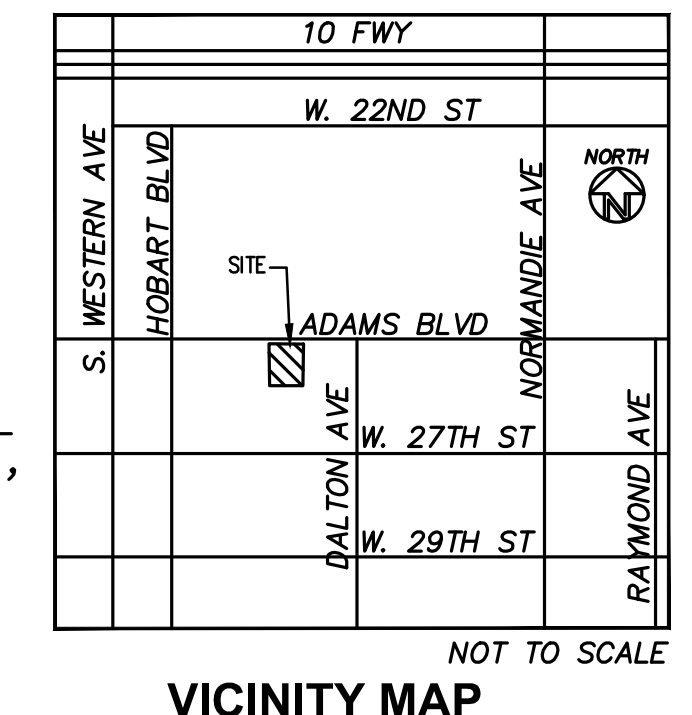
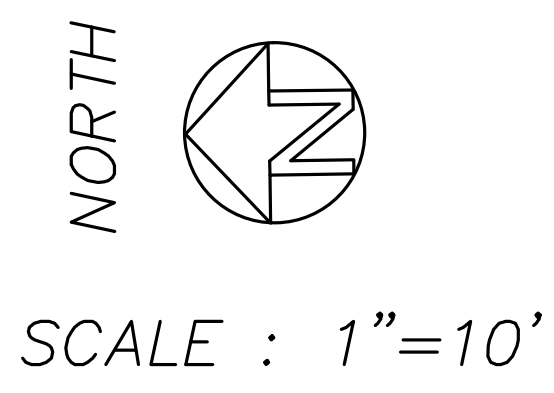


SET BACK MATRIX					
LOT #	FRONT	REAR	SIDE 1	SIDE 2	BLDG. CLEARANCE
1	6' (NORTH)	0.25' (SOUTH)	6' (WEST)	0.25' (EAST)	76.47'
2	6' (NORTH)	0.25' (SOUTH)	0.25' (WEST)	0.25' (EAST)	49.96'
3	6' (NORTH)	15' (SOUTH)	0.25' (WEST)	0.25' (EAST)	32.71'
4	6' (NORTH)	0.25' (SOUTH)	0.25' (WEST)	7' (EAST)	11.01'
5	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'

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.



OWNER:
1046 W ADAMS BLVD LLC
C/O ZIY 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:

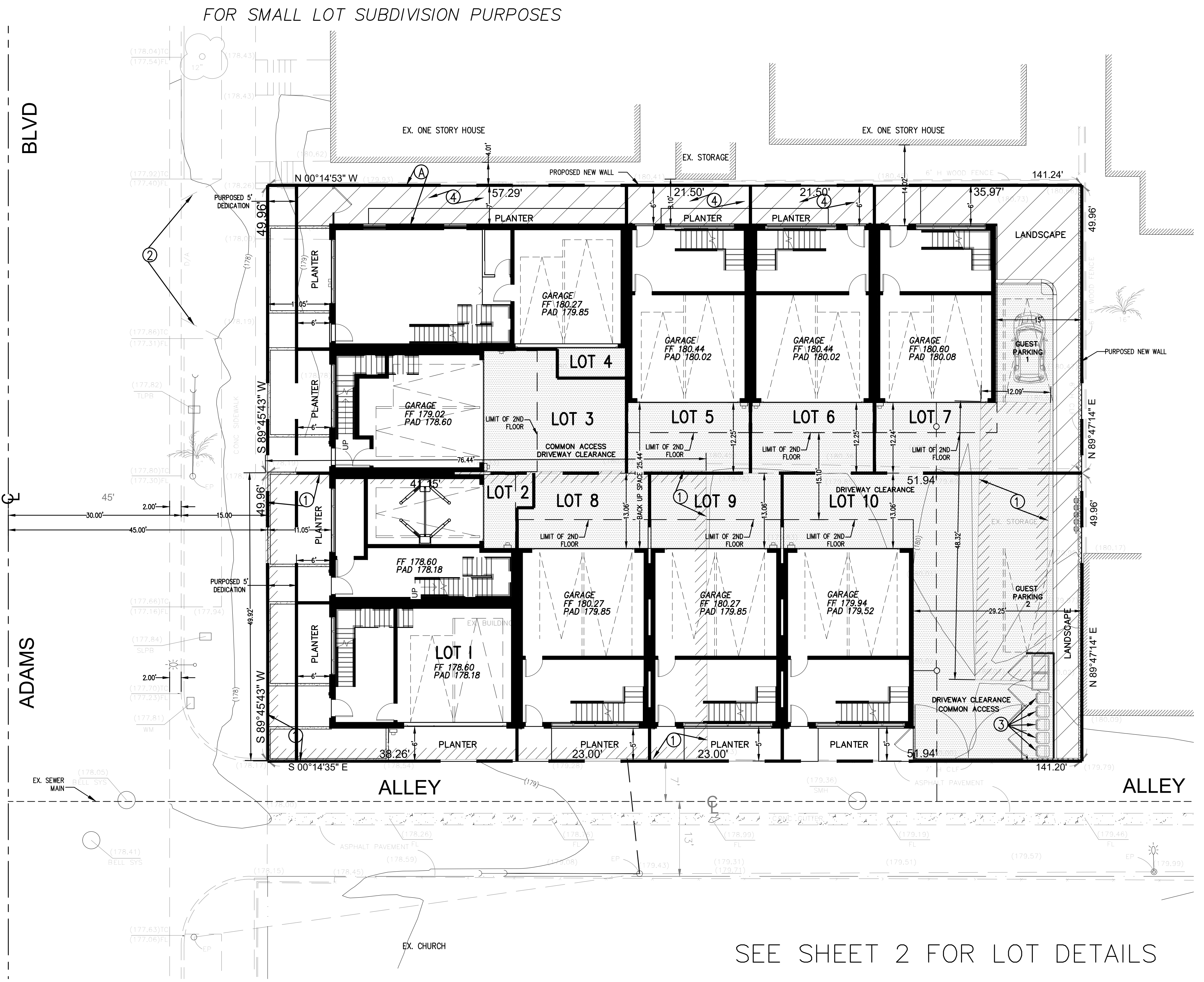
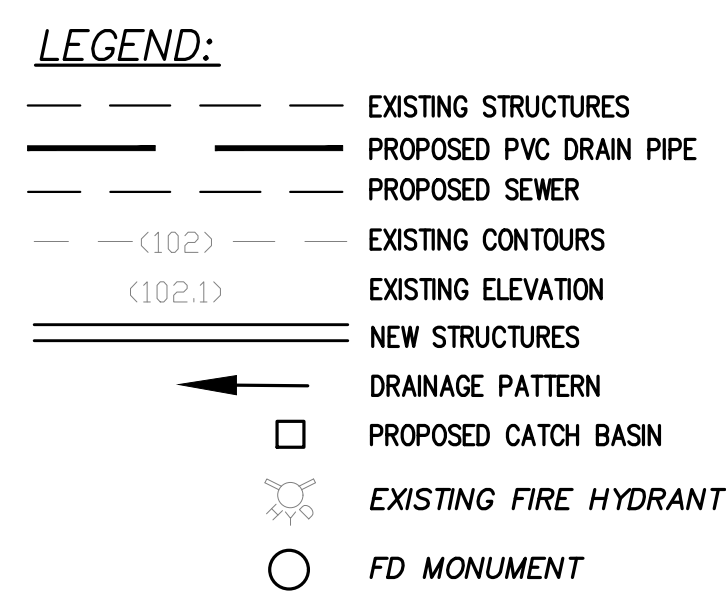
- ① EX. STRUCTURE TO BE REMOVED
- ② EX. DRIVEWAY TO BE DEMOLISHED
- ③ PROPOSED TRASH COLLECTION AREA
- ④ PROPOSED WALKWAY
- ⑤ PROPOSED SEWER LATERAL
- ⑥ PROPOSED SEWER CLEANOUT

EASEMENT NOTES:

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



SEE SHEET 2 FOR LOT DETAILS

REVISIONS	
DATE	NO
04/07/2021	1

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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

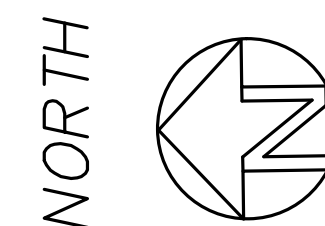
VESTING TENTATIVE TRACT NO.83081

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

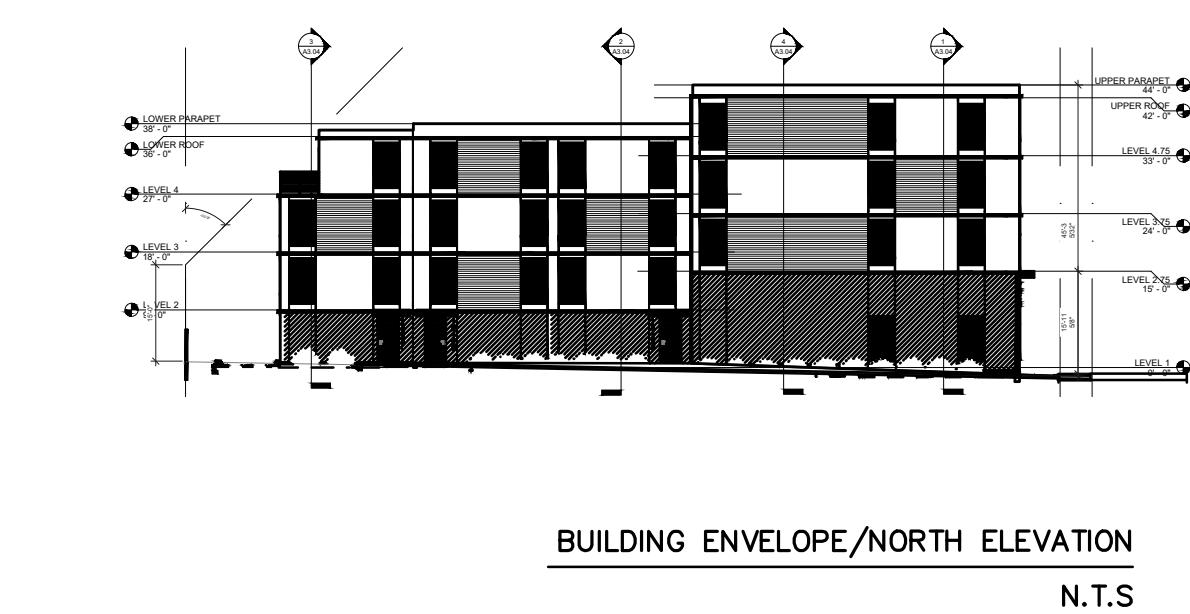
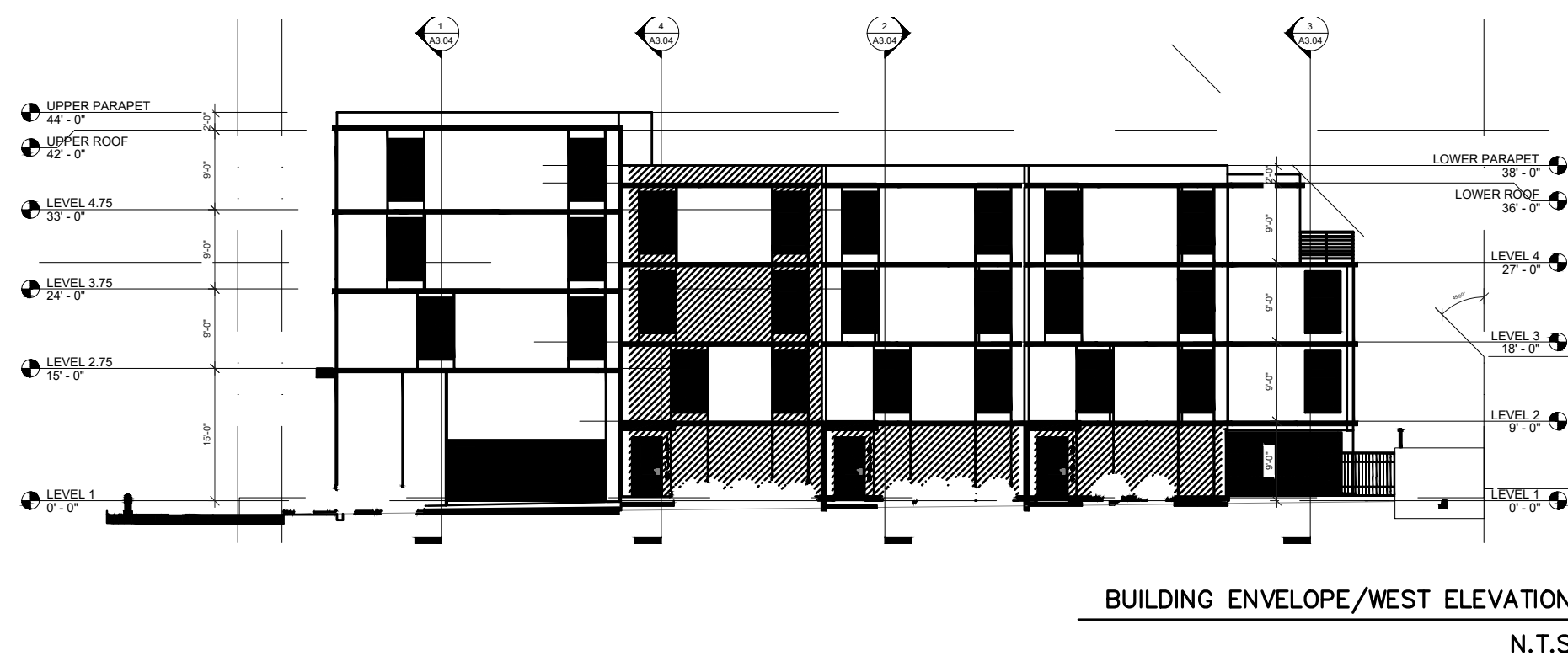
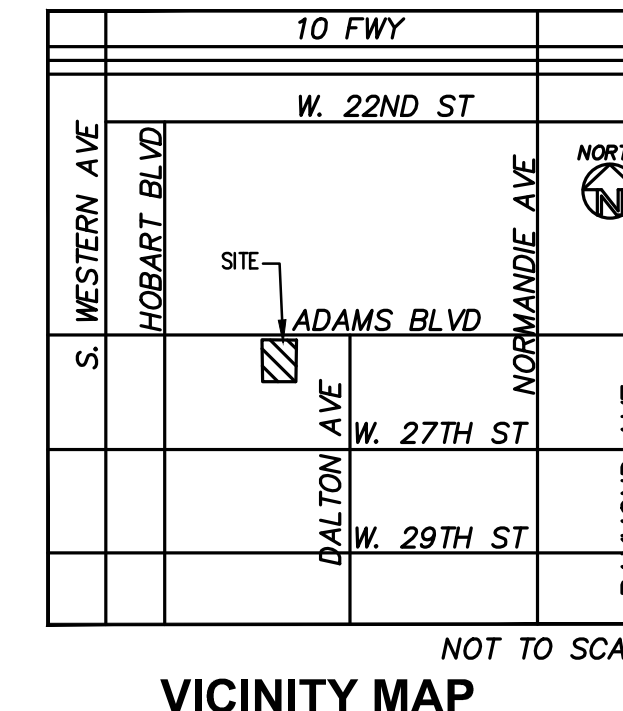
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FOR SMALL LOT SUBDIVISION PURPOSES



SCALE : 1"=10'



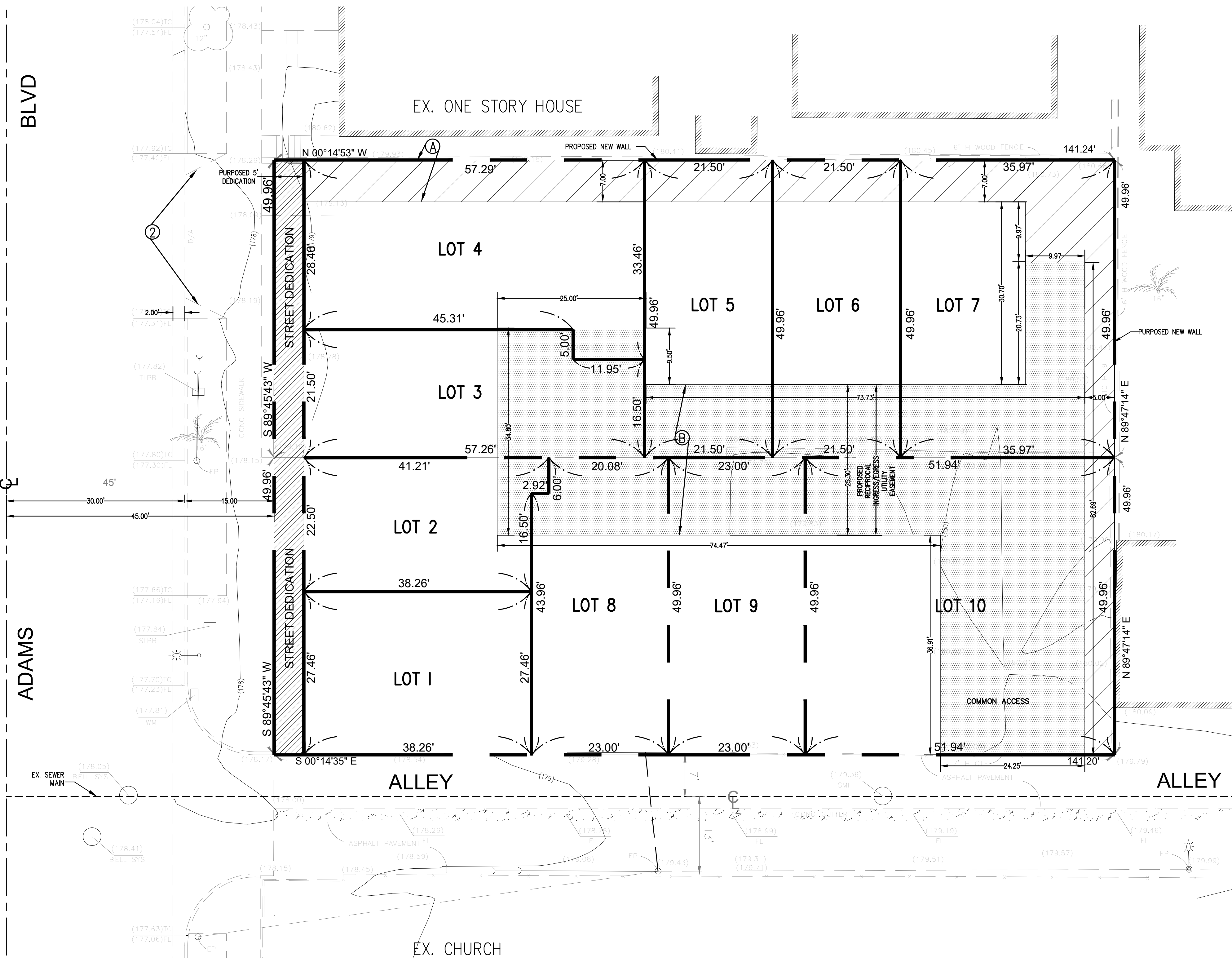
LOT AREA TABLE		
LOT #	GROSS LOT AREA	NET LOT AREA
1	1,188 SF	1,051 SF
2	991 SF	786 SF
3	1,278 SF	698 SF
4	1,835 SF	1,224 SF
5	1,074 SF	655 SF
6	1,074 SF	659 SF
7	1,797 SF	645 SF
8	1,131 SF	850 SF
9	1,150 SF	850 SF
10	2,595 SF	840 SF
TOTAL	14,113 SF	8,258 SF

EASEMENT NOTES:

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

LEGEND:

- EXISTING STRUCTURES
- PROPOSED PVC DRAIN PIPE
- PROPOSED SEWER
- EXISTING CONTOURS
- EXISTING ELEVATION
- NEW STRUCTURES
- DRAINAGE PATTERN
- PROPOSED CATCH BASIN
- EXISTING FIRE HYDRANT
- FD MONUMENT
- WOOD FENCE
- CHAIN LINK FENCE
- TREE
- CBW.....CONC. BLOCK WALL
- C&G.....CURB AND GUTTER
- D/A.....DRIVEWAY APRON
- DWY.....DRIVEWAY
- FL.....FLOW LINE
- GM.....GAS METER
- EX.....EXISTING
- SDMH.....STORM DRAIN MAN HOLE
- SMH.....SEWER MANHOLE
- S/W.....SIDEWALK
- SD.....STORM DRAIN
- TBR.....TO BE REMOVED
- 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



REVISIONS	
DATE	NO
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