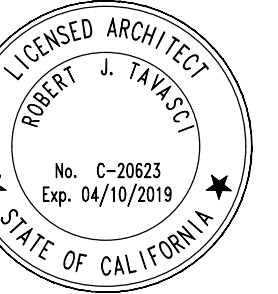


ROBERT J. TAVASCI
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VOSE LLC

PROJECT:
4 LOT RESIDENCE
SUBDIVISION
15147 W. VOSE AVE
LOS ANGELES, CA 91310

REVISIONS

REVISIONS

SHEET TITLE:

**LOT 3 & 4 ENLARGED /
SITE PLAN NTS FOR
REFERENCE**

PROJECT NO. 15147 - 14
DATE: 16 AUG 2022
DRAWN BY: RJT
SCALE: AS NOTED
FILE: VOSE REVISED 2022.08.15 - JMT
SHEET NO.

T-1.1

PROJECT DATA

APN: 2220002011
TRACT: TR 1000 MB 19-8 (SHT 8)
LOTS: FT 542
LOT SQ. FT.: 24,932.10 SF

GENERAL PLAN USE: LOW RESIDENTIAL
ZONING: R-1-1
DENSITY: ONE FAMILY RESIDENTIAL

RFA (RESIDENTIAL FLOOR AREA): 45%

OCCUPANCY: R-3
CONSTRUCTION TYPE: TYPE V-A
NUMBER OF STORIES: 2 STORIES
(LAMC 12.21.1.B.3(a))
BUILDING HEIGHT: 28'-0" MAX (HEIGHT DISTRICT 1)

SETBACKS @ MAIN STRUCTURES
FRONT: 20'-0"
REAR: 15'-0"

ZONE SIDE: 5'-0" + 1' FOR EA. ST. > 2
(5'-0" + 1' = 6'-0")

SETBACKS @ DETACHED ADUS
BUILDING SEPARATION: 6'-0"
REAR: 4'-0"
SIDE: 4'-0"

PARKING REQUIREMENTS
• 2 SPACES PER UNIT > 3 HABITABLE SPACES
• NO PARKING REQUIRED FOR ADU PER LAMC 12.22.A.33(c)(12)

PARKING STALLS REQUIRED 2 PER UNIT; 1 PER ADU

THERE WILL BE A LOT SUBDIVISION IN WHICH (4) NEW LOTS WILL BE CREATED AS FOLLOWS (REFER TO SITE PLAN FOR LOT LOCATIONS)

LOT 1 (82 X 71.25) = 5,842.50 SF
RFA (45% OF 5,842.50 SQ.)..... 2,629.13 SF

ADU (MODEL B GROUND FLOOR).....	658.66 SF
ADU (MODEL B SECOND FLOOR).....	658.66 SF
TOTAL ADU SQ. FTG.....	1,317.32 SF
RESIDENCE (MODEL A GROUND FLOOR).....	1,284.66 SF
RESIDENCE (MODEL A SECOND FLOOR).....	1,086.68 SF
TOTAL MODEL A SQ. FTG.....	2,371.34 SF
TOTAL ADU SQ. FTG.....	1,317.32 SF
TOTAL ADU SQ. FTG.....	3,688.66 SF
(SUBTRACT 400 SQ. FT.).....	3,288.66 SF > 2,629.13 SF

(DOES NOT COMPLY WITH RFA REQUIREMENT)

LOT 2 (82 X 71.08) = 5,152.06 SF
RFA..... 2,318.43 SF

ADU (MODEL B GROUND FLOOR).....	658.66 SF
ADU (MODEL B SECOND FLOOR).....	658.66 SF
TOTAL ADU SQ. FTG.....	1,317.32 SF
RESIDENCE (MODEL A GROUND FLOOR).....	1,284.66 SF
RESIDENCE (MODEL A SECOND FLOOR).....	1,086.68 SF
TOTAL MODEL A SQ. FTG.....	2,371.34 SF
TOTAL ADU SQ. FTG.....	1,317.32 SF
TOTAL ADU SQ. FTG.....	3,688.66 SF
(SUBTRACT 400 SQ. FT.).....	3,288.66 SF > 2,318.43 SF

(DOES NOT COMPLY WITH RFA REQUIREMENT)

LOT 3 (82 X 62.16) = 5,097.12 SF
RFA..... 2,293.70 SF

ADU (MODEL B GROUND FLOOR).....	658.66 SF
ADU (MODEL B SECOND FLOOR).....	658.66 SF
TOTAL ADU SQ. FTG.....	1,317.32 SF
RESIDENCE (MODEL A GROUND FLOOR).....	1,284.66 SF
RESIDENCE (MODEL A SECOND FLOOR).....	1,086.68 SF
TOTAL MODEL A SQ. FTG.....	2,371.34 SF
TOTAL ADU SQ. FTG.....	1,317.32 SF
TOTAL ADU SQ. FTG.....	3,688.66 SF
(SUBTRACT 400 SQ. FT.).....	3,288.66 SF > 2,293.70 SF

(DOES NOT COMPLY WITH RFA REQUIREMENT)

LOT 4 (82 X 71.75) = 5,842.50 SF
RFA..... 2,337.00 SF

ADU (MODEL B GROUND FLOOR).....	658.66 SF
ADU (MODEL B SECOND FLOOR).....	658.66 SF
TOTAL ADU SQ. FTG.....	1,317.32 SF
RESIDENCE (MODEL A GROUND FLOOR).....	1,284.66 SF
RESIDENCE (MODEL A SECOND FLOOR).....	1,086.68 SF
TOTAL MODEL A SQ. FTG.....	2,371.34 SF
TOTAL ADU SQ. FTG.....	1,317.32 SF
TOTAL ADU SQ. FTG.....	3,688.66 SF
(SUBTRACT 400 SQ. FT.).....	3,288.66 SF > 2,337.00 SF

(DOES NOT COMPLY WITH RFA REQUIREMENT)

4 RESIDENCES TOTAL SQ FT..... 9,485.36 SF
4 ADUS TOTAL SQ FT..... 5,269.28 SF
TOTAL SQ FT..... 14,754.64 SF

SITE PLAN KEYNOTES

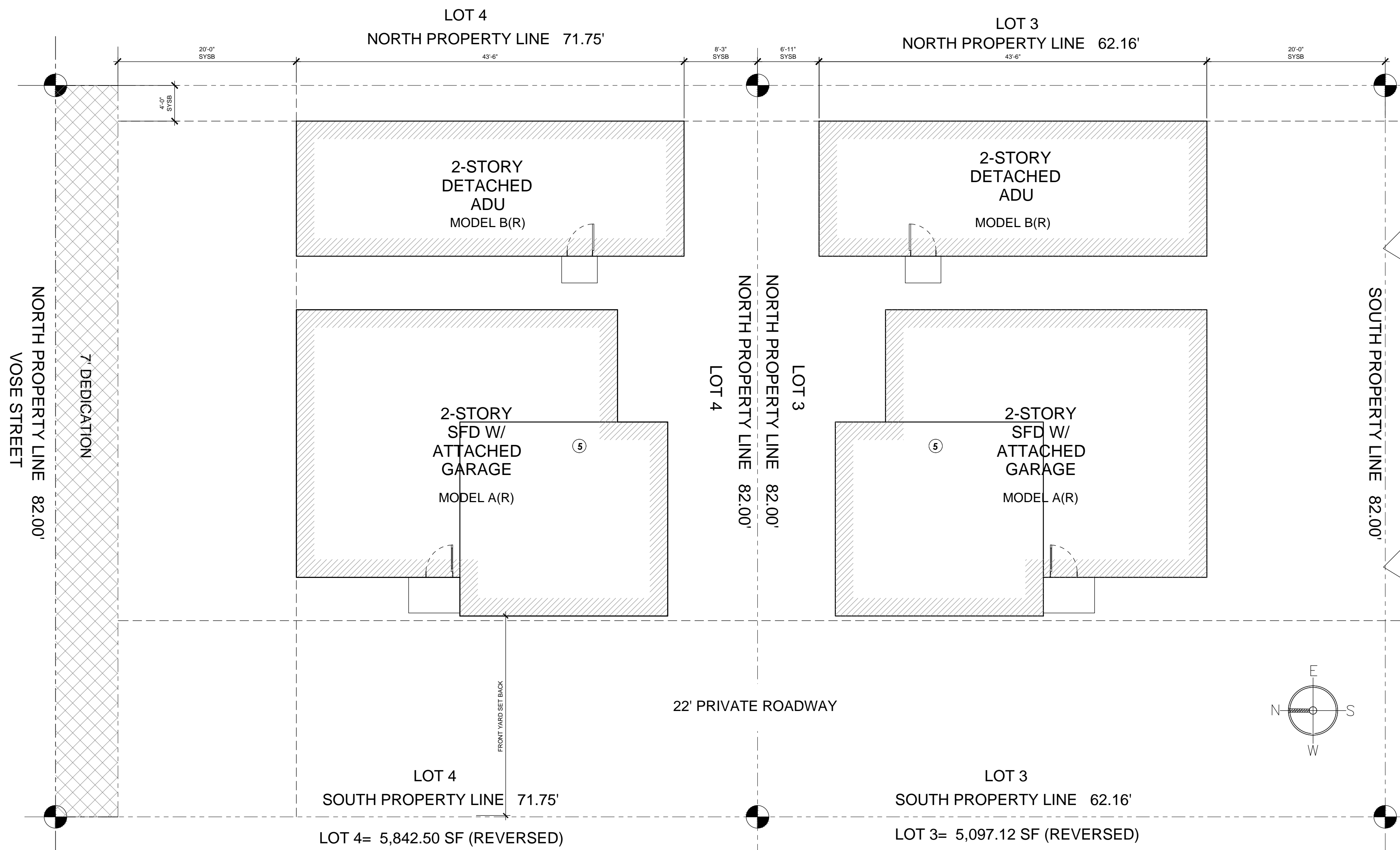
- INCIDENTAL RAIN PERMEABLE PAVING, SHEETS LID-1 & LID-2 FOR ADDITIONAL INFORMATION.
- STORMWATER RAIN BARREL, LID PLANS FOR ADDITIONAL INFORMATION.
- 3" DOWNSPOUT LEADING FROM ROOF SCUPPER AND TERMINATING AT PLANTER BOX. SEE ELEVATIONS
- 5'-9" SOLID PERIMETER WALL
- ADDRESS NUMBERS**
APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- FUTURE ELECTRIC VEHICLE CHARGING STATION

SPECIAL NOTES

- FIRE LIFE SAFETY AND ACCESS**
- NO STRUCTURE OTHER THAN BALCONIES FOR THE PURPOSE OF EGRESS SHALL INTERFERE WITH FIRE ACCESS ROAD UNLESS A 13' VERTICAL CLEARANCE AS MEASURED FROM GRADE IS MAINTAINED, SUCH AS EAVES OR CANTILEVERS.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- EXTERIOR FINISHES**
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS/FACING STREET FRONTAGES OTHERWISE NOT BEHIND GATES OR FENCES.

SITE GENERAL NOTES

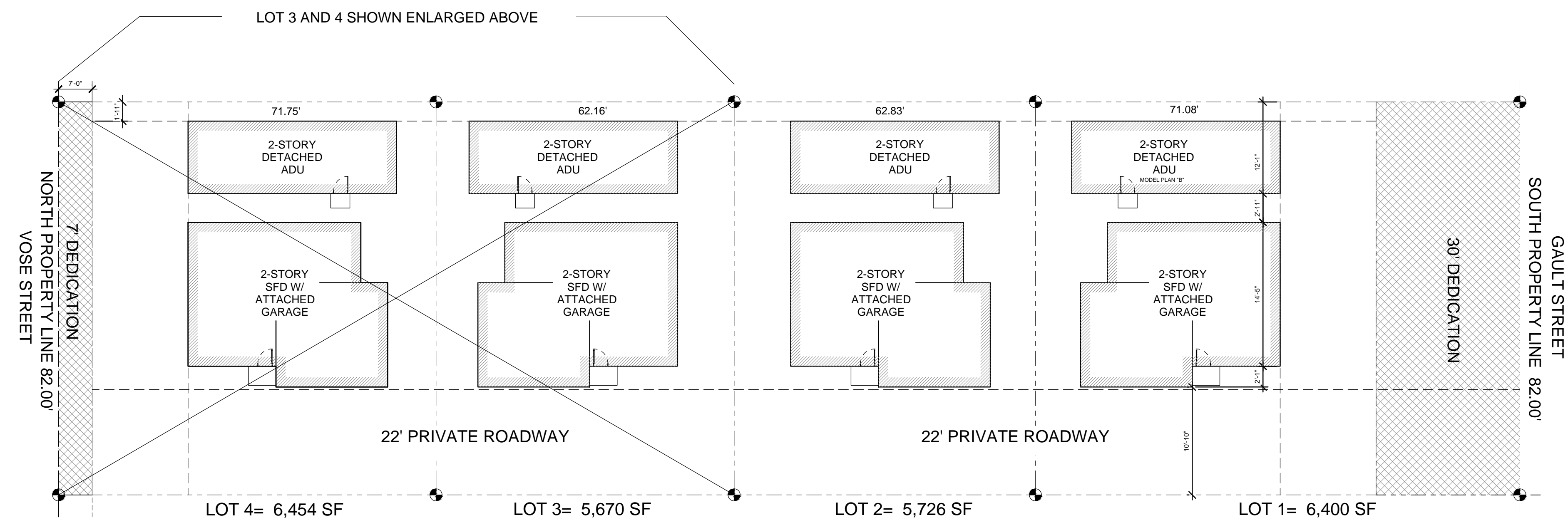
- ALL OVERHEAD UTILITIES (ELECTRICAL, TELEPHONE, CABLE, ETC.) SHALL BE PLACED UNDERGROUND PER CITY OF LOS ANGELES B CODE 7.04.820. WHEN UNDERGROUND, OBTAIN SEPARATE UTILITY EXCAVATION PERMIT FROM EPWMS ADMIN ROOM 113 AT CITY HALL.
- ALL UTILITY LINES SHALL BE INSTALLED BELOW GROUND WITH TRENCH DAMS. IF UNDERGROUND SERVICE IS NOT CURRENTLY AVAILABLE, THEN PROVISIONS SHALL BE MADE FOR FUTURE UNDERGROUND SERVICES
- FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. (1804.3)
- WATER SHALL BE DIRECT TO THE STREET WITH A 2% SLOPE MIN.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- ALL LANDSCAPE ARE SHALL BE PERMANENTLY MAINTAINED AND IRRIGATED WITH 7. SMART IRRIGATION SYSTEM, WEATHER BASED CONTROLLER WEATHERTRAK ET PLUS AN AUTOMATIC SYSTEM MODEL #WTPLS-09
- FOR PURPOSES OF PLANTING AND PAVERS STANDARDS ONLY THE FRONT YARD SHALL INCLUDE THE PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET WITH THE EXCEPTION OF WALKWAYS. THE FRONT YARD SHALL BE PLANTED IN ITS ENTIRETY WITH TREE SHRUBS, GROUND COVER, AND WATER CONSERVING PLANTS MATERIALS.
- PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT THE REMAINING OF THE PLANTING STRIP SHALL BE PLANTED WITH SMALL SHRUBS EXTERIOR WALLS AND DOORS. (LARR# 25042-1)
- ALL IMMEDIATE GROUND AREAS AFFECTED BY NEW IMPROVEMENTS SHALL BE GRADED AWAY FROM WALL FOUNDATION AND ADJACENT PROPERTIES.
- WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION TO PROTECT THE FOUNDATION WALL AND FOOTING OF THE PROPOSED IMPROVEMENTS.
- ALL UNDERGROUND PIPES FROM DOWNSPOUTS AND AREA DRAINS HAVE AN ACCEPTABLE SLOPE LEADING TO THE INFILTRATION PIT AND OVERFLOW TO STREET CURB.
- PRIOR TO INSTALLATION OF INFILTRATION PITS OVER FLOW PIPE TOWARDS STREET, OBTAIN A SEPARATE PERMIT AND INSPECTION FROM EPWN ADMIN.
- ALL DOWNSPOUTS AT GUTTER LEVEL AND ALL HARDSCAPE AREA DRAINS THAT ARE CONNECTED TO THE INFILTRATION PIT, INFILTRATION AREA OR ANY OTHER BMP SHALL BE NET SCREENED.
- NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES
- CURB DRAIN SHALL BE INSTALLED PER THE APWA STANDARD DRAWINGS 150-3 SHEETS 1 AND 2
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MIN. FALL OF 6 INCHES WITHIN THE FIRST 10 FEET



SITE PLAN

PARTIAL SITE PLAN - NORTH 1 / 2

SCALE: 1/8" = 1'-0"



SITE PLAN

(REDUCED - NOT TO SCALE - FOR REFERENCE)