

SET BACK MATRIX					
LOT #	FRONT	REAR	SIDE 1	SIDE 2	BLDG. CLEARANCE
1	6' (NORTH)	0.25' (SOUTH)	6' (WEST)	0.25' (EAST)	76.47'
2	6' (NORTH)	0.25' (SOUTH)	0.25' (WEST)	0.25' (EAST)	49.96'
3	6' (NORTH)	15' (SOUTH)	0.25' (WEST)	0.25' (EAST)	32.71'
4	6' (NORTH)	0.25' (SOUTH)	0.25' (WEST)	7' (EAST)	11.01'
5	6' (EAST)	7' (WEST)	0.25' (NORTH)	0.25' (SOUTH)	8.10'
6	6' (EAST)	7' (WEST)	0.25' (NORTH)	0.25' (SOUTH)	14.02'
7	6' (EAST)	7' (WEST)	0.25' (NORTH)	15' (SOUTH)	14.02'
8	5' (WEST)	8' (EAST)	0.25' (NORTH)	0.25' (SOUTH)	67.06'
9	5' (WEST)	8' (EAST)	0.25' (NORTH)	0.25' (SOUTH)	64.05'
10	5' (WEST)	8' (EAST)	0.25' (NORTH)	29.25' (SOUTH)	70.02'

OWNER:
1046 W ADAMS BLVD LLC
C/O ZIYI YANG
2905 S. VERMONT AVE., STE 204,
LOS ANGELES, CA 90007

PREPARED BY:
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588
FAX: 626-263-3599

NOTES:
ZONE: C2-1VL-0-CPIO (PRESENT)
ZONE: C2-1VL-0-CPIO (PROPOSED)
NO. OF EX. BUILDINGS: 2
NO. OF PROP. BUILDING: 10
NO. OF EXISTING LOTS: 2
NO. OF PROPOSED LOTS: 10
NO. OF PROP. PARKING: 19 GARAGE PARKING + 2 GUEST PARKING
APN # 5053-020-010 & 5053-020-011
AREA OF PROPERTY: GROSS AREA - 14,113 SQ. FT. (0.32 ACRES)
NET AREA (AFTER DEDICATION) - 13,613 SQ. FT. (0.31 ACRES)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO ALLEY.
NO HAZARDOUS CONDITIONS EXIST ON SITE.

VESTING TENTATIVE TRACT MAP FOR SMALL LOT
SUBDIVISION PURPOSES.
SMALL LOT SINGLE FAMILY SUBDIVISION IN THE
C2-1VL-0-CPIO ZONE, PURSUANT TO ORDINANCE
NO.176,354

CONSTRUCTION NOTES:

- EX. STRUCTURE TO BE REMOVED
- EX. DRIVEWAY TO BE DEMOLISHED
- PROPOSED TRASH COLLECTION AREA
- PROPOSED WALKWAY
- PROPOSED SEWER LATERAL
- PROPOSED SEWER CLEANOUT

EASEMENT NOTES:

- Ⓐ PROPOSED PUBLIC UTILITY EASEMENT.
- Ⓑ PROPOSED RECIPROCAL INGRESS/EGRESS UTILITY
EASEMENT EASEMENT.

UTILITY SERVICES:
WATER - CITY OF LOS ANGELES
SEWER - CITY OF LOS ANGELES
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - CITY OF LOS ANGELES
TELEPHONE - AT&T
SCHOOL - LOS ANGELES SCHOOL DISTRICT
FIRE - CITY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF - CITY OF LOS ANGELES

NOTES:
-ALL PUBLIC UTILITIES SHOULD BE FIELD VERIFIED.
-CITY SEWER IS AVAILABLE.
-NO TREE ON SITE.
-NO EXISTING EASEMENT ON SITE.

LEGEND:

- EXISTING STRUCTURES
PROPOSED PVC DRAIN PIPE
PROPOSED SEWER
EXISTING CONTOURS
EXISTING ELEVATION
NEW STRUCTURES
DRAINAGE PATTERN
PROPOSED CATCH BASIN
EXISTING FIRE HYDRANT
FD MONUMENT

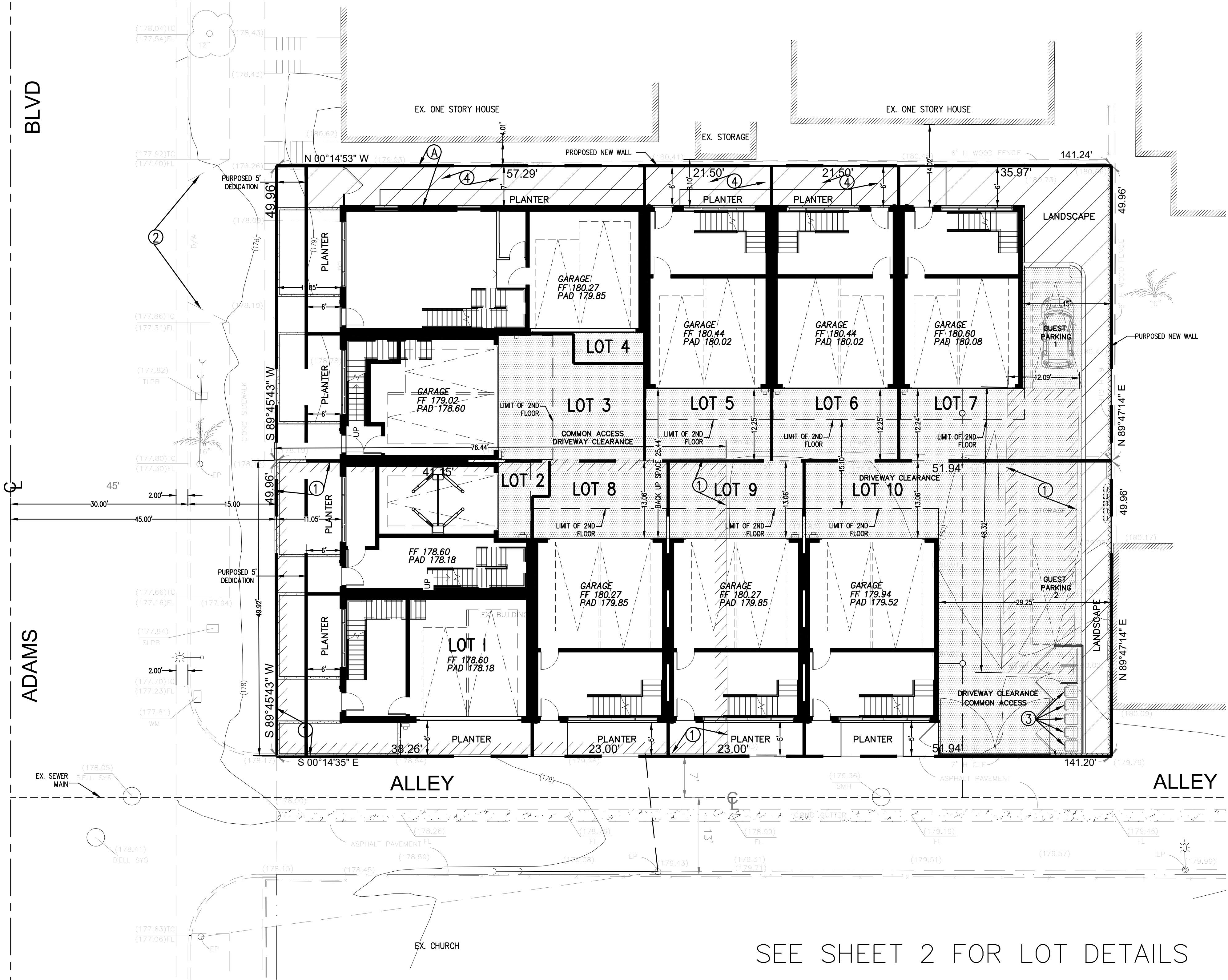
VESTING TENTATIVE TRACT NO.83081

IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

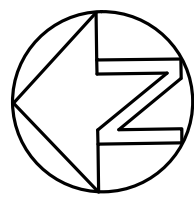
BEING A SUBDIVISION OF A PORTION OF LOT 13 AND LOT 14 IN BLOCK 4 OF THE CHARLES VICTOR HALL TRACT,
AS PER MAP RECORDED IN BOOK 26 PAGE 65 OF MISCELLANEOUS RECORDS,

IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

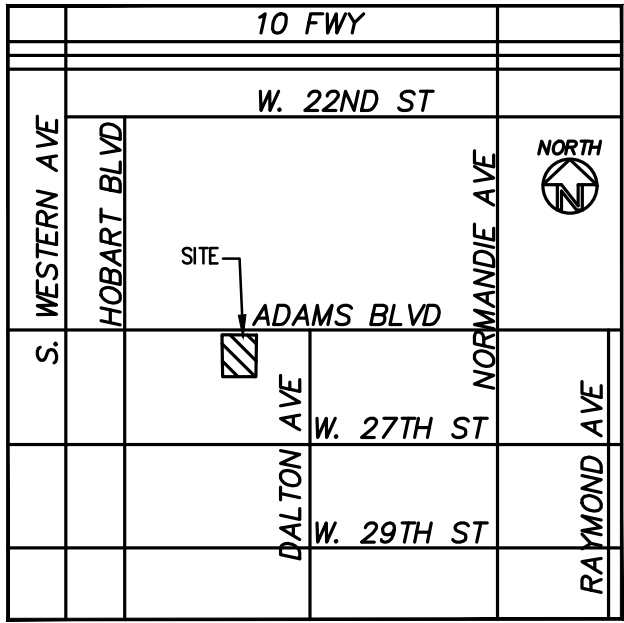
FOR SMALL LOT SUBDIVISION PURPOSES



NORTH



SCALE : 1"=10'



VICINITY MAP

REVISIONS

DATE	NO
04/07/2021	1

PROPERTY OWNER:
1846 W ADAMS BLVD LLC
C/O ZIYI YANG
2905 S. VERMONT AVE., STE 204
LOS ANGELES, CA 90007

MAP PREPARED BY:
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
Tel (626) 263-3588 • Fax (626) 263-3599
EMAIL: MAIL @ EGL88.COM



PROJECT/SITE ADDRESS:
1840 & 1848 W. ADAMS BLVD.,
LOS ANGELES, CA 90018
APN: 5053-020-010 & 5053-020-011

Date 03/18/2020

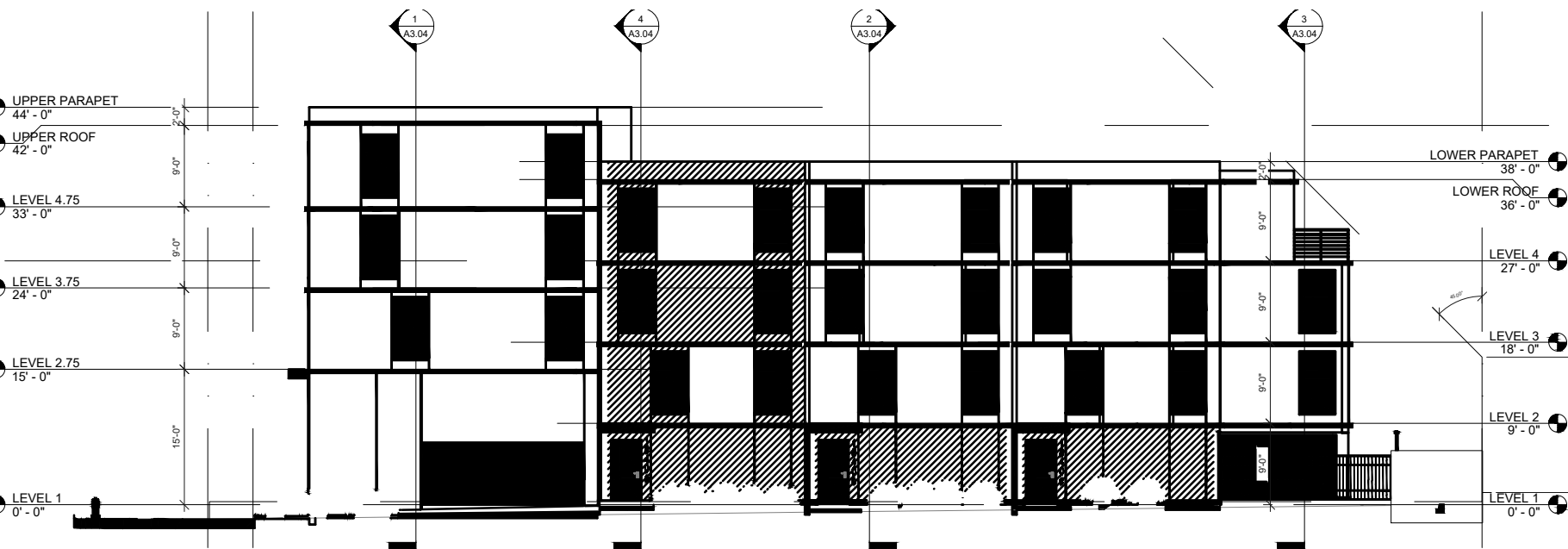
Scale 1" = 10'

Drawn SH

Job 20-AA-016

Sheet 1 OF 2

SEE SHEET 2 FOR LOT DETAILS



BUILDING ENVELOPE/WEST ELEVATION
N.T.S.



BUILDING ENVELOPE/NORTH ELEVATION
N.T.S.

LOT AREA TABLE		
LOT #	GROSS LOT AREA	NET LOT AREA
1	1,188 SF	1,051 SF
2	991 SF	786 SF
3	1,278 SF	698 SF
4	1,835 SF	1,224 SF
5	1,074 SF	655 SF
6	1,074 SF	659 SF
7	1,797 SF	645 SF
8	1,131 SF	850 SF
9	1,150 SF	850 SF
10	2,595 SF	840 SF
TOTAL	14,113 SF	8,258 SF

EASEMENT NOTES:

Ⓐ PROPOSED PUBLIC UTILITY EASEMENT.

Ⓑ PROPOSED RECIPROCAL INGRESS/EGRESS UTILITY EASEMENT.

LEGEND:

EXISTING STRUCTURES	CBW.....CONC. BLOCK WALL
PROPOSED PVC DRAIN PIPE	C&G.....CURB AND GUTTER
PROPOSED SEWER	D/A.....DRIVEWAY APRON
EXISTING CONTOURS	DWY.....DRIVEWAY
EXISTING ELEVATION	FL.....FLOW LINE
NEW STRUCTURES	GM.....GAS METER
DRAINAGE PATTERN	EX.....EXISTING
PROPOSED CATCH BASIN	SDMH.....STORM DRAIN MAN HOLE
EXISTING FIRE HYDRANT	SMH.....SEWER MANHOLE
FD MONUMENT	S/W.....SIDEWALK
WOOD FENCE	SD.....STORM DRAIN
CHAIN LINK FENCE	TBR.....TO BE REMOVED
TREE	TC.....TOP OF CURB
	TS.....TRAFFIC SIGNAL PULLBOX
	UB.....UTILITY BOX
	WM.....WATER METER
	INV.....INVERT ELEVATION
	FS.....FINISH SURFACE
	TC.....TOP OF CURB
	FL.....FLOW LINE
	FG.....FINISH GRADE
	FS.....FINISH SURFACE
	FF.....FINISH FLOOR
	TC.....TOP OF CURB
	HP.....HIGH POINT
	TW.....TOP OF WALL

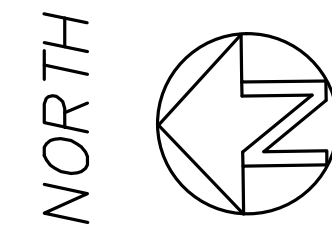
VESTING TENTATIVE TRACT NO.83081

IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

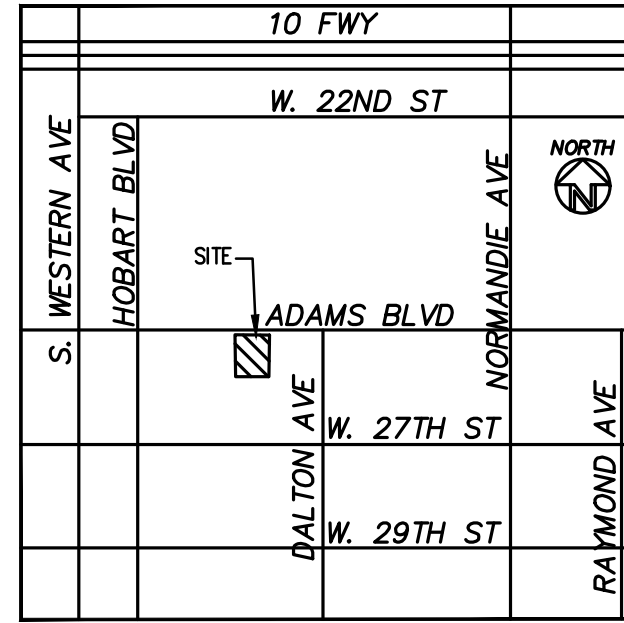
BEING A SUBDIVISION OF A PORTION OF LOT 13 AND LOT 14 IN BLOCK 4 OF THE CHARLES VICTOR HALL TRACT,
AS PER MAP RECORDED IN BOOK 26 PAGE 65 OF MISCELLANEOUS RECORDS,

IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

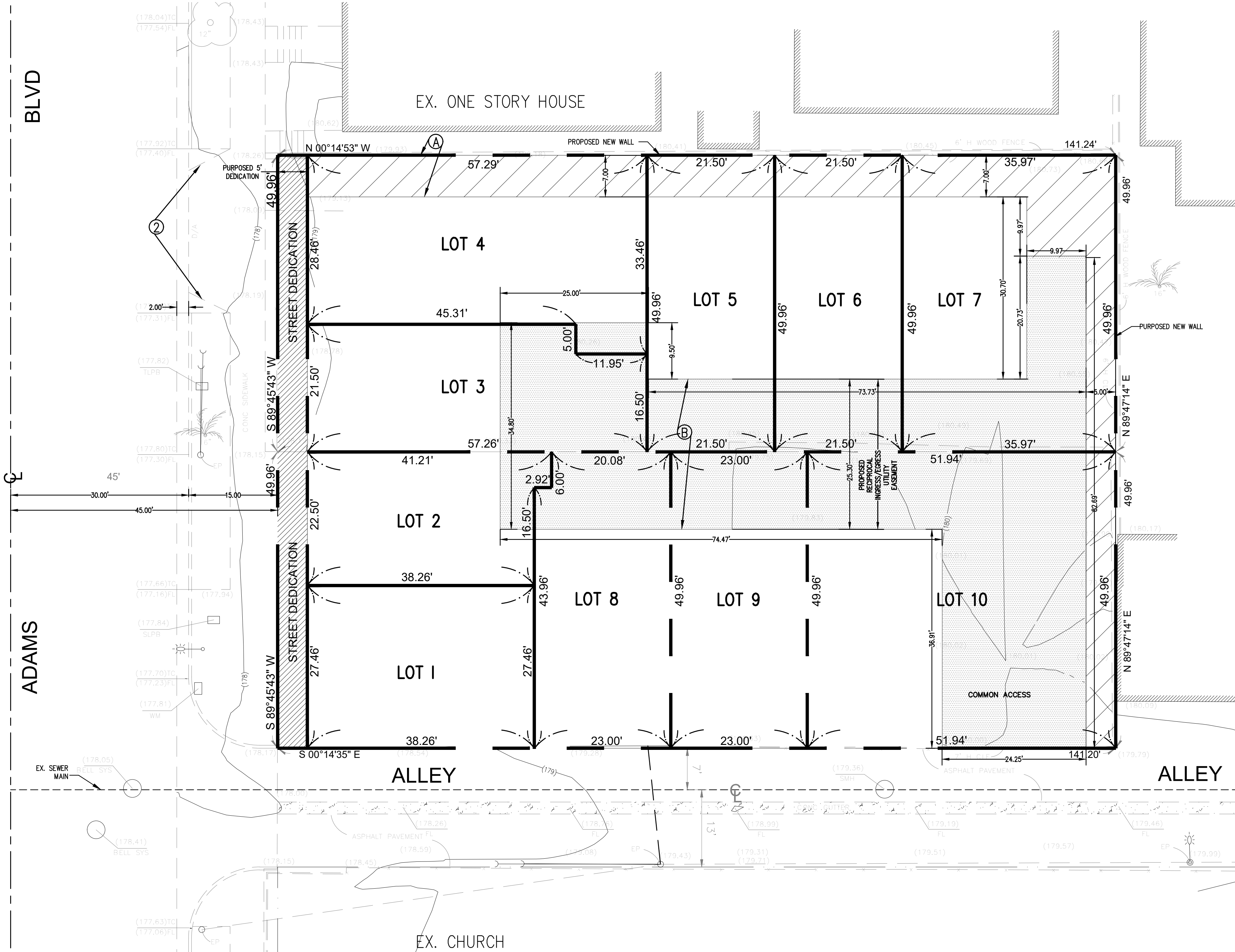
FOR SMALL LOT SUBDIVISION PURPOSES



SCALE : 1"=10'



VICINITY MAP



REVISIONS

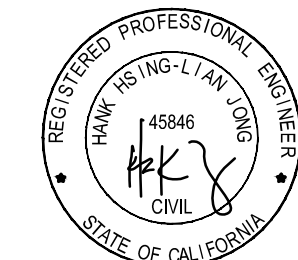
DATE	NO
04/07/2021	1

PROPERTY OWNER:
1846 W ADAMS BLVD LLC
C/O ZIYI YANG

2905 S. VERMONT AVE., STE 204
LOS ANGELES, CA 90007

MAP PREPARED BY:
EGL ASSOCIATES, INC.

11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
Tel (626) 263-3588 • Fax (626) 263-3599
EMAIL: MAIL @ EGL88.COM



PROJECT/SITE ADDRESS:

1840 & 1848 W. ADAMS BLVD.,
LOS ANGELES, CA 90018
APN: 5053-020-010 & 5053-020-011

Date 03/18/2020

Scale 1" = 10'

Drawn SH

Job 20-AA-016

Sheet 2 OF 2