



ENVIROTECTURE
Architecture • Planning • Interior Design

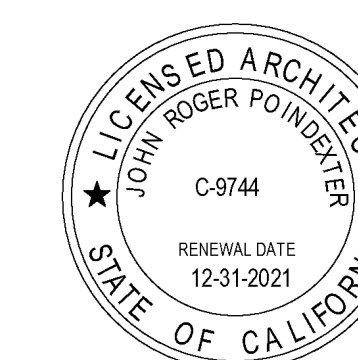
3600 Wilshire Blvd suite 1402
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Tel: 213.382.1210 Fax: 213.382.1285

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Fax	1-213-382-1285
e-mail	ziyiyang@tripalink.com

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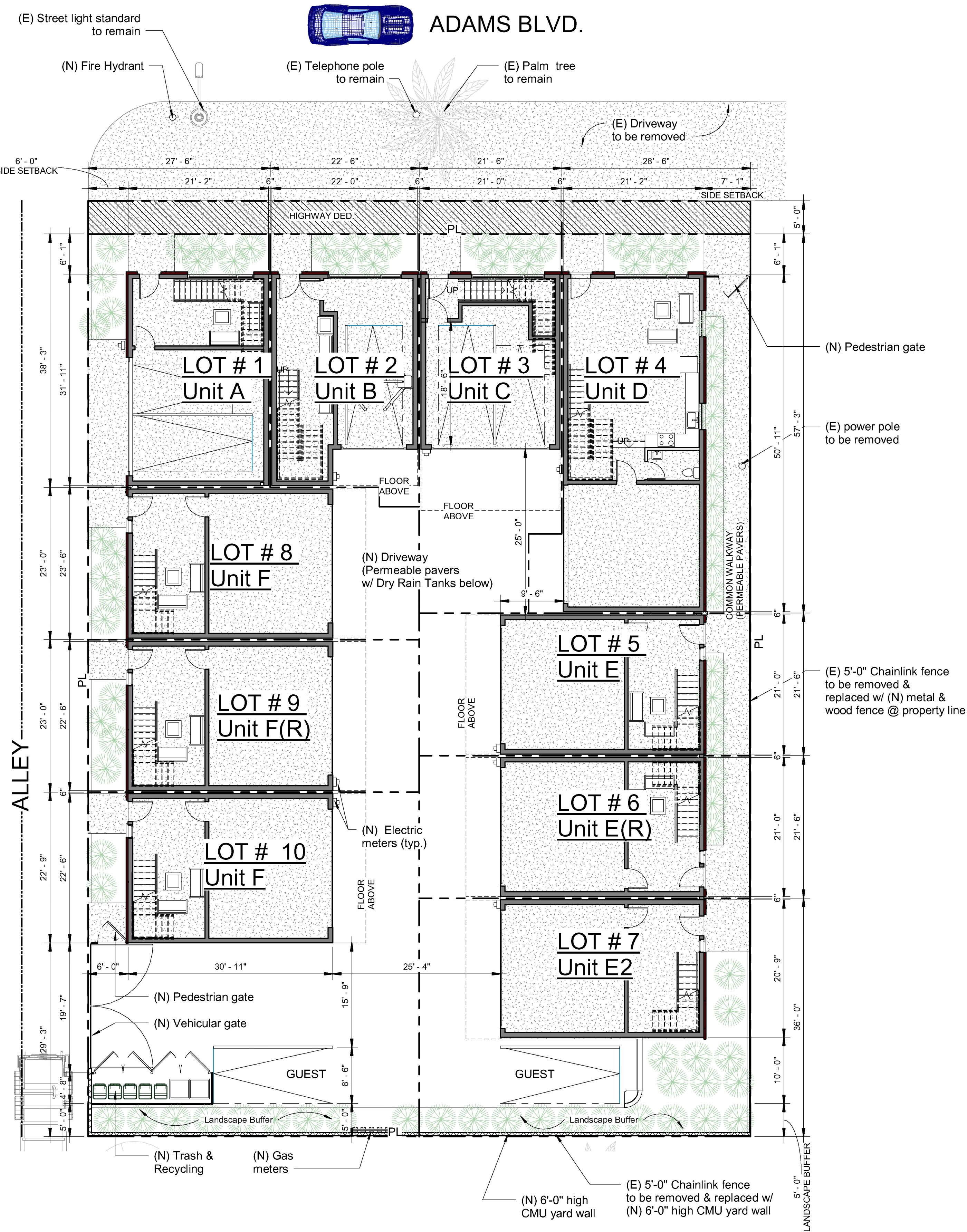
1840-1848 W. ADAMS BLVD.



Project number	1919 SD 14
Date	01-26-2021
Drawn by	Bayu T
Checked by	John P

A1.00

Scale	12" = 1'-0"
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PROJECT NAME:	Tripalink Co-Living Town Homes
JOB ADDRESS:	1840-1848 West Adams Boulevard Los Angeles, California 90018
LEGAL DESCRIPTION:	Fraction of Lots 13 & 14, Block 4 of Chas Victor Hall Tract
MAP BOOK REFERENCE:	Map Book 26, Page 65
ASSESSOR'S PARCEL No.:	5053-020-010 & 5053-020-011
PROPERTY OWNER:	Tripalink Property Management 2905 South Vermont Avenue Los Angeles, California 90007 Contact: Ziyi Yang Ph: (213) 284-8845
TOTAL LOT AREA:	14,124.1 sq. ft.
SCOPE OF WORK:	Proposed 10 lot subdivision, with 4-story single-family dwellings
ZONING:	C2-1VL-0-CPIO
OCCUPANCY:	R3 & U
CONSTRUCTION TYPE: V-B	
NUMBER OF STORIES: 4	
SPRINKLER SYSTEM:	Yes – NFPA 13D
NUMBER OF UNITS:	10
NUMBER OF BEDROOMS:	94
NUMBER OF BATHROOMS:	94



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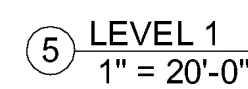
Architect	John R. Poindexter
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Project number	1919 SD 14
Date	01-26-2021
Drawn by	KA
Checked by	John P

Scale	1" = 10'-0"
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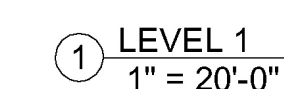
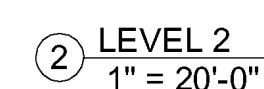
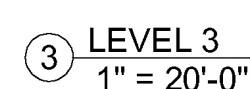
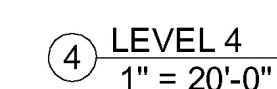
The map displays the area around 1840 West Adams Boulevard, Los Angeles, CA. The main road shown is West Adams Blvd, which runs horizontally across the middle of the map. To the left, the Santa Monica Freeway (I-5) is visible, running vertically. To the right, the Adams-Normandie area is labeled. The map includes several street names, such as W 21st St, W 22nd St, W 23rd St, W 24th St, W 25th St, W 26th St, W 27th St, W 28th St, W 29th St, W 30th St, W 31st St, W 32nd St, W 33rd St, W 34th St, W 35th St, W 36th St, W 37th St, W 38th St, W 39th St, W 40th St, W 41st St, W 42nd St, W 43rd St, W 44th St, W 45th St, W 46th St, W 47th St, W 48th St, W 49th St, W 50th St, W 51st St, W 52nd St, W 53rd St, W 54th St, W 55th St, W 56th St, W 57th St, W 58th St, W 59th St, W 60th St, W 61st St, W 62nd St, W 63rd St, W 64th St, W 65th St, W 66th St, W 67th St, W 68th St, W 69th St, W 70th St, W 71st St, W 72nd St, W 73rd St, W 74th St, W 75th St, W 76th St, W 77th St, W 78th St, W 79th St, W 80th St, W 81st St, W 82nd St, W 83rd St, W 84th St, W 85th St, W 86th St, W 87th St, W 88th St, W 89th St, W 90th St, W 91st St, W 92nd St, W 93rd St, W 94th St, W 95th St, W 96th St, W 97th St, W 98th St, W 99th St, W 100th St. The map also shows several landmarks, including the First African Methodist Episcopal Church, South Central Los Angeles Regional Center, Little Caesars Pizza, and the Best West Car Wash Inc. - Los Angeles. The map is a street view map, showing the actual buildings and streets in the area.



	555 SF
	632 SF
	637 SF
	645 SF
	677 SF
	695 SF
	1080 SF
	8654 SF
	Calculating...

TOTAL LOT AREA = 14,124.1 SQ.FT.
MIN. 30% = 4,237.23 < 6.957 SQ.FT. LOT COVERAGE

Area	
LEVEL 1	603 SF
LEVEL 1	99 SF
LEVEL 1	248 SF
LEVEL 1	202 SF
LEVEL 1	211 SF
LEVEL 1	211 SF
LEVEL 1	208 SF
LEVEL 1	231 SF
LEVEL 1	231 SF
LEVEL 1	231 SF
LEVEL 2	918 SF
LEVEL 2	621 SF
LEVEL 2	570 SF
LEVEL 2	556 SF
LEVEL 2	681 SF
LEVEL 2	681 SF
LEVEL 2	681 SF
LEVEL 2	625 SF
LEVEL 2	625 SF
LEVEL 2	625 SF
LEVEL 3	919 SF
LEVEL 3	610 SF
LEVEL 3	570 SF
LEVEL 3	543 SF
LEVEL 3	657 SF
LEVEL 3	614 SF
LEVEL 3	614 SF
LEVEL 3	614 SF
LEVEL 3	657 SF
LEVEL 3	657 SF
LEVEL 4	822 SF
LEVEL 4	610 SF
LEVEL 4	570 SF
LEVEL 4	445 SF
LEVEL 4	657 SF
LEVEL 4	614 SF
LEVEL 4	614 SF
LEVEL 4	397 SF
LEVEL 4	657 SF
LEVEL 4	657 SF
	21553 SF
Grand total	21553 SF

[illegible]

Scale	1" = 20'-0"
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ADAMS BLVD.

ALLEY

1 A3.03

1 A3.05

3 A3.03

2 A3.03

1 A3.04

2 A3.04

3 A3.04

UP

DN

F.F. 179.35

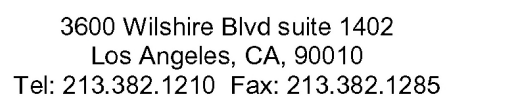
F.F. 180.27

LEVEL 1

1/8" = 1'-0"

Architectural floor plan of Level 2, showing a symmetrical layout of residential units. The plan includes dimensions, room layouts, and a north arrow. The layout is divided into three main sections by a central corridor. The left section contains units 1A3.04, 2A3.04, and 3A3.04. The right section contains units 1A3.03, 2A3.03, and 3A3.03. The central section contains units 1A3.05 and 3A3.03. The plan shows various rooms including bedrooms, bathrooms, kitchens, and living areas. Staircases and elevators are also indicated. The overall dimensions are 6'-0" by 57'-0".

② LEVEL 2
1/8" = 1'-0"



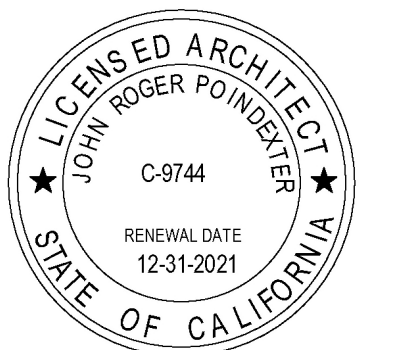
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- | | |
|---|---|
|  | EXISTING C.M.U. WALL |
|  | EXISTING STUD WALL SEE |
|  | NEW STUD WALL SEE DETAILS |
|  | NEW FURRED OVER (E) C.M.U.
WALL SEE DETAIL |
|  | NEW 8" SOUND WALL |
|  | NEW 1-HR. SHAFT WALL SEE |

○ WALL LEGEND
1/4" = 1'-0"

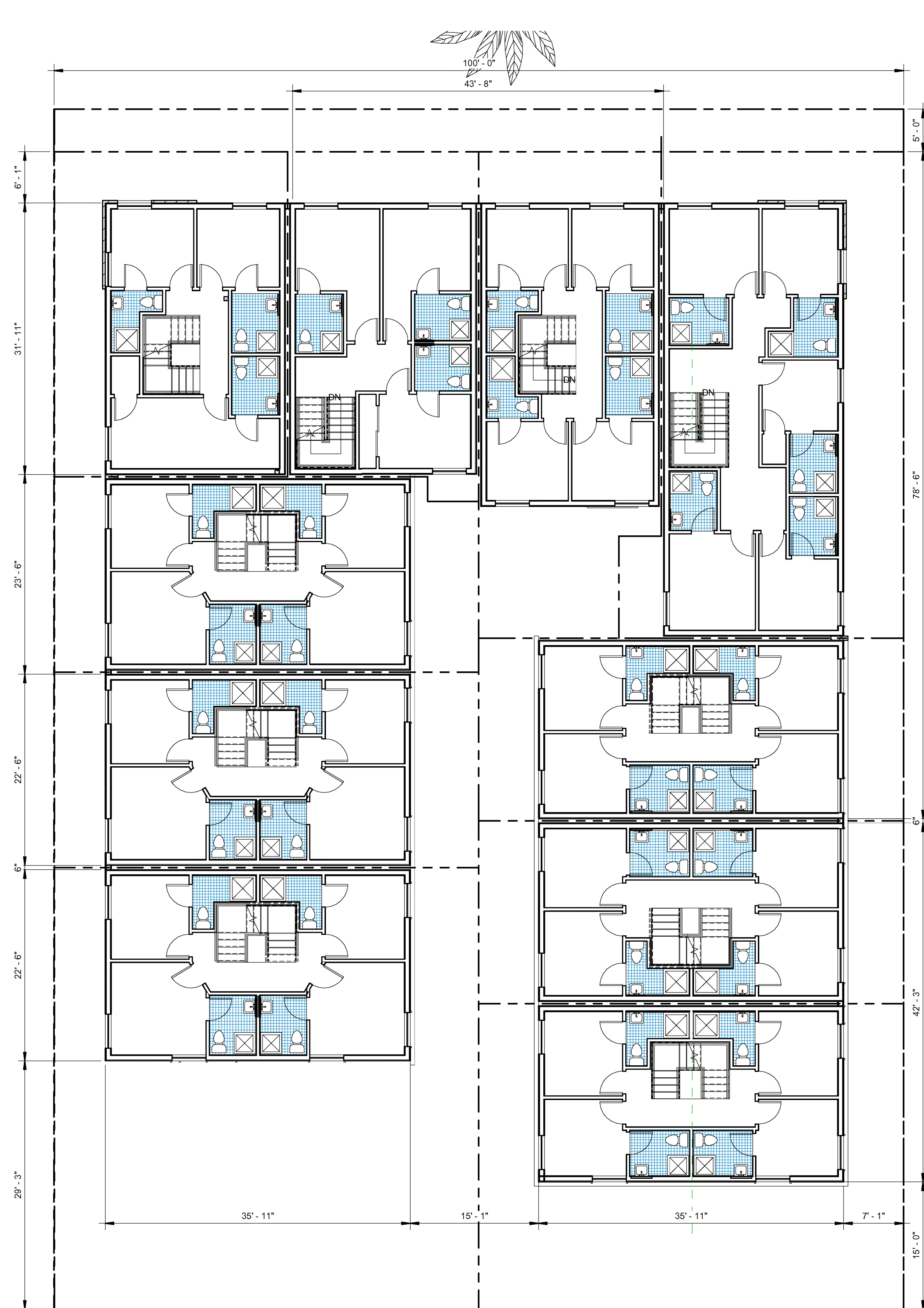
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1840-1848 W. ADAMS BLVD.

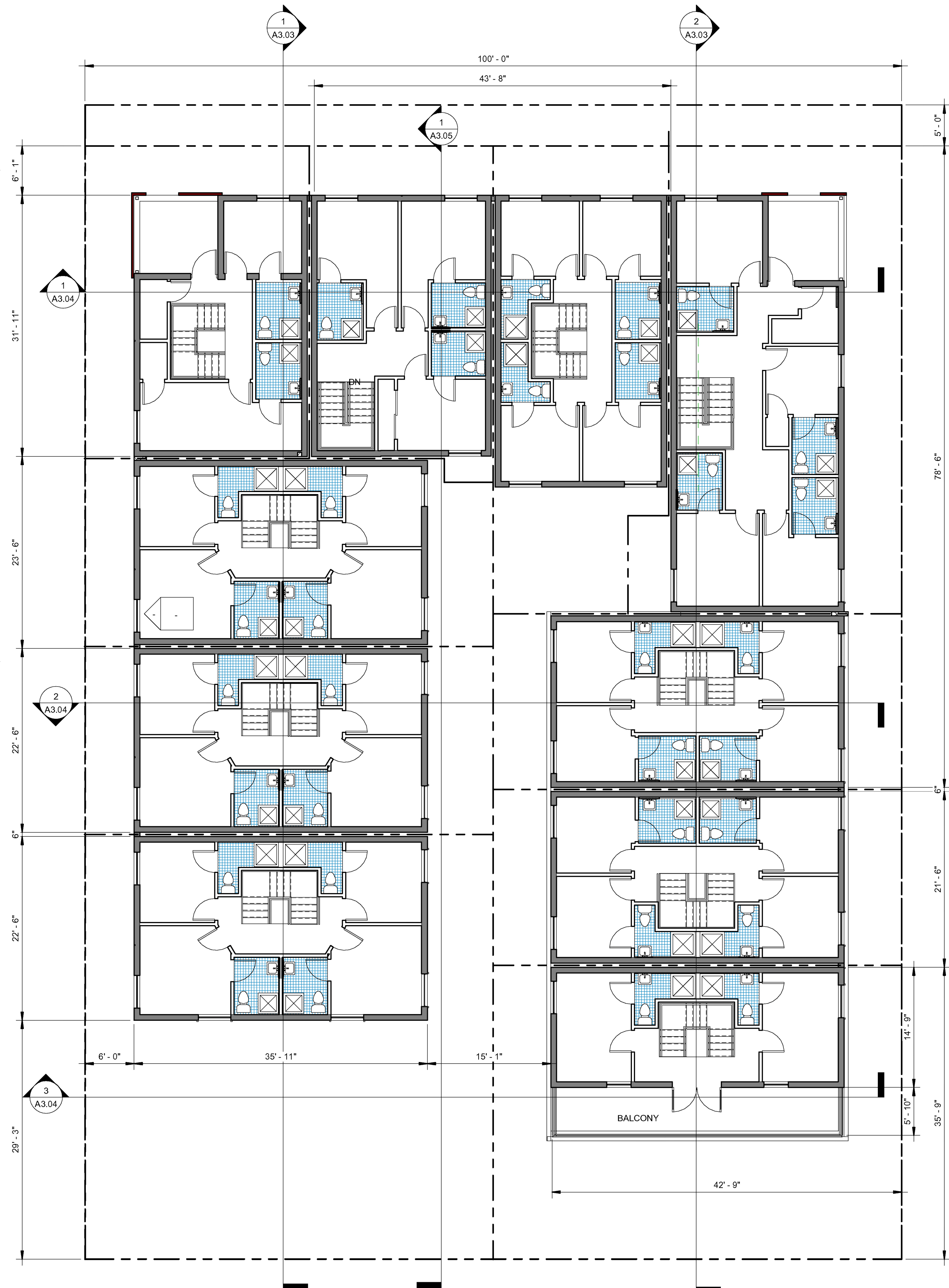


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Scale	As indicated
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① LEVEL 3
1/8" = 1'-0"



② LEVEL 4
1/8" = 1'-0"



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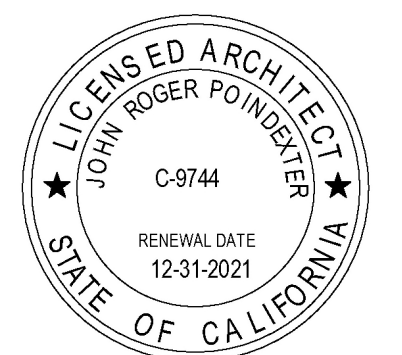
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|  | NEW STUD WALL SEE DETAILS |
|  | NEW FURRED OVER (E) C.M.U.
WALL SEE DETAIL |
|  | NEW 8" SOUND WALL |
|  | NEW 1-HR. SHAFT WALL SEE |

○ WALL LEGEND
1/4" = 1'-0"

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TRIPALINK CO-LIVING
TOWNHOMES

1840-1848 W. ADAMS BLVD.

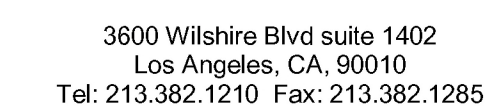


3rd & 4th FLOOR PLAN

Project number	1919 SD 14
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Drawn by	Bayu T
Checked by	John P

A2.02

Scale	As indicated
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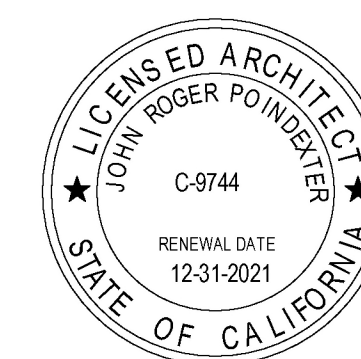


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1840-1848 W. ADAMS BLVD.

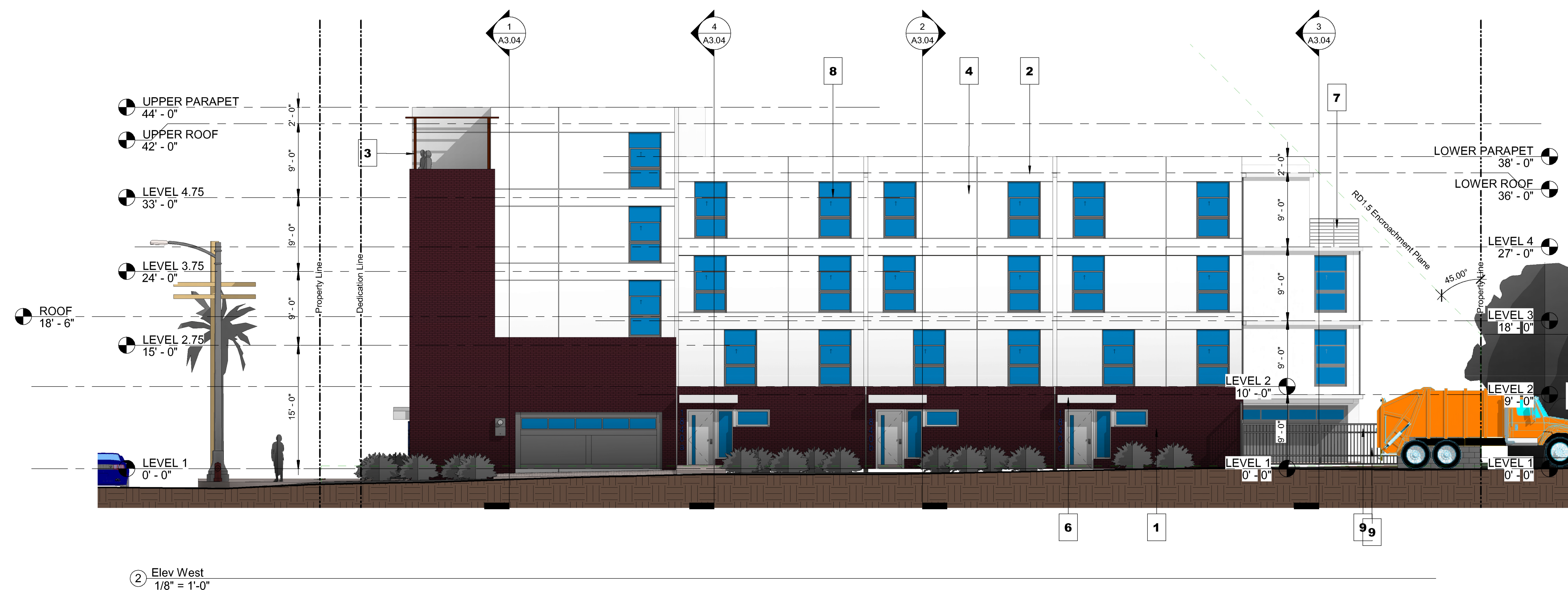
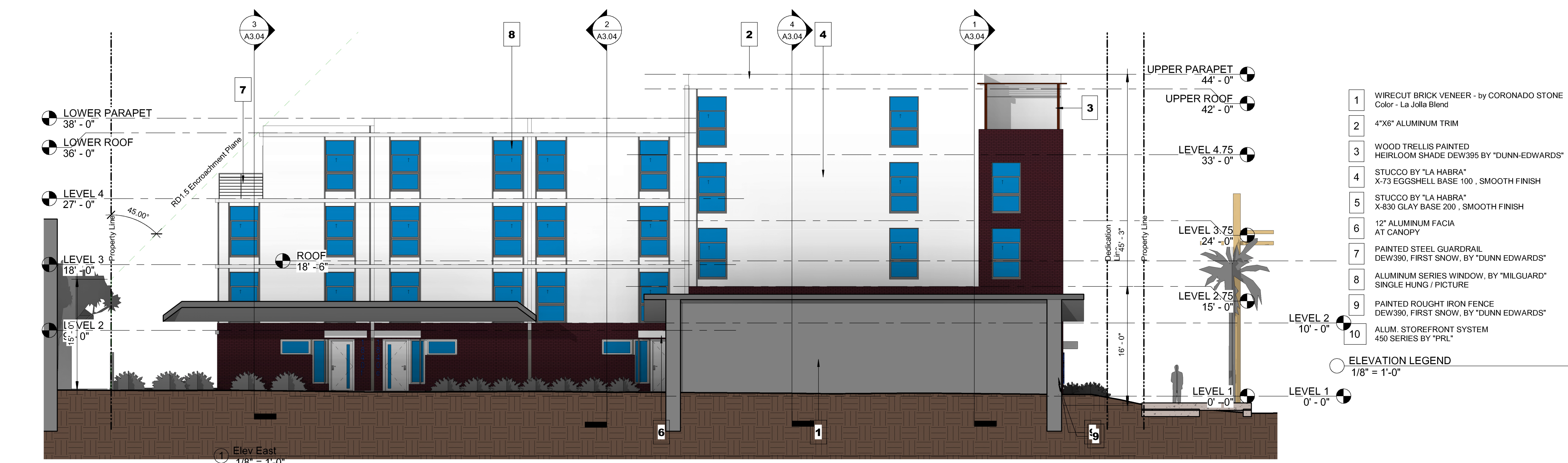


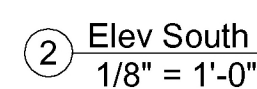
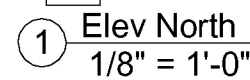
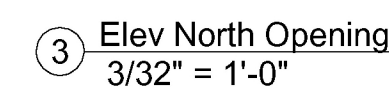
EXTERIOR ELEVATIONS

Project number	1919 SD 14
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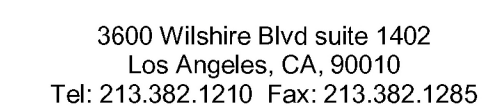
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Scale	1/8" = 1'-0"
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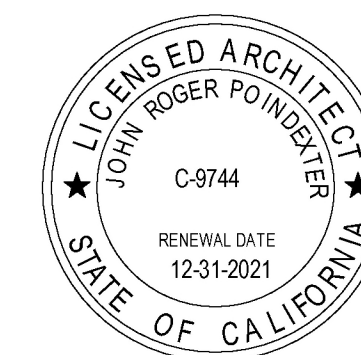
- ELEVATION LEGEND
1/8" = 1'-0"



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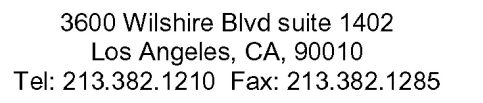
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1840-1848 W. ADAMS BLVD.



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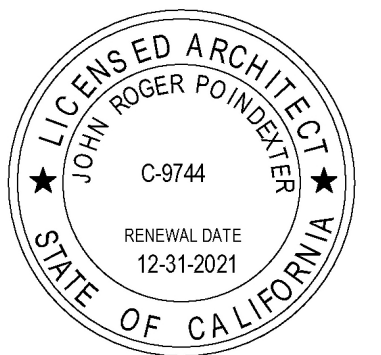


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TOWNHOMES

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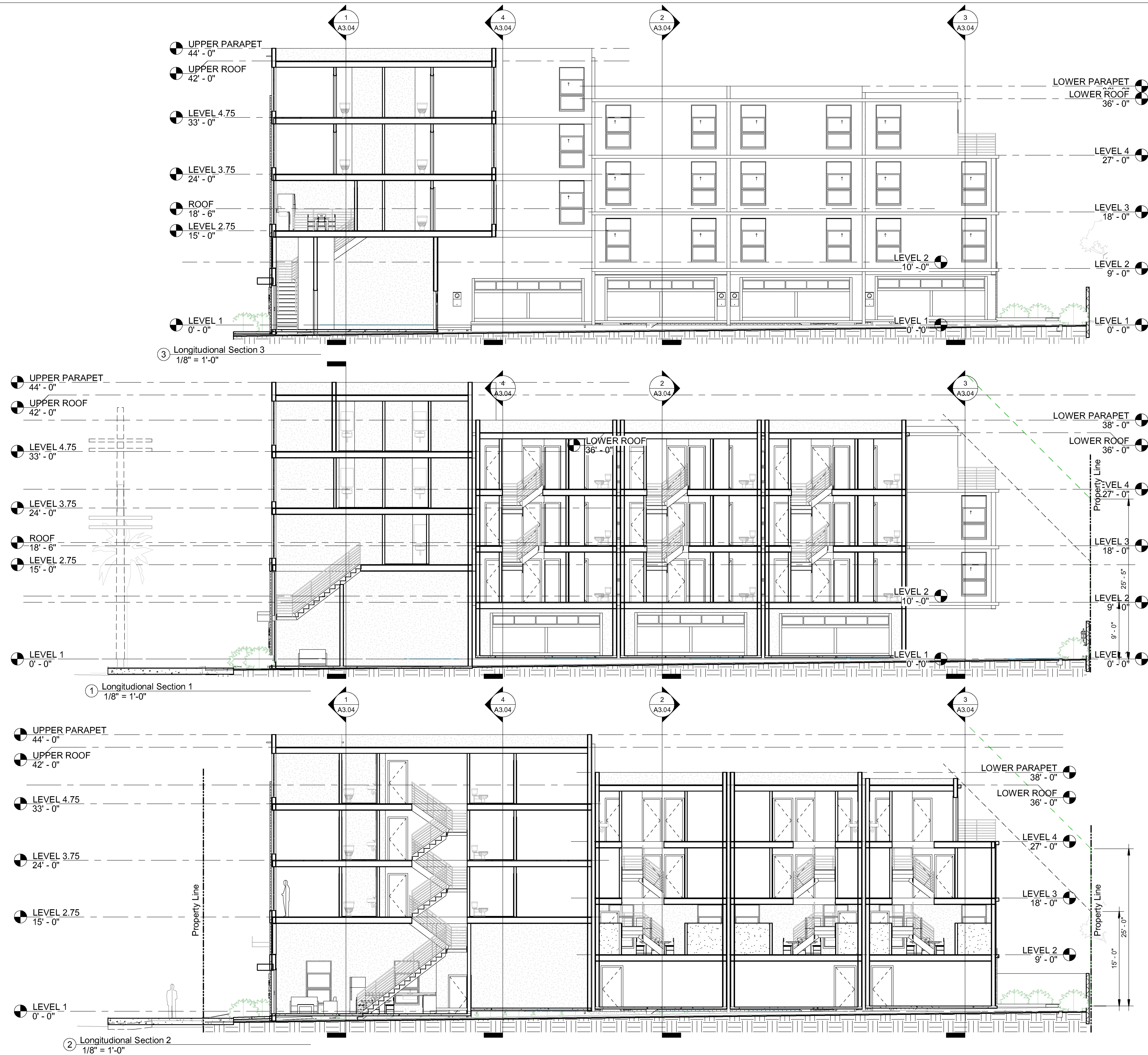
BUILDING SECTIONS

Project number	1919 SD 14
Date	01-26-2021
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Checked by	John P

A3.03

Scale	1/8" = 1'-0"
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DOI: 10.1002/for



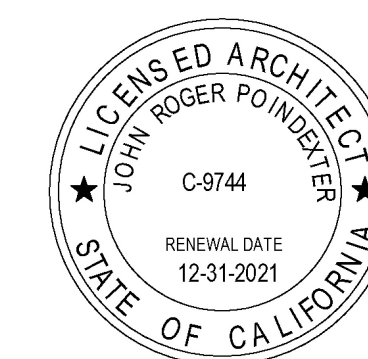


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TOWNHOMES

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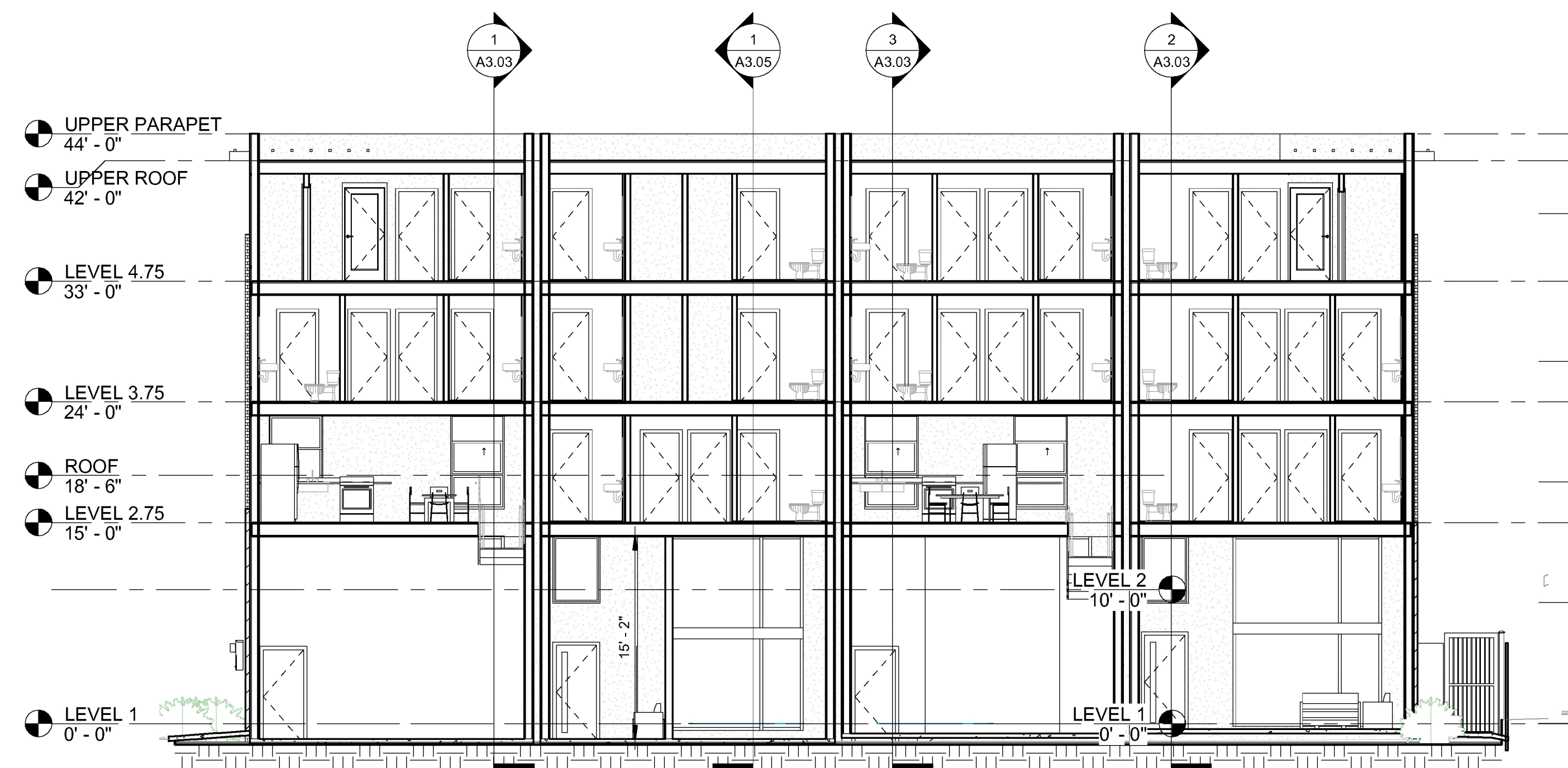


BUILDING SECTIONS

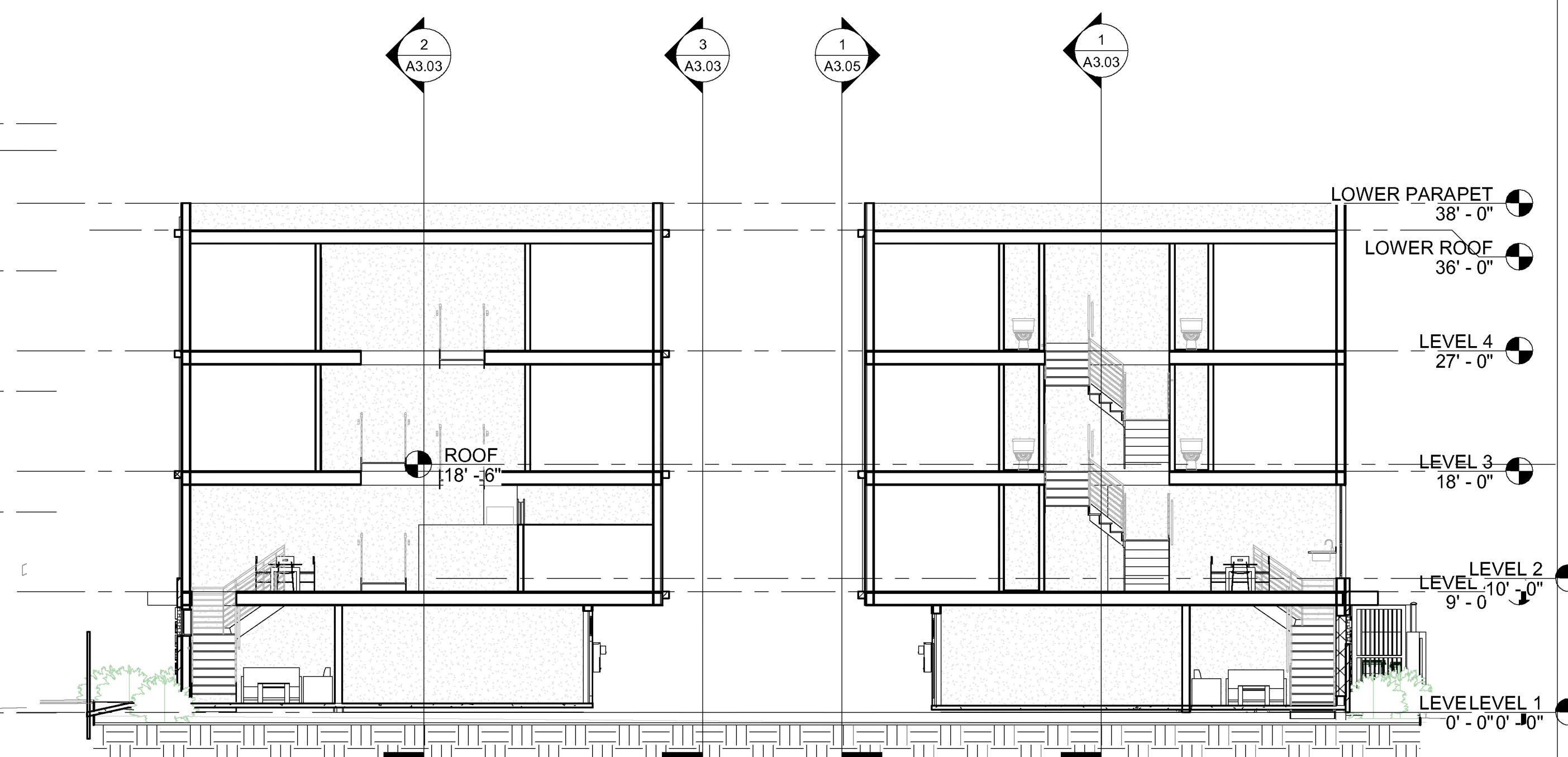
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A3.04

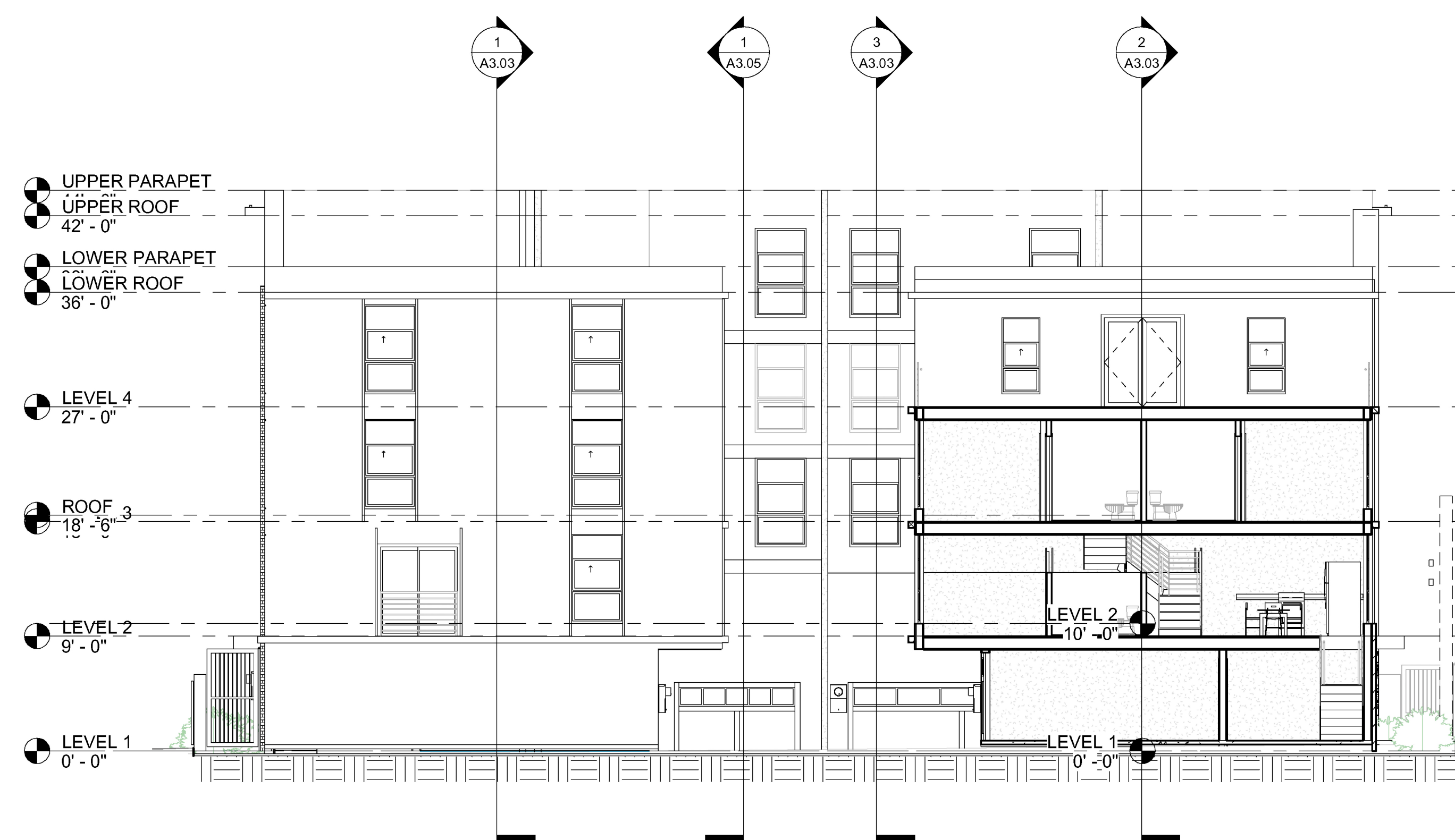
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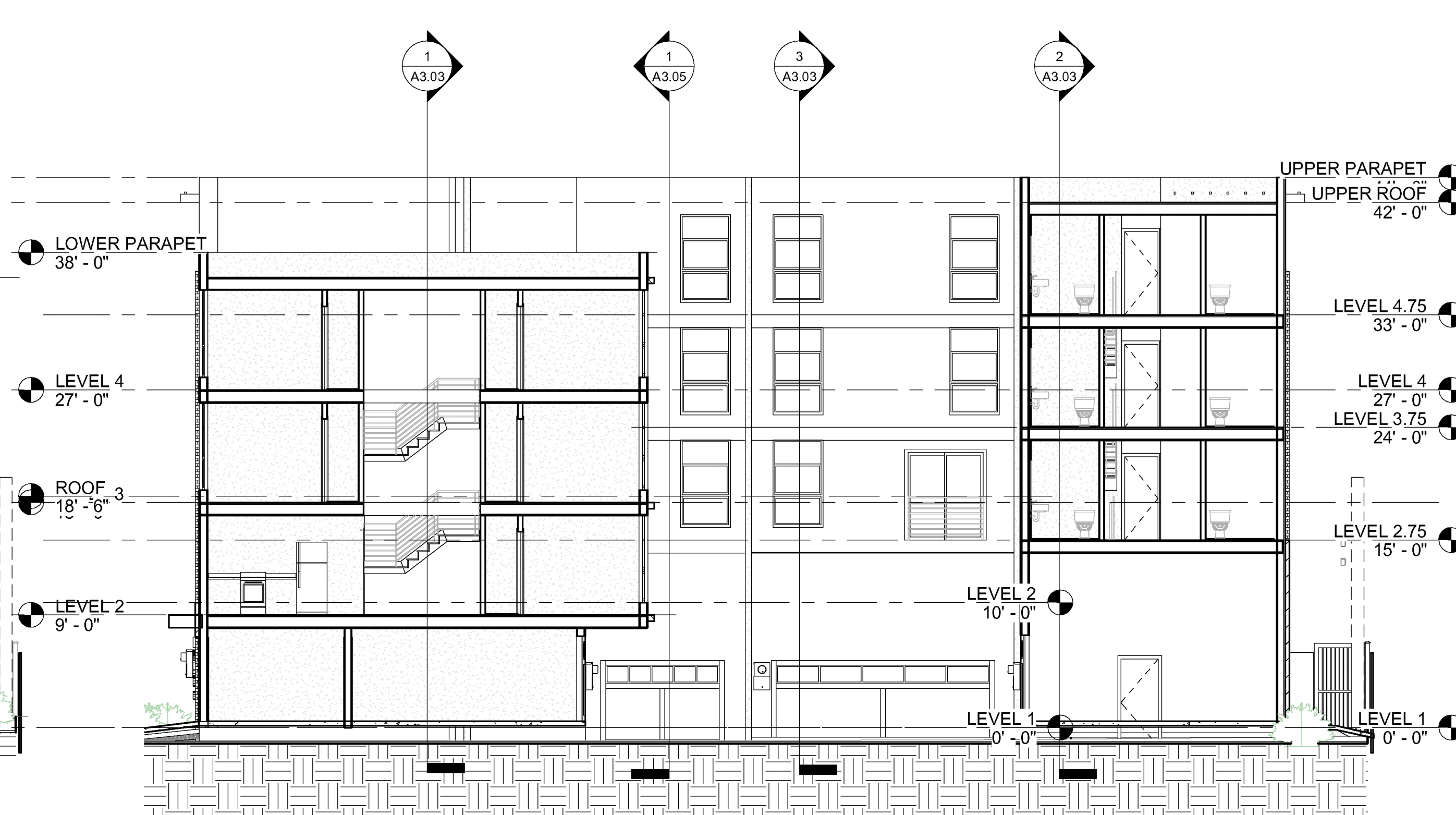
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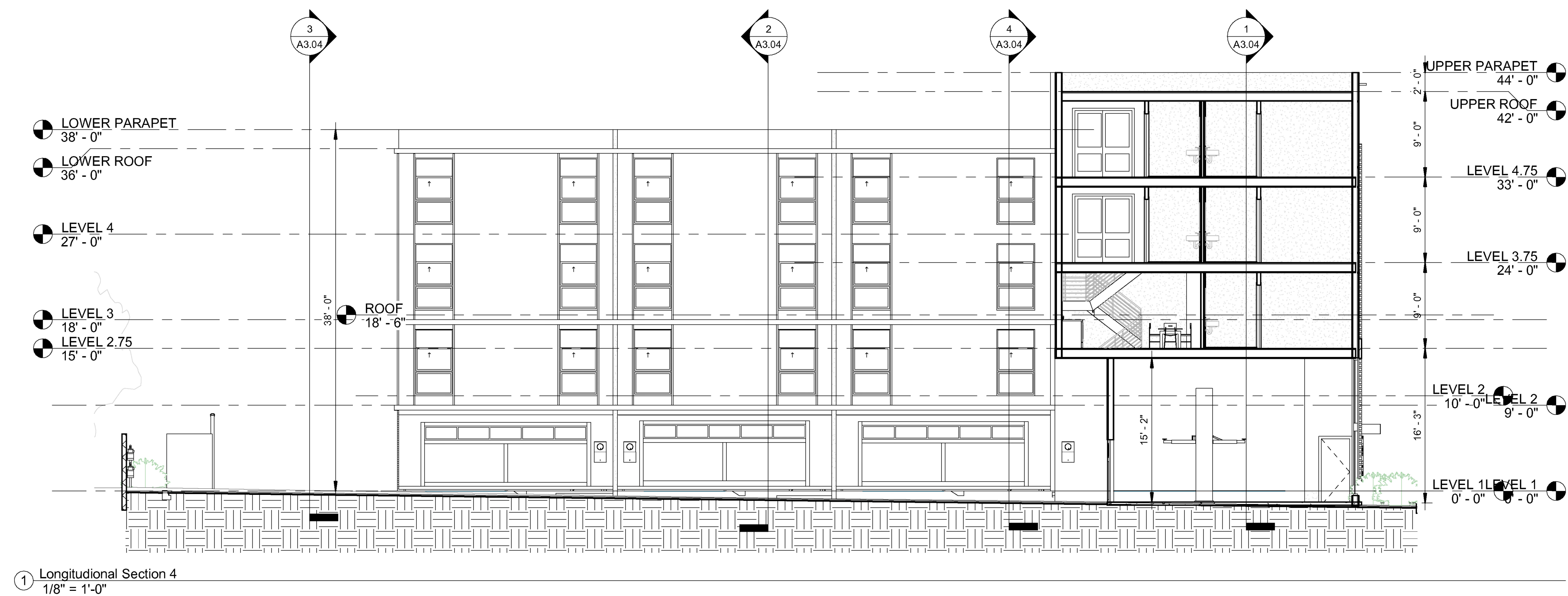
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1/8" = 1'-0"



③ Cross Section 3
1/8" = 1'-0"



④ Cross Section 4
1/8" = 1'-0"

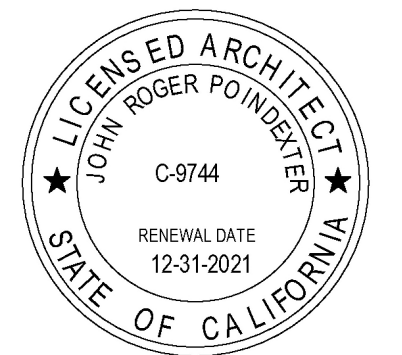


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e-mail	ziyiyang@trjpalink.com

[illegible]

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.



BUILDING SECTIONS

Project number	1919 SD 14
Date	01-26-2021
Drawn by	Author
Checked by	Checker

A3.05

Scale	$1/8" = 1'-0"$
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CHECKLIST

A. BUILDING DESIGN

- ## 1. Dwelling Orientation
- a. Small Lot Homes abutting a right-of-way, including a public street, walk street, public stairways ("right-of-way") or private street shall orient the primary entryway ("front door") toward the right-of-way or, where there is a physical site constraint, shall provide a clearly identifiable pedestrian entry to the site from the right-of-way. ☒ ☐ ☐ A2.01
- b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the right-of-way. ☒ ☐ ☐ A1.01
- c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a right-of-way. ☒ ☐ ☐ A1.01
- ## 2. Primary Entryways
- a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area. ☒ ☐ ☐ A3.01
- b. All primary entryways shall incorporate at least four of the following elements: ☒ ☐ ☐ A3.01
- ☐ i. The entryway shall be recessed at least 2 feet from the building facade to create a covered porch or landing area.
- ☒ ii. The doorway shall be recessed at least 3 inches from the building facade.
- ☒ iii. The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building facade, unless prohibited by LAMC Section 12.22 C.20.
- ☒ iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.
- ☒ v. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.
- ☐ vi. The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.

CHECKLIST (continued)

3. Primary Entryways Between Small Lot Homes

- a. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation may include projections as listed in 2.b.iii above, but be clear to sky for a minimum of 7 feet. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway.
- ☐ ☐ ☒ _____
- 1. Façade Articulation**
- a. Façades facing a right-of-way, the project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:
- ☒ i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.
- ☒ ii. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.
- ☒ iii. Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as façade articulation.
- ☐ iv. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the façade.
- ☐ v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.
- ☒ ☐ ☐ _____A3.01

CHECKLIST (continued)

5. Varied Roofline

- For any Small Lot Horizontal facade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating two of the following: ☒ ☐ ☐ **_A3.02**

 - ☐ i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.
 - ☐ ii. An open deck with a minimum of 6 feet in depth and 8 feet in width.
 - ☐ iii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building facade.
 - ☒ iv. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.
 - ☒ v. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.

B. Roof Decks

 - a. All roof decks along the project perimeter and abutting residential uses shall be stepped back a minimum of 5 feet from the roof edge, so that they are oriented away from and screened to prevent direct views of abutting residential neighbors. Roof decks facing a right-of-way are not required to be stepped back. ☐ ☐ ☒ _____

C. Building Massing Variation

 - a. Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways. ☒ ☐ ☐ **_A1.01**
 - b. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 5 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller. ☐ ☐ ☒ _____
 - c. Small Lot Homes shall be unique in design so that there is variety between Small Lot Homes within a subdivision. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least two variations in building design, such as changes in dwelling orientation, primary entryways, fenestration pattern, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least three variations in building design as stated above. ☐ ☐ ☐ _____

CHECKLIST (continued)

B. PEDESTRIAN CONNECTIVITY AND ACCESS

1. **Pedestrian Pathways**
 - a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the right-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures. ☒ ☐ ☐ A1.0
 - b. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic. ☐ ☐ ☒ A1.0
 - c. Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way. ☐ ☐ ☒ A1.0
 2. **Fences/Walls**
 - a. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or dense shrubs or trees. Solid masonry walls along the right-of-way are not permitted. ☒ ☐ ☐ A3.0
 - b. Fences or walls abutting the right-of-way and within the yard shall provide a point of entry into each lot abutting the right-of-way. ☒ ☐ ☐ A1.0

C. LANDSCAPING

1. Landscaping, Common Open Space Areas, and Amenities

- | | | | | | |
|------|---|-------------------------------------|--------------------------|--------------------------|-------------|
| a. | All setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, and common open space areas shall be attractively landscaped and maintained. | ☒ | ☐ | ☐ | <u>A1.0</u> |
| b. | Required Common Open Space Areas must: | | | | |
| i. | Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20 (b). | ☒ | ☐ | ☐ | <u>A1.0</u> |
| ii. | Be located at grade level, contiguous or connected, and readily accessible to all residents of the site. | ☒ | ☐ | ☐ | <u>A1.0</u> |
| iii. | Have a minimum area of 300 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement. | ☒ | ☐ | ☐ | <u>A1.0</u> |

CHECKLIST (continued)

c. The combination of required Common Open Space Areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Common open space areas may include enhanced side yards and rear yards that meet the minimum area and dimension requirement above.

D. MIXED USE SMALL LOTS

Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor ("Mixed Use Small Lot Homes"). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

1. Building Orientation and Entry

- a. Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the right-of-way. ☐ ☐ ☐ _____
- b. A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from the right-of-way and open during the normal business hours posted by the business. ☐ ☐ ☐ _____
- B. Building Design**
- a. A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component. ☐ ☐ ☐ _____
- b. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting. ☐ ☐ ☐ _____
- c. The ground floor commercial use shall be visually separated from upper residential floor, with a facade treatment such as an awning, overhang, setback, or overhang of at least 18 inches in depth, so as to distinguish the commercial base of the building. ☐ ☐ ☐ _____



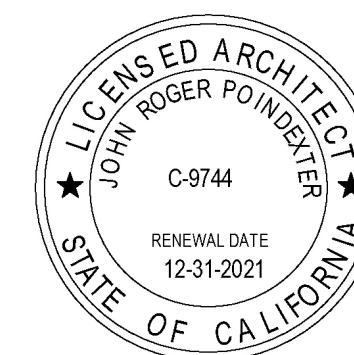
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SMALL LOT DESIGN STDS CHECKLIST

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Date	01-26-202
Drawn by	Bayu
Checked by	John

A4.02

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