1 3D Street View from Northwest_2021-01-26
12" = 1'-0"

TRIPALINK CO-LIVING TOWNHOMES
1840 - 1848 West Adams Boulevard
Los Angeles, California 90018
Scheme #14

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design Lead
Firm	1846 W Adams Blvd. LLC
Address	2905 S. Vermont Avenue Los Angeles, California 90007
Phone	1-213-284-8845
Fax	1-213-382-1285
e-mail	ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

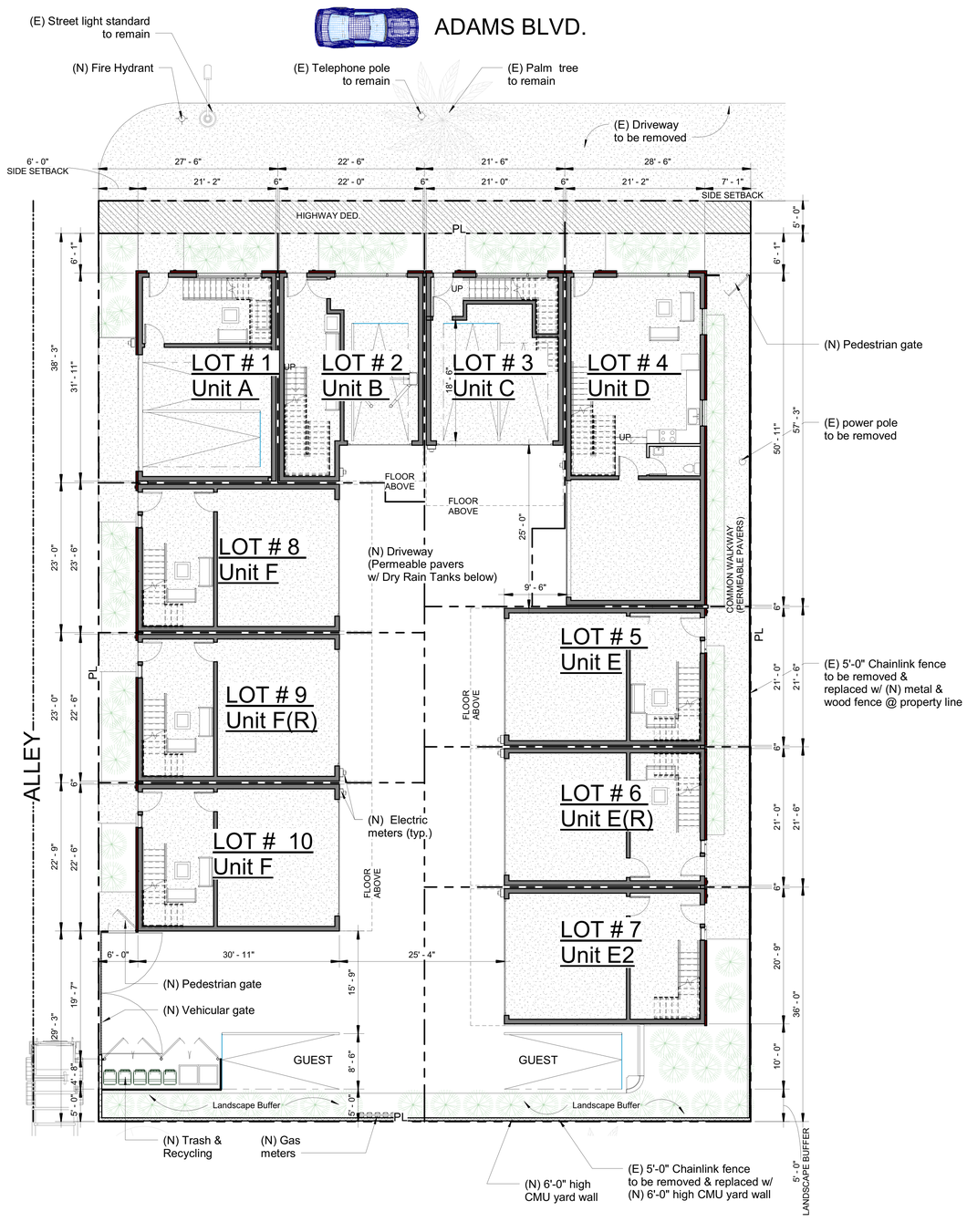
TITLE SHEET

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

A1.00

Scale 12" = 1'-0"

1/27/2021 3:19:53 PM



1 SITE PLAN
1" = 10'-0"

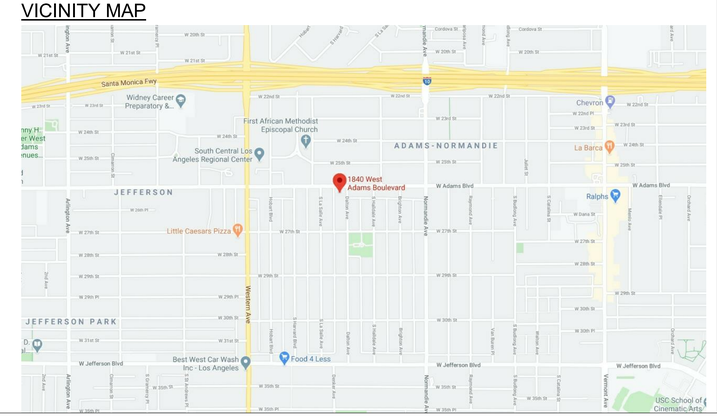
PROJECT DATA

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

SHEET LIST

Sheet Number	Sheet Name
A1.00	TITLE SHEET
A1.01	SITE PLAN, PROJECT DATA
A1.02	FAR & LOT COVERAGE
A2.01	1st & 2nd FLOOR PLAN
A2.02	3rd & 4th FLOOR PLAN
A2.03	LOWER & UPPER ROOF PLANS
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.03	BUILDING SECTIONS
A3.04	BUILDING SECTIONS
A3.05	BUILDING SECTIONS
A4.01	PARCEL PROFILE REPORT
A4.02	SMALL LOT DESIGN STDS CHECKLIST
A4.03	AXONOMETRIC VIEWS

VICINITY MAP



ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect John R. Poindexter
Firm Envirotecture, Inc.
Address 3600 Wilshire Boulevard, Suite 1402
Los Angeles, California 90010
Phone 1-213-382-1210
Fax 1-213-382-1285
e-mail john@envirotectureinc.com

Owner's Rep. Ziyi Yang - Project Development, Design
Firm Lead
Address 1846 W Adams Blvd. LLC
2905 S. Vermont Avenue
Los Angeles, California 90007
Phone 1-213-284-8845
Fax 1-213-382-1285
e-mail ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE 12-31-2021
STATE OF CALIFORNIA

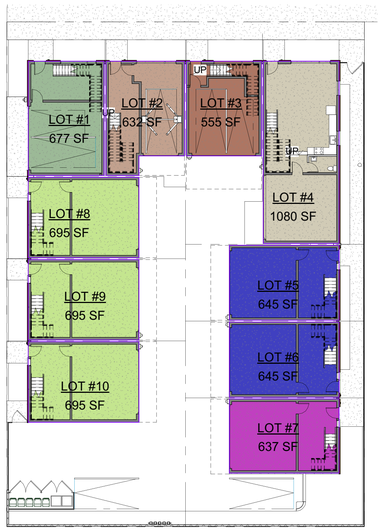
SITE PLAN, PROJECT DATA

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

A1.01

Scale 1" = 10'-0"

1/27/2021 3:19:56 PM



5 LEVEL 1
1" = 20'-0"

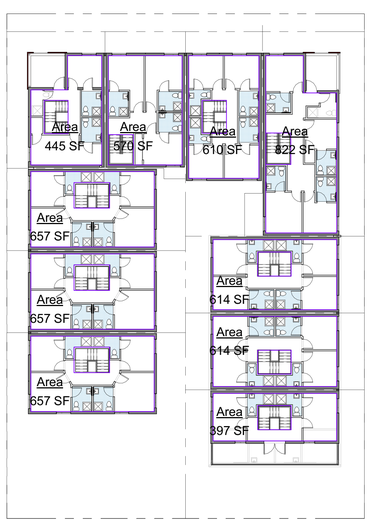
Building Area Legend

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

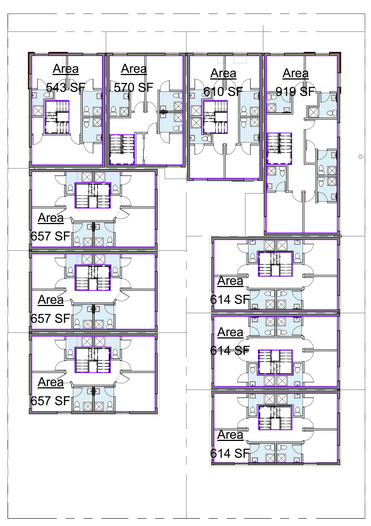
Area Schedule (Gross Building)		
Name	Level	Area
LOT #1	LEVEL 1	677 SF
LOT #2	LEVEL 1	632 SF
LOT #3	LEVEL 1	555 SF
LOT #4	LEVEL 1	1080 SF
LOT #5	LEVEL 1	645 SF
LOT #6	LEVEL 1	645 SF
LOT #7	LEVEL 1	637 SF
LOT #8	LEVEL 1	695 SF
LOT #9	LEVEL 1	695 SF
LOT #10	LEVEL 1	695 SF
Grand total		6957 SF

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

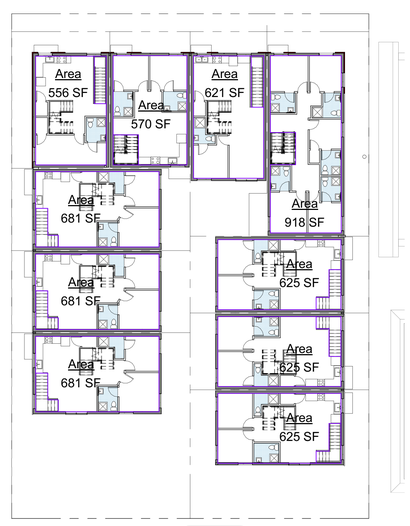
Area Schedule (F.A.R)	
Level	Area
Area	
LEVEL 1	603 SF
LEVEL 1	99 SF
LEVEL 1	248 SF
LEVEL 1	202 SF
LEVEL 1	211 SF
LEVEL 1	211 SF
LEVEL 1	208 SF
LEVEL 1	231 SF
LEVEL 1	231 SF
LEVEL 1	231 SF
LEVEL 2	918 SF
LEVEL 2	621 SF
LEVEL 2	570 SF
LEVEL 2	556 SF
LEVEL 2	681 SF
LEVEL 2	681 SF
LEVEL 2	681 SF
LEVEL 2	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



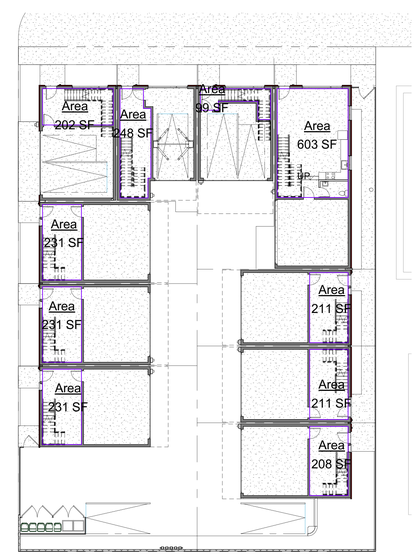
4 LEVEL 4
1" = 20'-0"



3 LEVEL 3
1" = 20'-0"



2 LEVEL 2
1" = 20'-0"



1 LEVEL 1
1" = 20'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect John R. Poindexter
Firm Envirotecture, Inc.
Address 3600 Wilshire Boulevard, Suite 1402
Los Angeles, California 90010
Phone 1-213-382-1210
Fax 1-213-382-1285
e-mail john@envirotectureinc.com

Owner's Rep. Ziyi Yang - Project Development, Design
Firm Lead
Address 1846 W Adams Blvd. LLC
2905 S. Vermont Avenue
Phone Los Angeles, California 90007
Fax 1-213-284-8845
e-mail 1-213-382-1285
ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

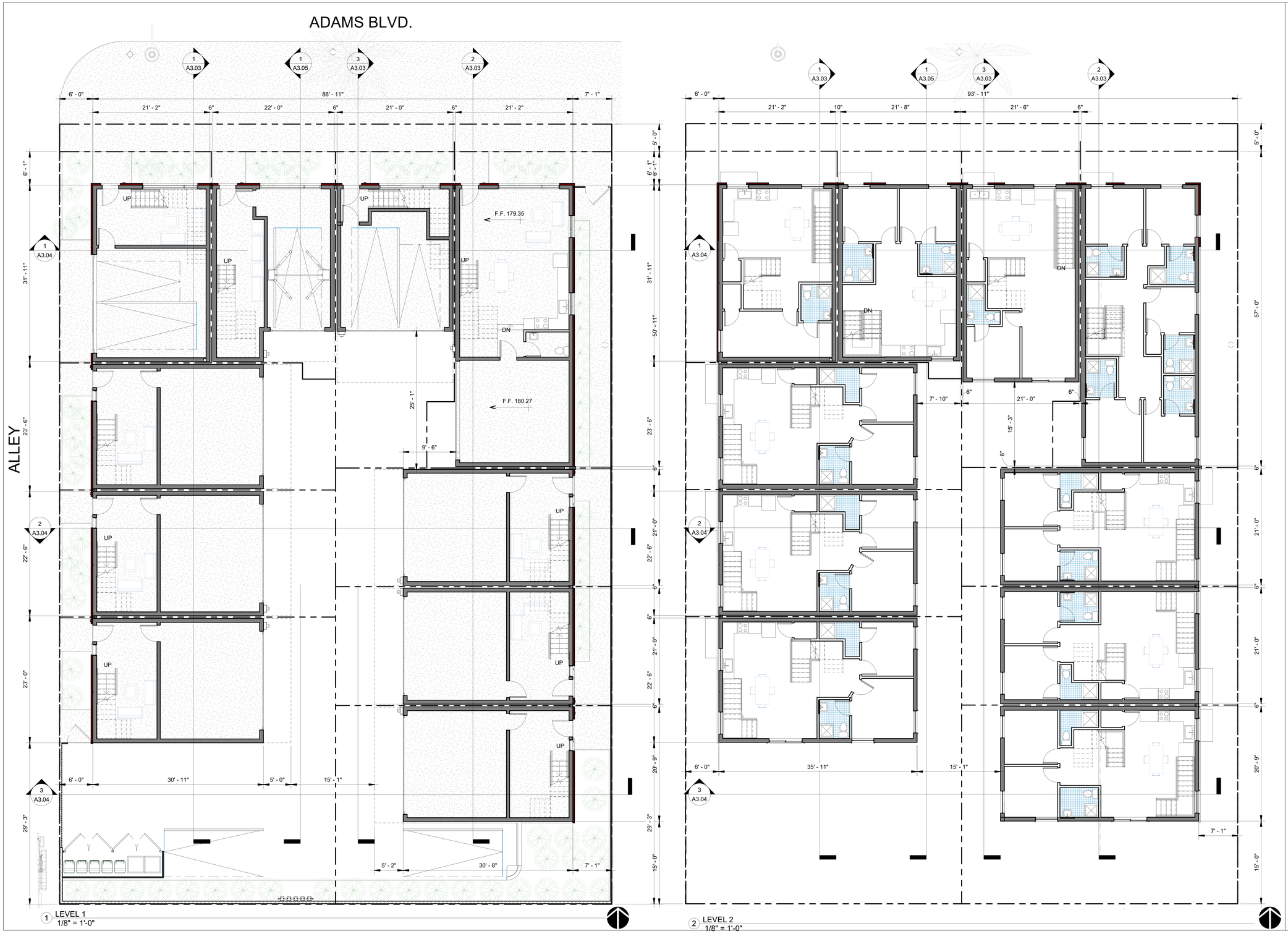
FAR & LOT COVERAGE

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

A1.02

Scale 1" = 20'-0"

1/27/2021 3:20:04 PM



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

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

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design
Firm	Lead
Address	1846 W Adams Blvd. LLC 2905 S. Vermont Avenue
Phone	Los Angeles, California 90007
Fax	1-213-284-8845
e-mail	1-213-382-1285 ziyiyang@tripalink.com

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"

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

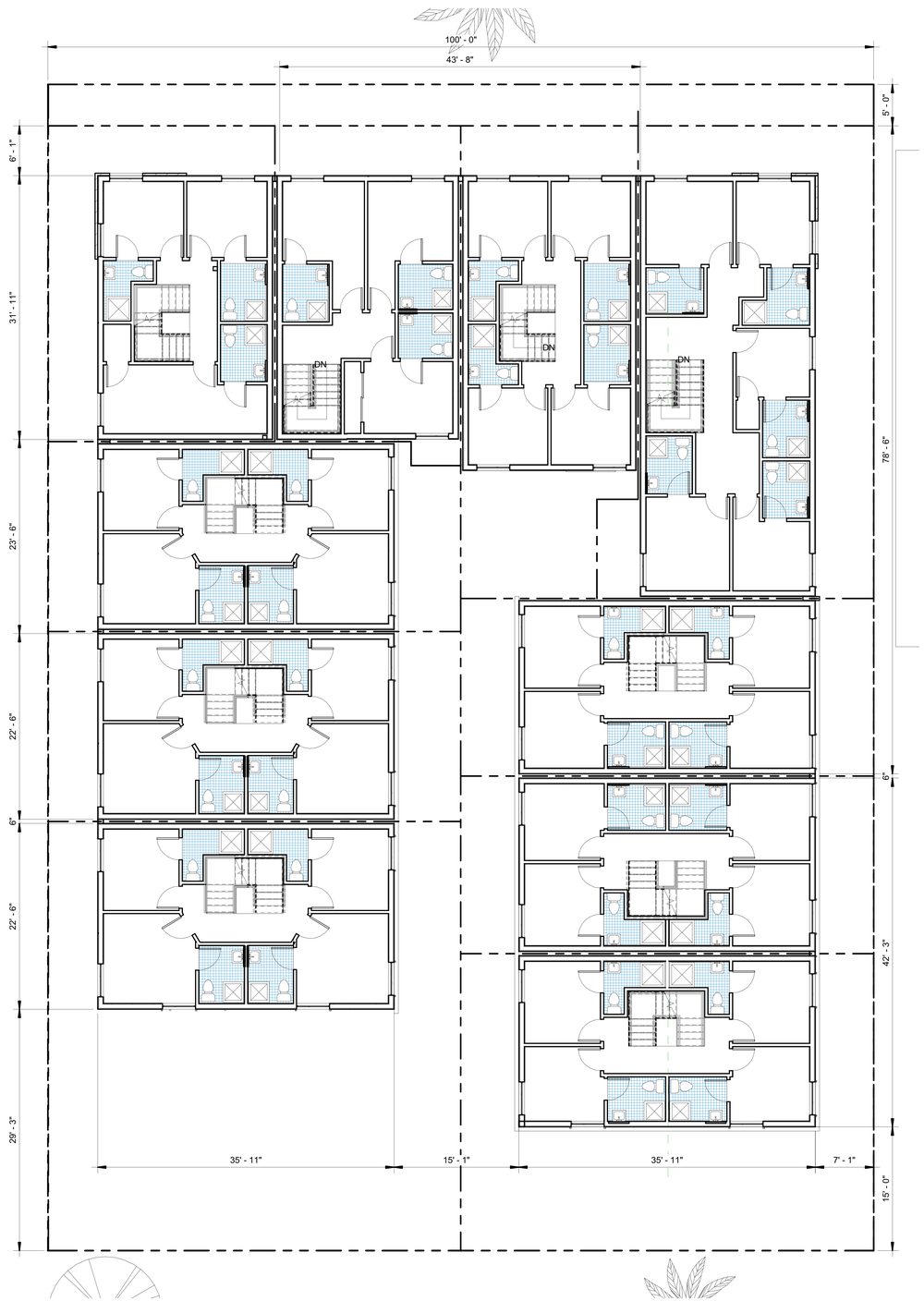
1st & 2nd FLOOR PLAN

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

A2.01

Scale	As indicated

1/27/2021 3:20:08 PM



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

2 LEVEL 4
1/8" = 1'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design
Firm	Lead
Address	1846 W Adams Blvd. LLC 2905 S. Vermont Avenue Los Angeles, California 90007
Phone	1-213-284-8845
Fax	1-213-382-1285
e-mail	ziyiyang@tripalink.com

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"

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

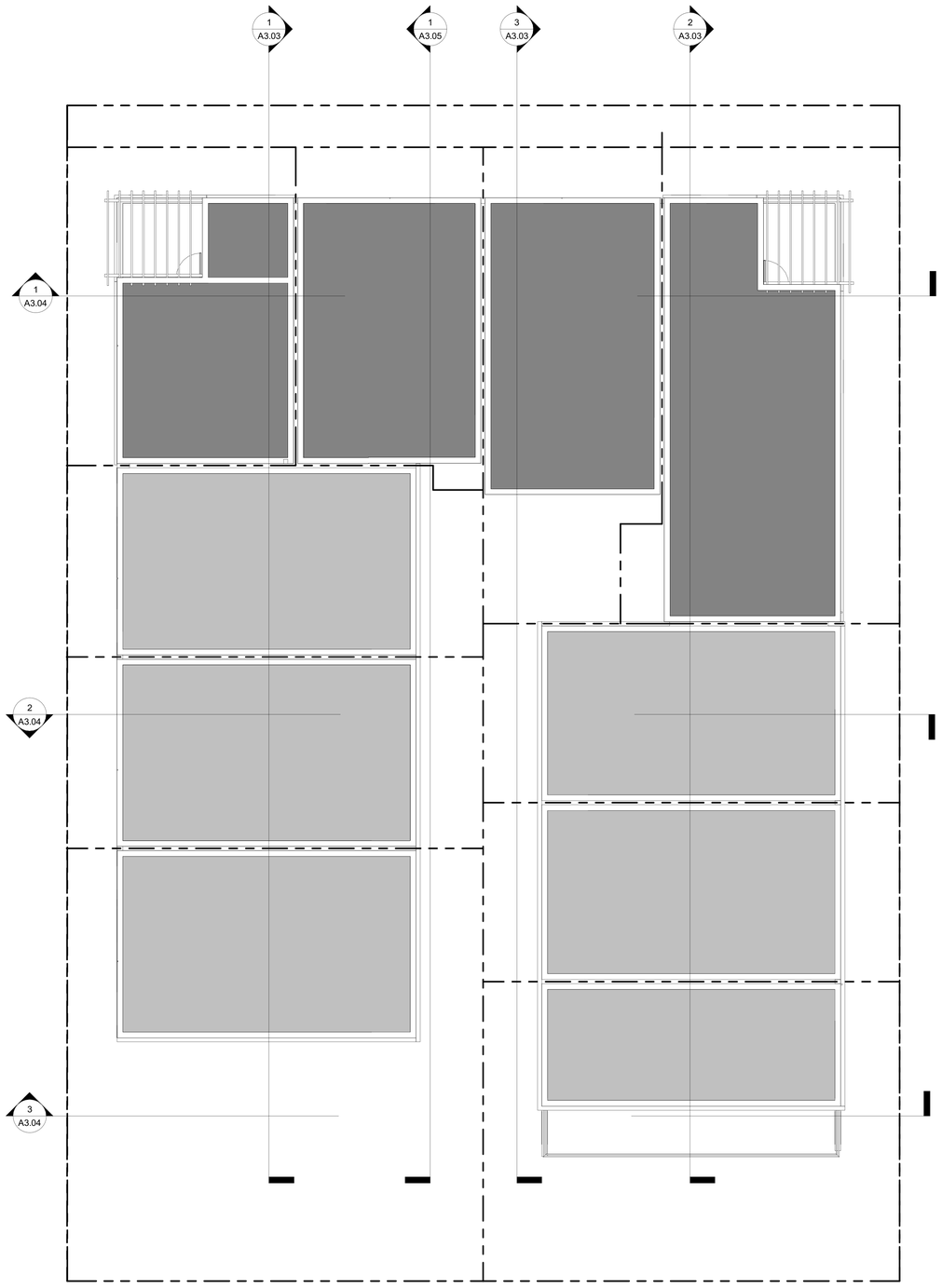
3rd & 4th FLOOR PLAN

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

A2.02

Scale As indicated

1/27/2021 3:20:12 PM



2 UPPER ROOF
1/8" = 1'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design Lead
Firm	1846 W Adams Blvd. LLC
Address	2905 S. Vermont Avenue Los Angeles, California 90007
Phone	1-213-284-8845
Fax	1-213-382-1285
e-mail	ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

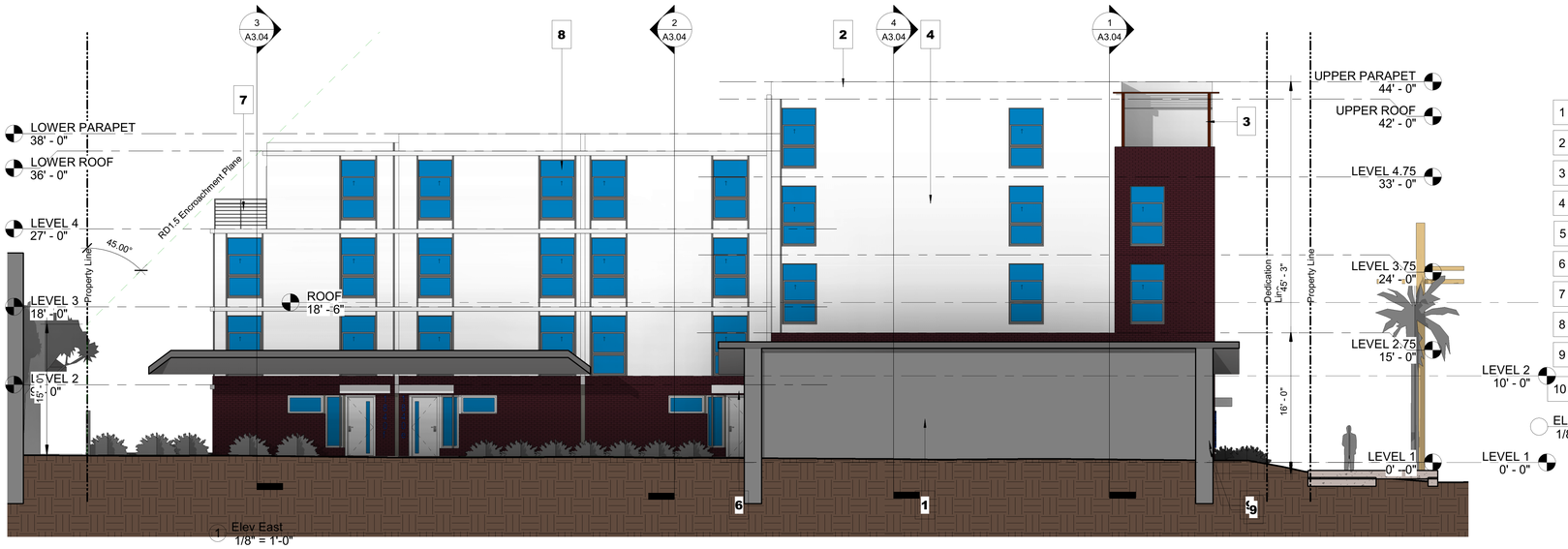
LOWER & UPPER ROOF PLANS

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

A2.03

Scale 1/8" = 1'-0"

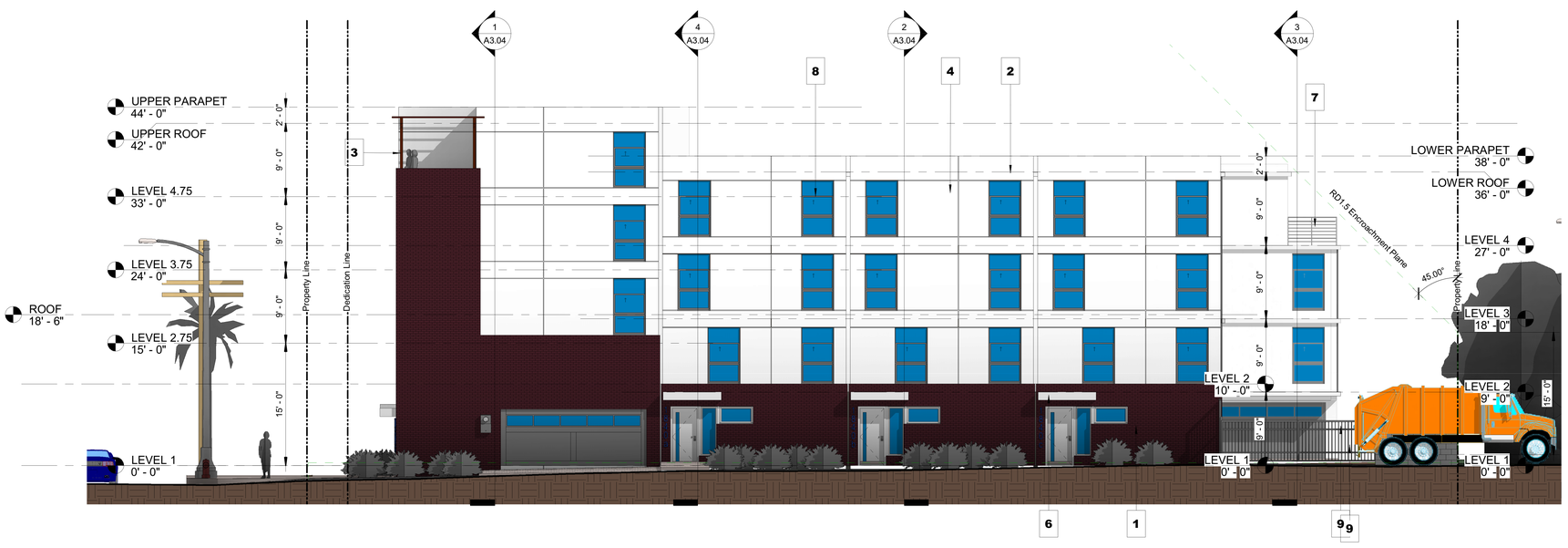
1/27/2021 3:20:13 PM



1 Elev East
1/8" = 1'-0"

1	WIRECUT BRICK VENEER - by CORONADO STONE Color - La Jolla Blend
2	4"X6" ALUMINUM TRIM
3	WOOD TRELLIS PAINTED HEIRLOOM SHADE DEW395 BY "DUNN-EDWARDS"
4	STUCCO BY "LA HABRA" X-73 EGGSHELL BASE 100 , SMOOTH FINISH
5	STUCCO BY "LA HABRA" X-830 GLAY BASE 200 , SMOOTH FINISH
6	12" ALUMINUM FACIA AT CANOPY
7	PAINTED STEEL GUARDRAIL DEW390, FIRST SNOW, BY "DUNN EDWARDS"
8	ALUMINUM SERIES WINDOW, BY "MILGUARD" SINGLE HUNG / PICTURE
9	PAINTED ROUGHT IRON FENCE DEW390, FIRST SNOW, BY "DUNN EDWARDS"
10	ALUM. STOREFRONT SYSTEM 450 SERIES BY "PRL"

ELEVATION LEGEND
1/8" = 1'-0"



2 Elev West
1/8" = 1'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design
Firm	Lead
Address	1846 W Adams Blvd. LLC 2905 S. Vermont Avenue Los Angeles, California 90007
Phone	1-213-284-8845
e-mail	1-213-382-1285 ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

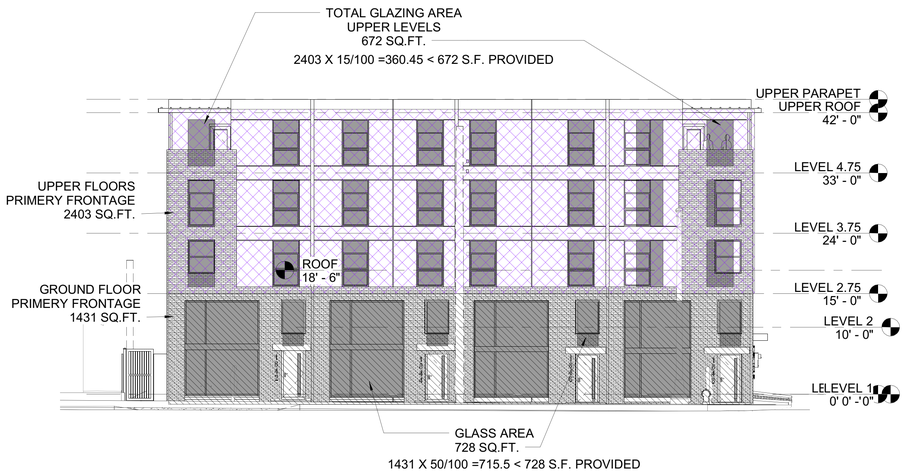
EXTERIOR ELEVATIONS

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

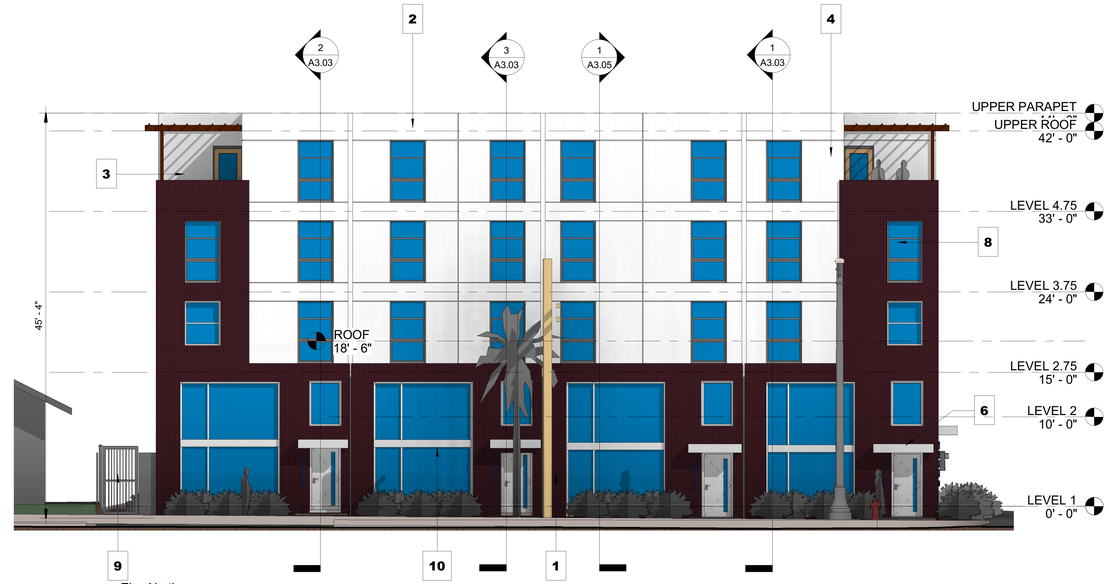
A3.01

Scale 1/8" = 1'-0"

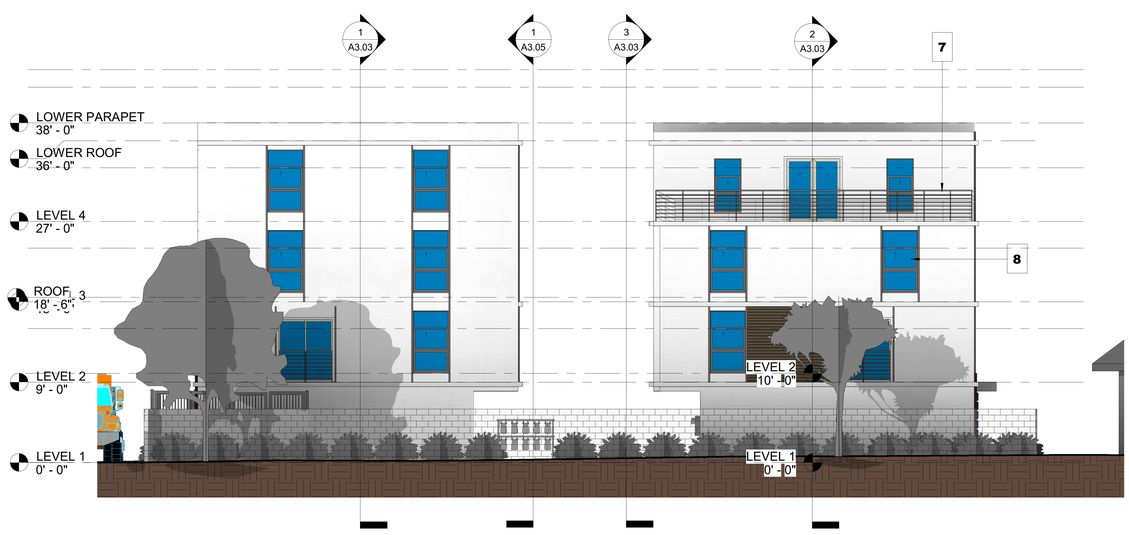
1/27/2021 3:20:36 PM



3 Elev North Opening
3/32" = 1'-0"



1 Elev North
1/8" = 1'-0"



2 Elev South
1/8" = 1'-0"

1	WIRECUT BRICK VENEER - by CORONADO STONE Color - La Jolla Blend
2	4"X6" ALUMINUM TRIM
3	WOOD TRELLIS PAINTED HEIRLOOM SHADE DEW395 BY "DUNN-EDWARDS"
4	STUCCO BY "LA HABRA" X-73 EGGSHELL BASE 100 , SMOOTH FINISH
5	STUCCO BY "LA HABRA" X-830 GLAY BASE 200 , SMOOTH FINISH
6	12" ALUMINUM FACIA AT CANOPY
7	PAINTED STEEL GUARDRAIL DEW390, FIRST SNOW, BY "DUNN EDWARDS"
8	ALUMINUM SERIES WINDOW, BY "MILGUARD" SINGLE HUNG / PICTURE
9	PAINTED ROUGHT IRON FENCE DEW390, FIRST SNOW, BY "DUNN EDWARDS"
10	ALUM. STOREFRONT SYSTEM 450 SERIES BY "PRL"

ELEVATION LEGEND
1/8" = 1'-0"

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design
Firm	Lead
Address	1846 W Adams Blvd. LLC 2905 S. Vermont Avenue
Phone	Los Angeles, California 90007
Fax	1-213-284-8845
e-mail	1-213-382-1285 ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

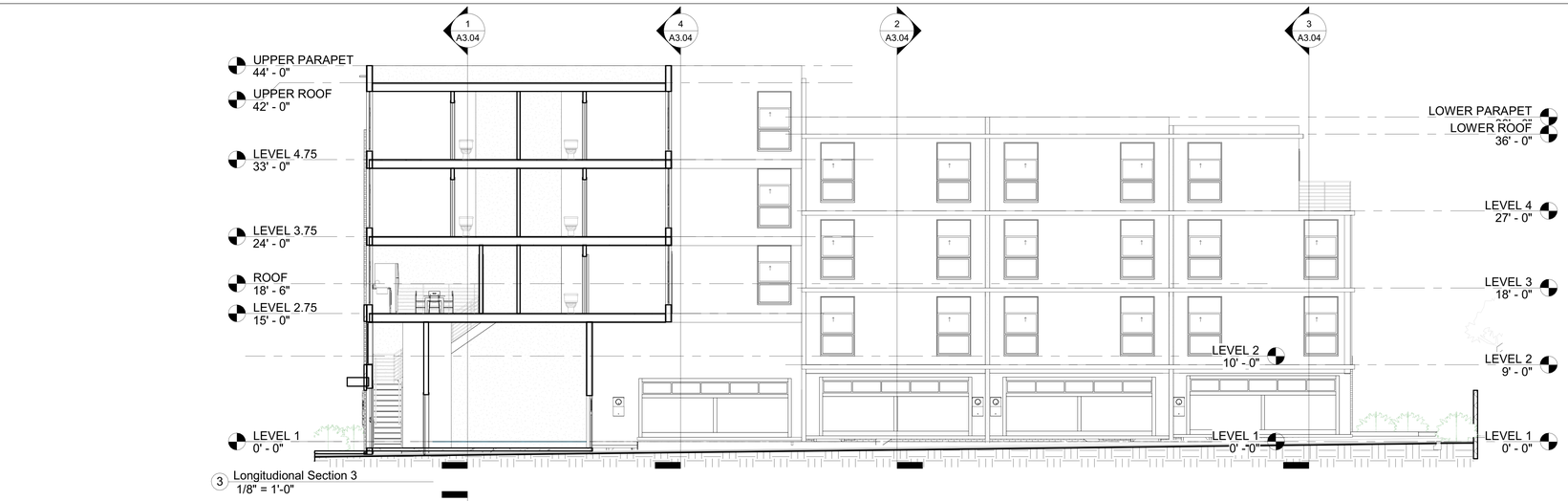
EXTERIOR ELEVATIONS

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

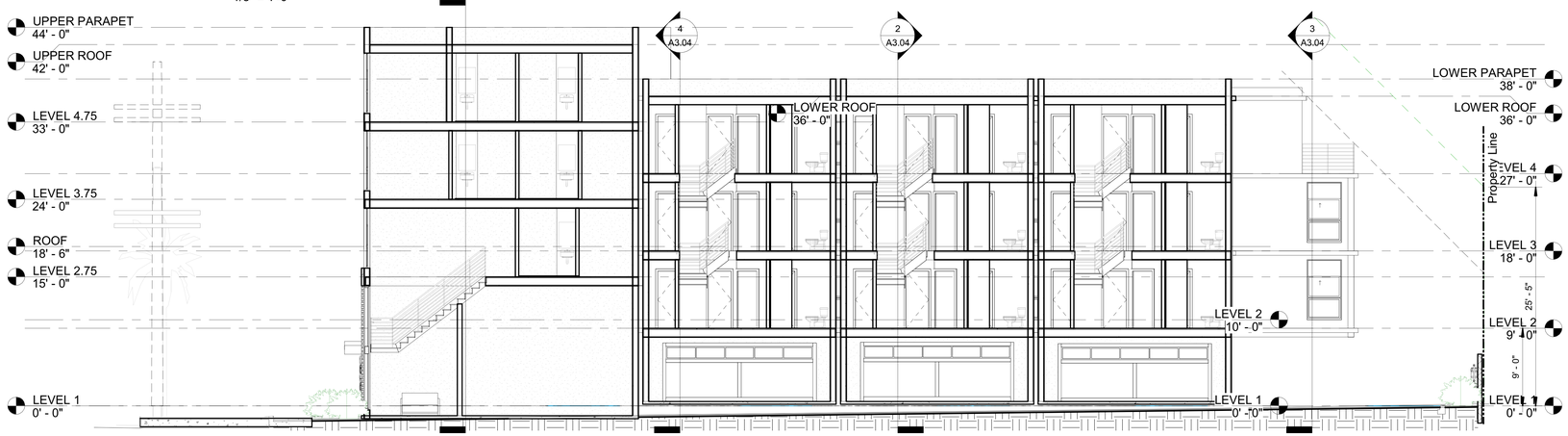
A3.02

Scale	As indicated

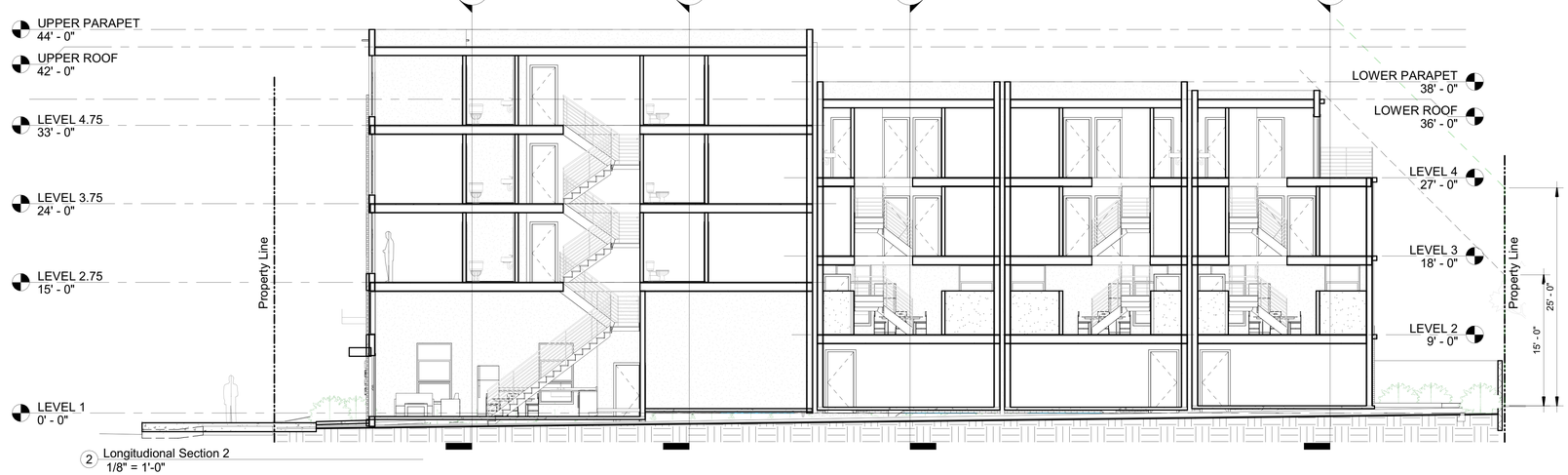
1/27/2021 3:20:48 PM



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



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



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

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design Lead
Firm	1846 W Adams Blvd. LLC
Address	2905 S. Vermont Avenue Los Angeles, California 90007
Phone	1-213-284-8845
Fax	1-213-382-1285
e-mail	ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE 12-31-2021
STATE OF CALIFORNIA

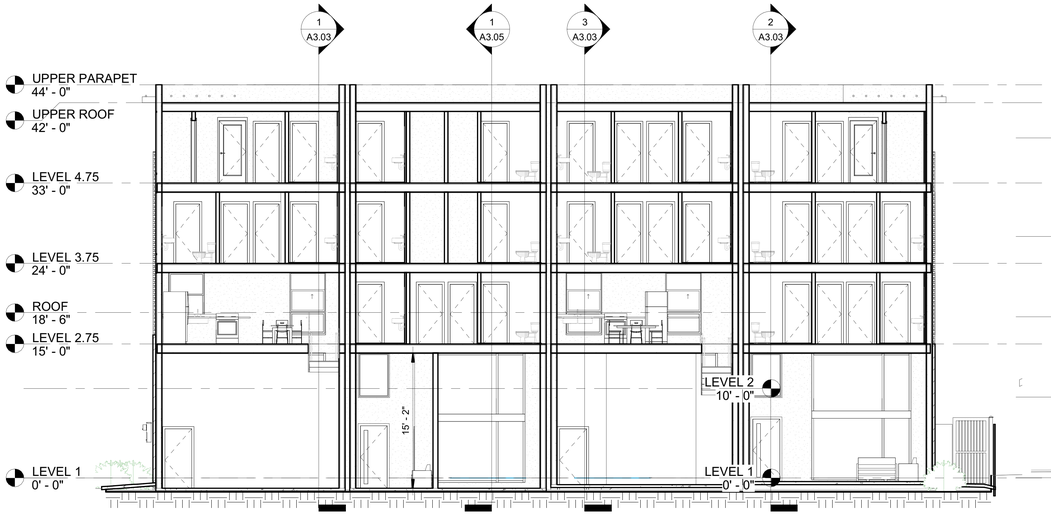
BUILDING SECTIONS

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

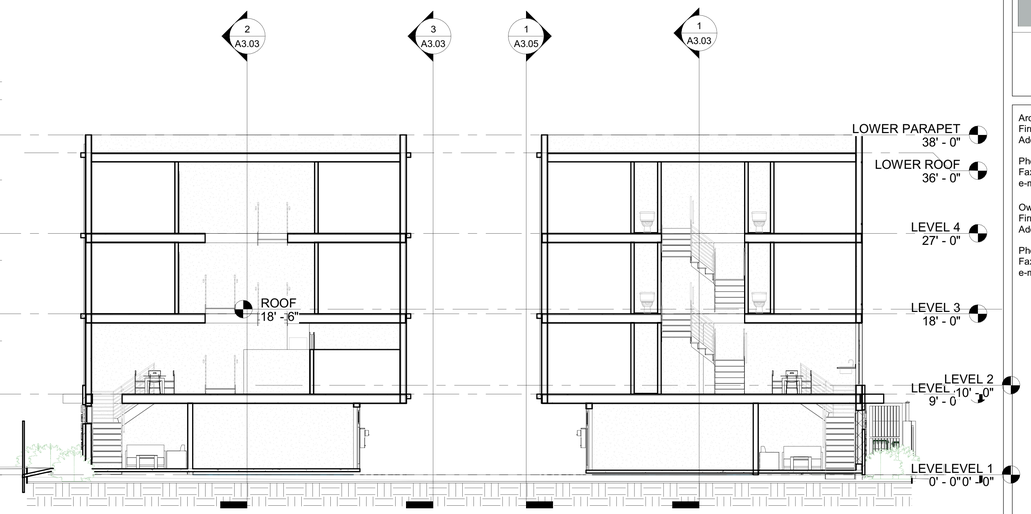
A3.03

Scale	1/8" = 1'-0"

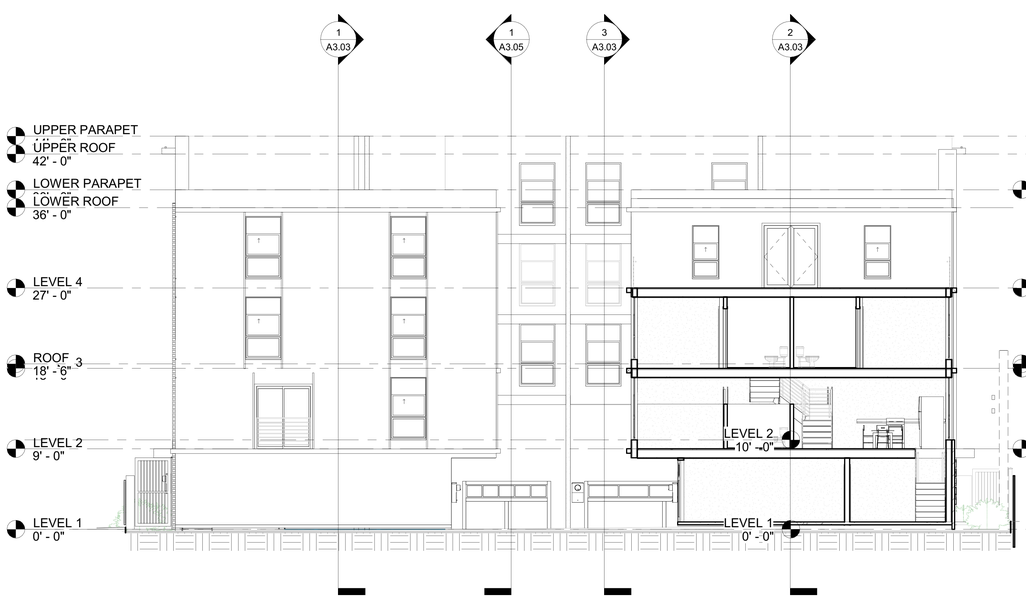
1/27/2021 3:20:53 PM



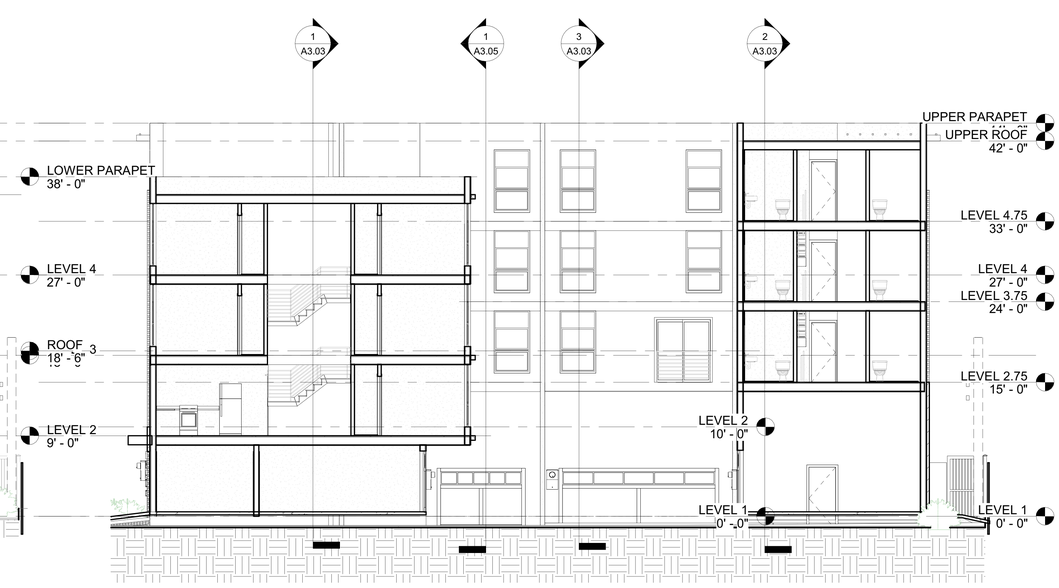
1 Cross Section 1
1/8" = 1'-0"



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



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



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

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design
Firm	Lead
Address	1846 W Adams Blvd. LLC 2905 S. Vermont Avenue
Phone	Los Angeles, California 90007
Fax	1-213-284-8845
e-mail	1-213-382-1285 ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

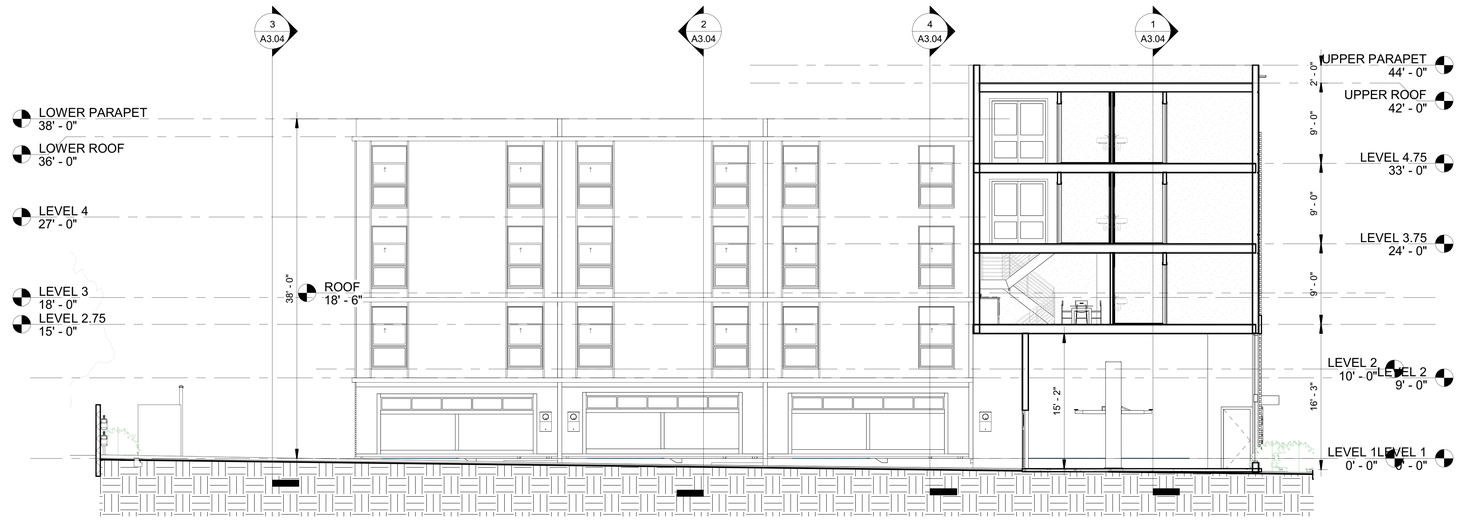
BUILDING SECTIONS

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

A3.04

Scale 1/8" = 1'-0"

1/27/2021 3:20:59 PM



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

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design
Firm	Lead
Address	1846 W Adams Blvd. LLC 2905 S. Vermont Avenue
Phone	Los Angeles, California 90007
Fax	1-213-284-8845
e-mail	1-213-382-1285 ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

BUILDING SECTIONS

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

A3.05

Scale 1/8" = 1'-0"

1/27/2021 3:21:01 PM

City of Los Angeles
Department of City Planning

6/19/2019
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
1840 W ADAMS BLVD

ZIP CODES
90018

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2008-1552-CPU
CPC-2004-2391-ICO
CPC-1990-346-CA
CPC-1986-603-GPC
CPC-1986-447-GPC
CPC-1983-506
CPC-12641
ORD-185926-SA1770
ORD-176589
ORD-171682
ORD-171681
ORD-167121-SA912
ORD-162128
ORD-121727
ZA-1980-124
ENV-2008-1781-EIR
ENV-2004-2409-CE-ICO
AFF-49871

Address/Legal Information	
PIN Number	123B193 618
Lot/Parcel Area (Calculated)	7,061.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID J6
	PAGE 633 - GRID J7
Assessor Parcel No. (APN)	5053020011
Tract	CHA'S VICTOR HALL TRACT
Map Reference	M R 26-65
Block	4
Lot	FR 14
Arb (Lot Cut Reference)	None
Map Sheet	123B193
Jurisdictional Information	
Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress North Area
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2222.00
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	ZI-2477 South Los Angeles Community Plan Adoption
Zoning	C2-1VL-O-CPIO
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
	ZI-2477 South Los Angeles Community Plan Adoption
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-1231 South Los Angeles Alcohol Sales
	ZI-2484 South Los Angeles Community Plan Implementation Overlay (CPIO) Dist
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	South Los Angeles Alcohol Sales
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	South Los Angeles
Subarea	Neigborhood-Serving Corridor
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 2
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5053020011
APN Area (Co. Public Works)*	0.149 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	$97,027
Assessed Improvement Val.	$30,348
Last Owner Change	11/16/2018
Last Sale Amount	$1,560,015
Tax Rate Area	312
Deed Ref No. (City Clerk)	884435
	8-197
	694555S
	563349S
	511021
	379084S
	309917S
	251452
	2-360
	1700960
	1525101-3
	1230526
	114024S
	1-344
Building 1	
Year Built	1915
Building Class	D4A
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	678.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.12969856
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Opportunity Zone	No
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	West Adams
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	326
Fire Information	
Bureau	Central
Batallion	11
District / Fire Station	26
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-2004-2391-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ZA-1980-124
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	ENV-2004-2409-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES

DATA NOT AVAILABLE

CPC-12641
ORD-185926-SA1770
ORD-176589
ORD-171682
ORD-171681
ORD-167121-SA912
ORD-162128
ORD-121727
AFF-49871

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.org

ZIMAS PUBLIC — Generalized Zoning — 06/19/2019 — City of Los Angeles, Department of City Planning

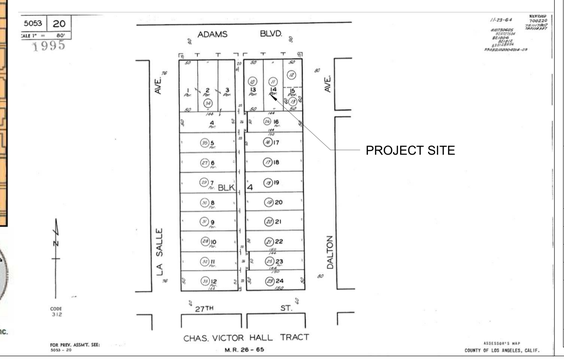
Address: 1840 W ADAMS BLVD
APN: 5053020011
PIN #: 123B193 618

Tract: CHA'S VICTOR HALL TRACT
Block: 4
Lot: FR 14
Arb: None

Zoning: C2-1VL-O-CPIO
General Plan: General Commercial

N W E S

Streets Copyright (c) Thomas Brothers Maps, Inc.



This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.org

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect John R. Poindexter
Firm Envirotecture, Inc.
Address 3600 Wilshire Boulevard, Suite 1402
Los Angeles, California 90010
Phone 1-213-382-1210
Fax 1-213-382-1285
e-mail john@envirotectureinc.com

Owner's Rep. Ziyi Yang - Project Development, Design
Firm Lead
Address 1846 W Adams Blvd. LLC
2905 S. Vermont Avenue
Phone Los Angeles, California 90007
Fax 1-213-284-8845
e-mail 1-213-382-1285
ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT JOHN ROGER POINDEXTER C-9744 RENEWAL DATE 12-31-2021 STATE OF CALIFORNIA

PARCEL PROFILE REPORT

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

A4.01

Scale

1/27/2021 3:21:01 PM

SMALL LOT DESIGN STANDARDS
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST

	Yes	No	N/A	Plan Sheet
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.	[x]			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.	[x]			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.	[x]			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.	[x]			A3.01
b. All primary entryways shall incorporate at least four of the following elements:	[x]			A3.01
☐ i. The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area.				
x ii. The doorway shall be recessed at least 3 inches from the building façade.				
x 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 façade, unless prohibited by LAMC Section 12.22 C.20.				
x iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.				
x 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.				

SMALL LOT DESIGN STANDARDS
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
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.			[x]	
4. 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:	[x]			A3.01
x 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.				
x ii. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.				
x 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 facade 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 facade.				
☐ 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.				

SMALL LOT DESIGN STANDARDS
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
5. Varied Roofline				
a. For any Small Lot Home façade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating two of the following:	[x]			A3.01
☐ 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 façade.				
x iv. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.				
x v. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.				
6. 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.			[x]	
7. 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.	[x]			A1.01
b. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.			[x]	
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.			[x]	

SMALL LOT DESIGN STANDARDS
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
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.	[x]			A1.01
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.			[x]	
c. Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way.			[x]	
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.	[x]			A3.01
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.	[x]			A1.01
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.	[x]			A1.01
b. Required Common Open Space Areas must:				
x 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).	[x]			A1.01
x ii. Be located at grade level, contiguous or connected, and readily accessible to all residents of the site.	[x]			A1.01
x 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.	[x]			A1.01

SMALL LOT DESIGN STANDARDS
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
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.			[x]	
d. All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.	[x]			A1.01
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.				
2. 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 floors, with a façade treatment such as an awning, framing, setback, or overhang of at least 18 inches in depth, so as to distinguish the commercial base of the building.				

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect John R. Poindexter
Firm Envirotecture, Inc.
Address 3600 Wilshire Boulevard, Suite 1402
Los Angeles, California 90010
Phone 1-213-382-1210
Fax 1-213-382-1285
e-mail john@envirotectureinc.com

Owner's Rep. Ziyi Yang - Project Development, Design
Firm Lead
Address 1846 W Adams Blvd. LLC
2905 S. Vermont Avenue
Phone Los Angeles, California 90007
Fax 1-213-284-8845
e-mail 1-213-382-1285
ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE 12-31-2021
STATE OF CALIFORNIA

SMALL LOT DESIGN STDS CHECKLIST

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

A4.02

Scale

1/27/2021 3:21:02 PM

1 VIEW FROM NORTH EAST

2 VIEW FROM NORTH WEST

3 VIEW FROM SOUTH EAST

4 VIEW FROM SOUTH WEST

ENVIROTECTURE
Architecture · Planning · Interior Design

3600 Wilshire Blvd suite 1402
Los Angeles, CA, 90010
Tel: 213.382.1210 Fax: 213.382.1285

Architect	John R. Poindexter
Firm	Envirotecture, Inc.
Address	3600 Wilshire Boulevard, Suite 1402 Los Angeles, California 90010
Phone	1-213-382-1210
Fax	1-213-382-1285
e-mail	john@envirotectureinc.com
Owner's Rep.	Ziyi Yang - Project Development, Design
Firm	Lead
Address	1846 W Adams Blvd. LLC 2905 S. Vermont Avenue
Phone	Los Angeles, California 90007
Fax	1-213-284-8845
e-mail	1-213-382-1285 ziyiyang@tripalink.com

No.	Description	Date

TRIPALINK CO-LIVING TOWNHOMES

1840-1848 W. ADAMS BLVD.

LICENSED ARCHITECT
JOHN ROGER POINDEXTER
C-9744
RENEWAL DATE
12-31-2021
STATE OF CALIFORNIA

AXONOMETRIC VIEWS

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

A4.03

Scale

1/27/2021 3:22:34 PM