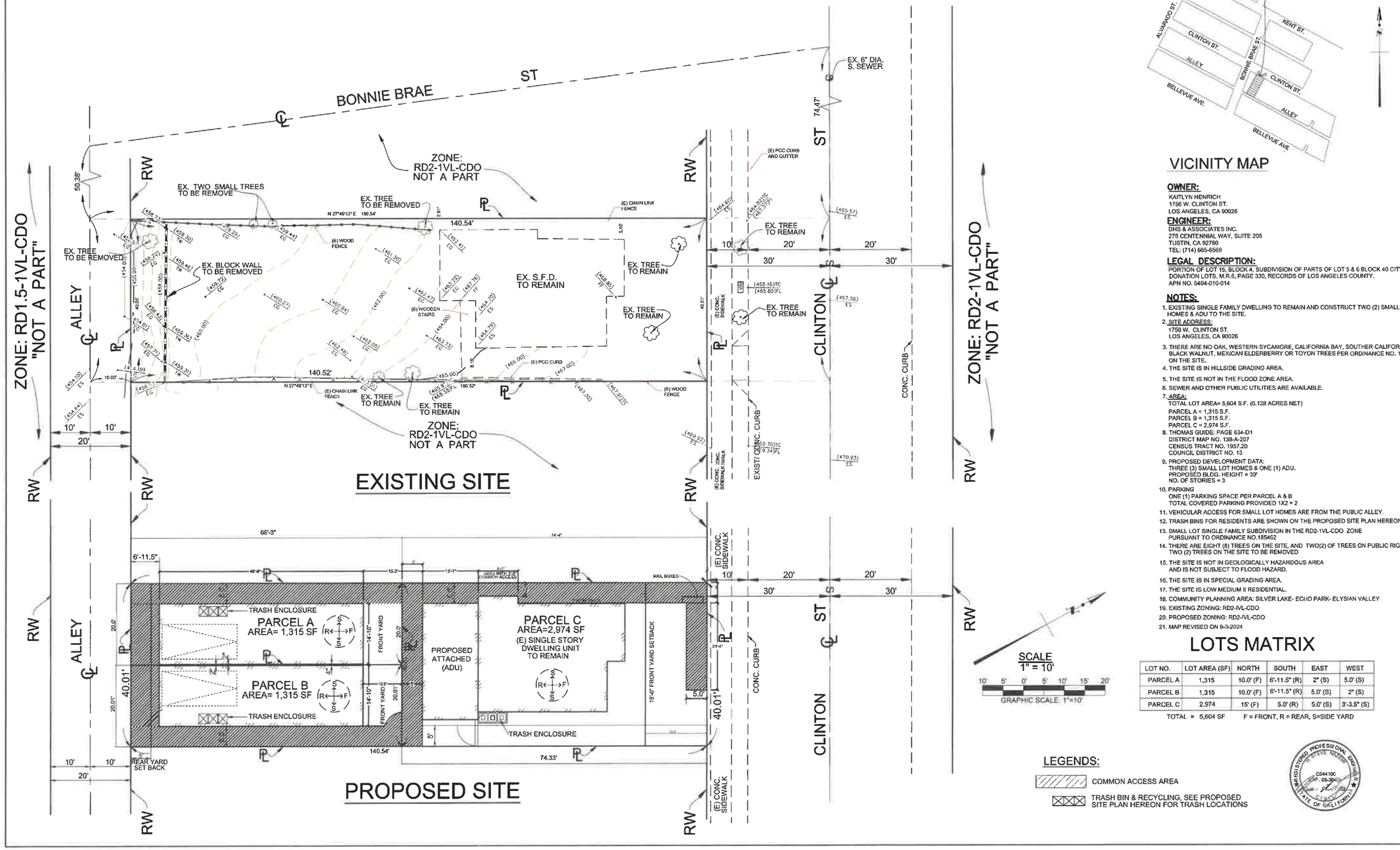
Job No.: None
Scale: see details
Drawn:
Checked:

Sheet Number:

LC-107

Landscape Concept Plans- 10/01/2021

PRELIMINARY PARCEL MAP NO. AA-2023-8017-PMLA-SL-HCA
FOR SMALL LOT SUBDIVISION PURPOSES



VICINITY MAP

OWNER:
KAITLYN HENRICH
1756 W. CLINTON ST.
LOS ANGELES, CA 90026

ENGINEER:
DHS & ASSOCIATES INC.
275 CENTENNIAL WAY, SUITE 205
TUSTIN, CA 92780
TEL: (714) 665-6569

LEGAL DESCRIPTION:
PORTION OF LOT 15, BLOCK 4, SUBDIVISION OF PARTS OF LOT 5 & 6 BLOCK 40 CITY DONATION LOTS, M.R.6, PAGE 330, RECORDS OF LOS ANGELES COUNTY.
APN NO. 5404-010-014

NOTES:

1. EXISTING SINGLE FAMILY DWELLING TO REMAIN AND CONSTRUCT TWO (2) SMALL LOT HOMES & ADU TO THE SITE.
2. SITE ADDRESS:
   1756 W. CLINTON ST.
   LOS ANGELES, CA 90026
3. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, SOUTHER CALIFORNIA BLACK WALNUT, MEXICAN ELDERBERRY OR TOYON TREES PER ORDINANCE NO. 186873 ON THE SITE.
4. THE SITE IS IN HILLSIDE GRADING AREA.
5. THE SITE IS NOT IN THE FLOOD ZONE AREA.
6. SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
7. AREA:
   TOTAL LOT AREA= 5,604 S.F. (0.128 ACRES NET)
   PARCEL A = 1,315 S.F.
   PARCEL B = 1,315 S.F.
   PARCEL C = 2,974 S.F.
8. THOMAS GUIDE: PAGE 634-D1
   DISTRICT MAP NO. 138-A-207
   CENSUS TRACT NO. 1957.20
   COUNCIL DISTRICT NO. 13
9. PROPOSED DEVELOPMENT DATA:
   THREE (3) SMALL LOT HOMES & ONE (1) ADU.
   PROPOSED BLDG. HEIGHT = 35'
   NO. OF STORIES = 3
10. PARKING
    ONE (1) PARKING SPACE PER PARCEL A & B
    TOTAL COVERED PARKING PROVIDED 1X2 = 2
11. VEHICULAR ACCESS FOR SMALL LOT HOMES ARE FROM THE PUBLIC ALLEY.
12. TRASH BINS FOR RESIDENTS ARE SHOWN ON THE PROPOSED SITE PLAN HEREON.
13. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1VL-CDO ZONE PURSUANT TO ORDINANCE NO.185462
14. THERE ARE EIGHT (8) TREES ON THE SITE, AND TWO(2) OF TREES ON PUBLIC RIGHT OF WAY TWO (2) TREES ON THE SITE TO BE REMOVED
15. THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
16. THE SITE IS IN SPECIAL GRADING AREA.
17. THE SITE IS LOW MEDIUM II RESIDENTIAL.
18. COMMUNITY PLANNING AREA: SILVER LAKE- ECHO PARK- ELYSIAN VALLEY
19. EXISTING ZONING: RD2-1VL-CDO
20. PROPOSED ZONING: RD2-1VL-CDO
21. MAP REVISED ON 8-3-2024

SCALE
1" = 10'
GRAPHIC SCALE: 1"=10'

LOTS MATRIX

LOT NO.	LOT AREA (SF)	NORTH	SOUTH	EAST	WEST
PARCEL A	1,315	10.0' (F)	6'-11.5" (R)	2" (S)	5.0' (S)
PARCEL B	1,315	10.0' (F)	6'-11.5" (R)	5.0' (S)	2" (S)
PARCEL C	2,974	15' (F)	5.0' (R)	5.0' (S)	3'-3.5" (S)

TOTAL = 5,604 SF F = FRONT, R = REAR, S=SIDE YARD

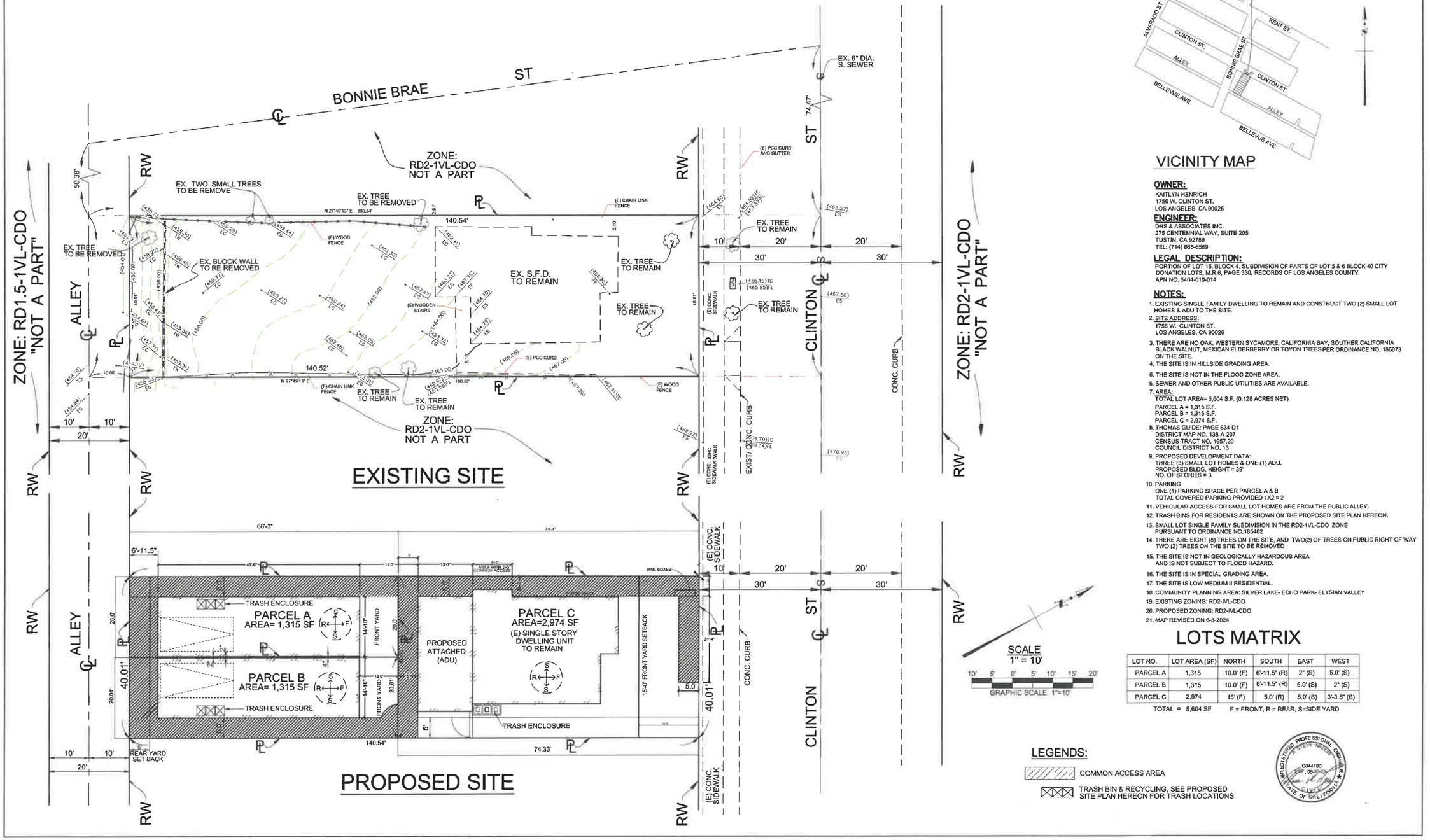
LEGENDS:

COMMON ACCESS AREA

TRASH BIN & RECYCLING, SEE PROPOSED SITE PLAN HEREON FOR TRASH LOCATIONS

REGISTERED PROFESSIONAL ENGINEER
C044100
06-30
STATE OF CALIFORNIA
CIVIL

PRELIMINARY PARCEL MAP NO. AA-2023-8017-PMLA-SL-HCA
FOR SMALL LOT SUBDIVISION PURPOSES



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TEL: (714) 665-6569

LEGAL DESCRIPTION:
PORTION OF LOT 15, BLOCK 4, SUBDIVISION OF PARTS OF LOT 5 & 6 BLOCK 40 CITY DONATION LOTS, M.R.6, PAGE 330, RECORDS OF LOS ANGELES COUNTY.
APN NO. 5404-010-014

NOTES:

1. EXISTING SINGLE FAMILY DWELLING TO REMAIN AND CONSTRUCT TWO (2) SMALL LOT HOMES & ADU TO THE SITE.
2. SITE ADDRESS:
   1756 W. CLINTON ST.
   LOS ANGELES, CA 90026
3. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, SOUTHER CALIFORNIA BLACK WALNUT, MEXICAN ELDERBERRY OR TOYON TREES PER ORDINANCE NO. 186873 ON THE SITE.
4. THE SITE IS IN HILLSIDE GRADING AREA.
5. THE SITE IS NOT IN THE FLOOD ZONE AREA.
6. SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
7. AREA:
   TOTAL LOT AREA= 5,604 S.F. (0.128 ACRES NET)
   PARCEL A = 1,315 S.F.
   PARCEL B = 1,315 S.F.
   PARCEL C = 2,974 S.F.
8. THOMAS GUIDE: PAGE 634-D1
   DISTRICT MAP NO. 138-A-207
   CENSUS TRACT NO. 1957.20
   COUNCIL DISTRICT NO. 13
9. PROPOSED DEVELOPMENT DATA:
   THREE (3) SMALL LOT HOMES & ONE (1) ADU.
   PROPOSED BLDG. HEIGHT = 39'
   NO. OF STORIES = 3
10. PARKING
    ONE (1) PARKING SPACE PER PARCEL A & B
    TOTAL COVERED PARKING PROVIDED 1X2 = 2
11. VEHICULAR ACCESS FOR SMALL LOT HOMES ARE FROM THE PUBLIC ALLEY.
12. TRASH BINS FOR RESIDENTS ARE SHOWN ON THE PROPOSED SITE PLAN HEREON.
13. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1VL-CDO ZONE PURSUANT TO ORDINANCE NO.185462
14. THERE ARE EIGHT (8) TREES ON THE SITE, AND TWO(2) OF TREES ON PUBLIC RIGHT OF WAY TWO (2) TREES ON THE SITE TO BE REMOVED
15. THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
16. THE SITE IS IN SPECIAL GRADING AREA.
17. THE SITE IS LOW MEDIUM II RESIDENTIAL.
18. COMMUNITY PLANNING AREA: SILVER LAKE- ECHO PARK- ELYSIAN VALLEY
19. EXISTING ZONING: RD2-1VL-CDO
20. PROPOSED ZONING: RD2-1VL-CDO
21. MAP REVISED ON 6-3-2024

LOTS MATRIX

LOT NO.	LOT AREA (SF)	NORTH	SOUTH	EAST	WEST
PARCEL A	1,315	10.0' (F)	6'-11.5" (R)	2" (S)	5.0' (S)
PARCEL B	1,315	10.0' (F)	6'-11.5" (R)	5.0' (S)	2" (S)
PARCEL C	2,974	15' (F)	5.0' (R)	5.0' (S)	3'-3.5" (S)

TOTAL = 5,604 SF F = FRONT, R = REAR, S=SIDE YARD

LEGENDS:

COMMON ACCESS AREA

TRASH BIN & RECYCLING, SEE PROPOSED SITE PLAN HEREON FOR TRASH LOCATIONS

C044100
REN. 06-30-25
STATE OF CALIFORNIA