

RESIDENCE + ADU

MODEL "A" AND "B" - (1) - 2 STORY SFD + (1) - 2 STORY ADU

LOT 1 - 4

15147 VOSE AVE., LOS ANGELES, CALIFORNIA

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ARCHITECTURE DISCIPLINE

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3. T-1.2 TITLE SHEET; SITE PLAN / PROJECT DATA / VICINITY MAP
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15. A-5.2 SECTIONS - MODEL B

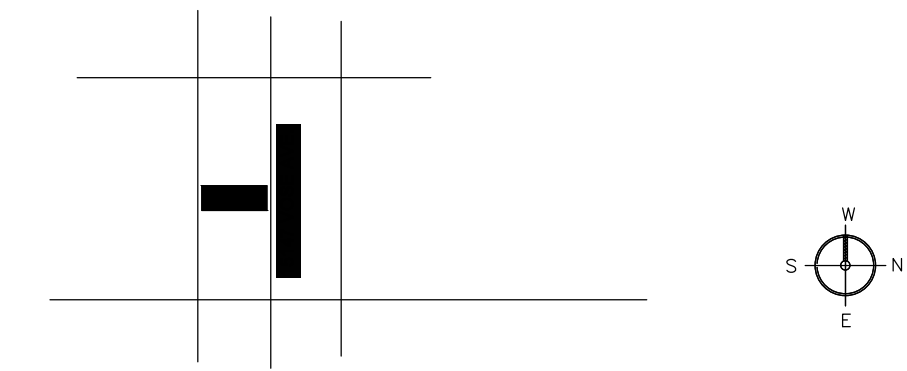
STRUCTURAL DISCIPLINE (MODEL A)

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16. SN2 GENERAL NOTES
17. S1 FOUNDATION PLAN
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19. S3 FRAMING PLAN
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16. SN2 GENERAL NOTES
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18. S2 FRAMING PLAN
19. S3 FRAMING PLAN
20. D1 DETAILS
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VICINITY MAP



SCOPE OF WORK

THE SCOPE OF WORK HEREBY IS GIVEN AS A GENERAL OVERVIEW FOR THE OVERALL PROJECT AND DOES NOT IN ANY WAY CONSTITUTE A COMPLETE AND/OR THOROUGH DESCRIPTION OF ALL THE WORK THAT THERE IS TO BE DONE.

THE PROJECT GENERALLY CONSISTS OF:

FIRST FLOOR:

- ADU ADDITION UTILIZING THE EXISTING GARAGE FOR THE FIRST FLOOR, CONSISTING OF KITCHEN, LIVING ROOM, BATHROOM AND STAIRS.

SECOND FLOOR:

- STAIRS, BEDROOM, BATHROOM, CLOSET, DECK AND BALCONY.

THE RESIDENTIAL BUILDING CODE (2019 EDITION)
 THE UNIFORM PLUMBING CODE (2019 EDITION)
 THE UNIFORM MECHANICAL CODE (2019 EDITION)
 THE CALIFORNIA ELECTRICAL CODE (2019 EDITION)
 THE CALIFORNIA FIRE CODE (2019 EDITION)
 THE CALGREEN CODE (2019 EDITION)
 THE CALIFORNIA ENERGY CODE (2019 EDITION)

THESE CODES ARE AMENDED IN THE CITY OF LONG BEACH MUNICIPAL CODE. IN CASES WHERE THE CODES MAY CONFLICT WITH THE PROVISIONS IN THESE PLAN OR SPECIFICATIONS, THE MORE RESTRICTIVE PROVISION SHALL GOVERN.

BUILDING ENVELOPE NOTES:

BUILDING ADDRESS NUMERALS:
 BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

NOTES

1. PROVIDE A MINIMUM 2% SLOPE AWAY FROM BUILDING.
2. MAXIMUM 5% CROSS SLOPE AT PARKING AREA IN ANY DIRECTION
3. AT HARDSCAPE AREAS PROVIDE A MINIMUM OF 5% SLOPE AWAY FROM BUILDING AT LANDSCAPE AREAS

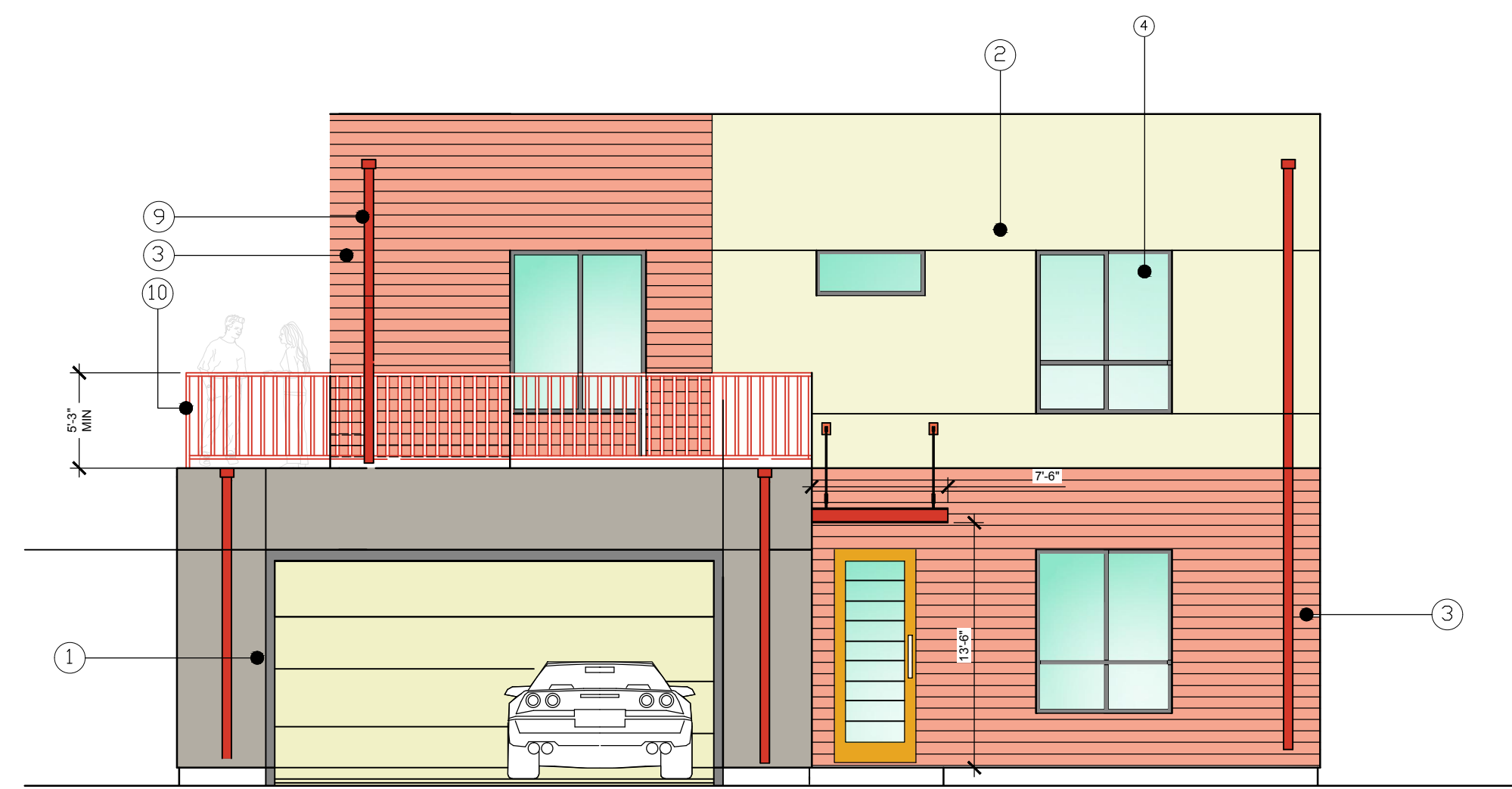
LIST OF DESIGN CONSULTANTS

TITLE 24 ENERGY REQUIREMENTS

MARTY MIRAND
ENERGWISE
 3236 SAN ANSELME AVE.
 LONG BEACH, CA 90808
 (562) 547 - 6354

STRUCTURAL ENGINEERING

ALAN BOUZARIF
 ZOUHEIR T. SALEH
 A. B. STRUCTURAL CONSULTING AND DESIGN
 5809 E. SPRING STREET NO. 106
 LONG BEACH, CA 90806
 (562) 235 - 4572

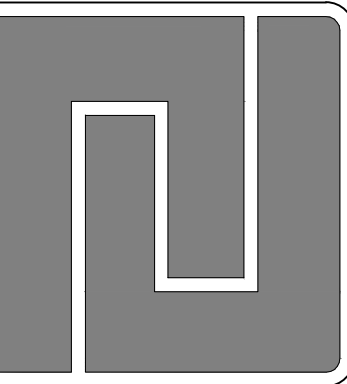


EAST ELEVATION
 MODEL PLAN "A"

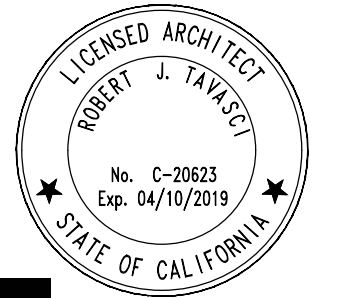
NTS

ELEVATION KEYNOTES

- | | | |
|--|--|---|
| ① STUCCO BASE
7/8" STUCCO @ LATH / 20/30 SMOOTH FINISH
COLOR: T&D | ⑥ EXISTING GRADE SLOPE TO
REAR ALONG SIDE YARDS = 2%
AWAY FROM EXTERIOR BUILDING WALLS | ⑪ LANDING ELEVATION
AT 4'-0" HEIGHT FROM
FINISH FLOOR |
| ② STUCCO BASE ACCENT
7/8" STUCCO @ LATH / 20/30 SMOOTH FINISH
COLOR: T&D | ⑦ ROOF COVERING
SEE SHEET A-23 FOR ROOF SPECS | |
| ③ 1X8 HARDY PLANK CEMENT SIDING
L&W SIDING
COLOR: T&D | ⑧ CRICKETT / DIVERTER
SEE SHEET A-23 FOR ROOF SPECS | |
| ④ WINDOW
MILUM / NYL DUAL GLAZED WINDOW
COLOR: T&D | ⑨ COLLECTOR HEAD AND DOWNSPOUT
COLOR: T&D | |
| ⑤ MISSION TILE
ROOF CAP AND ROOFING AT ENTRY | ⑩ METAL GUARDRAILING
AT 4'-0" HEIGHT NON-V. 4" MAX
SPACING BETWEEN BARS | |



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VOSE LLC

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 SUBDIVISION
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 LOS ANGELES, CA 91310

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:

TITLE SHEET /
 SITE PLAN

PROJECT NO. 15147 - 14
 DATE: 4 APRIL 2022
 DRAWN BY: RJT
 SCALE: AS NOTED
 FILE: VOSE CAD FILE.rvt

SHEET NO.

T-1.0

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