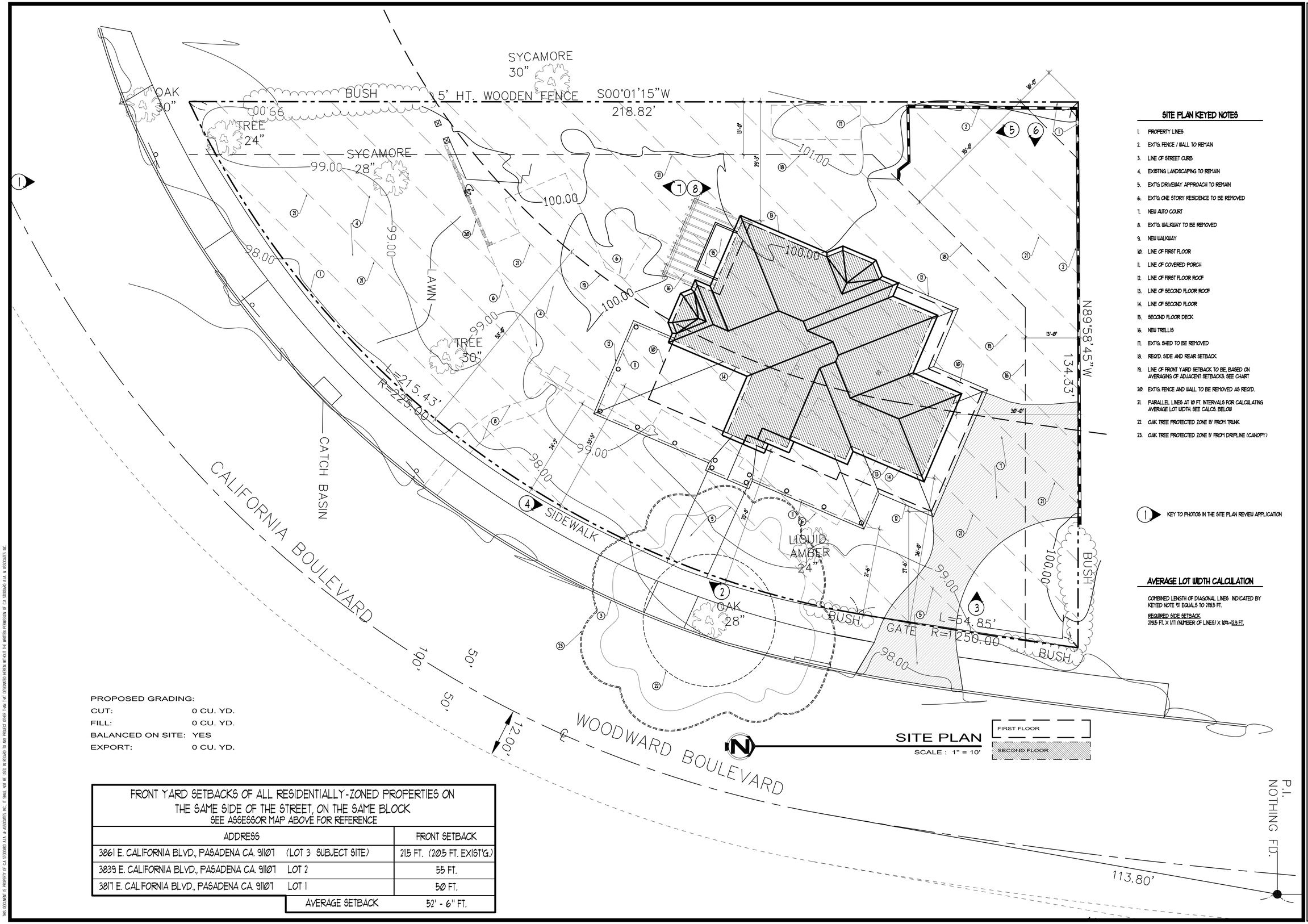

SITE PLAN KEYED NOTES

1. PROPERTY LINES
2. EXT'G. FENCE / WALL TO REMAIN
3. LINE OF STREET CURB
4. EXISTING LANDSCAPING TO REMAIN
5. EXT'G. DRIVEWAY APPROACH TO REMAIN
6. EXT'G. ONE STORY RESIDENCE TO BE REMOVED
7. NEW AUTO COURT
8. EXT'G. WALKWAY TO BE REMOVED
9. NEW WALKWAY
10. LINE OF FIRST FLOOR
11. LINE OF COVERED PORCH
12. LINE OF FIRST FLOOR ROOF
13. LINE OF SECOND FLOOR ROOF
14. LINE OF SECOND FLOOR
15. SECOND FLOOR DECK
16. NEW TRELLIS
17. EXT'G. SHED TO BE REMOVED
18. REQ'D. SIDE AND REAR SETBACK
19. LINE OF FRONT YARD SETBACK TO BE BASED ON AVERAGING OF ADJACENT SETBACKS. SEE CHART
20. EXT'G. FENCE AND WALL TO BE REMOVED AS REQ'D.
21. PARALLEL LINES AT 10 FT. INTERVALS FOR CALCULATING AVERAGE LOT WIDTH. SEE CALCS. BELOW
22. OAK TREE PROTECTED ZONE 15' FROM TRUNK
23. OAK TREE PROTECTED ZONE 5' FROM DRIPLINE (CANOPY)

AVERAGE LOT WIDTH CALCULATION

COMBINED LENGTH OF DIAGONAL LINES INDICATED BY KEYED NOTE "21 EQUALS TO 219.5 FT.

REQUIRED SIDE SETBACK
219.5 FT. X 1/11 (NUMBER OF LINES) X 10% = 12.9 FT.

PROPOSED GRADING:

CUT:	0 CU. YD.
FILL:	0 CU. YD.
BALANCED ON SITE:	YES
EXPORT:	0 CU. YD.

FRONT YARD SETBACKS OF ALL RESIDENTIALLY-ZONED PROPERTIES ON THE SAME SIDE OF THE STREET, ON THE SAME BLOCK
SEE ASSESSOR MAP ABOVE FOR REFERENCE

ADDRESS		FRONT SETBACK
3861 E. CALIFORNIA BLVD., PASADENA CA. 91107	(LOT 3 SUBJECT SITE)	21.5 FT. (20.5 FT. EXIST'G.)
3839 E. CALIFORNIA BLVD., PASADENA CA. 91107	LOT 2	55 FT.
3817 E. CALIFORNIA BLVD., PASADENA CA. 91107	LOT 1	50 FT.
	AVERAGE SETBACK	52' - 6" FT.

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REVISIONS:

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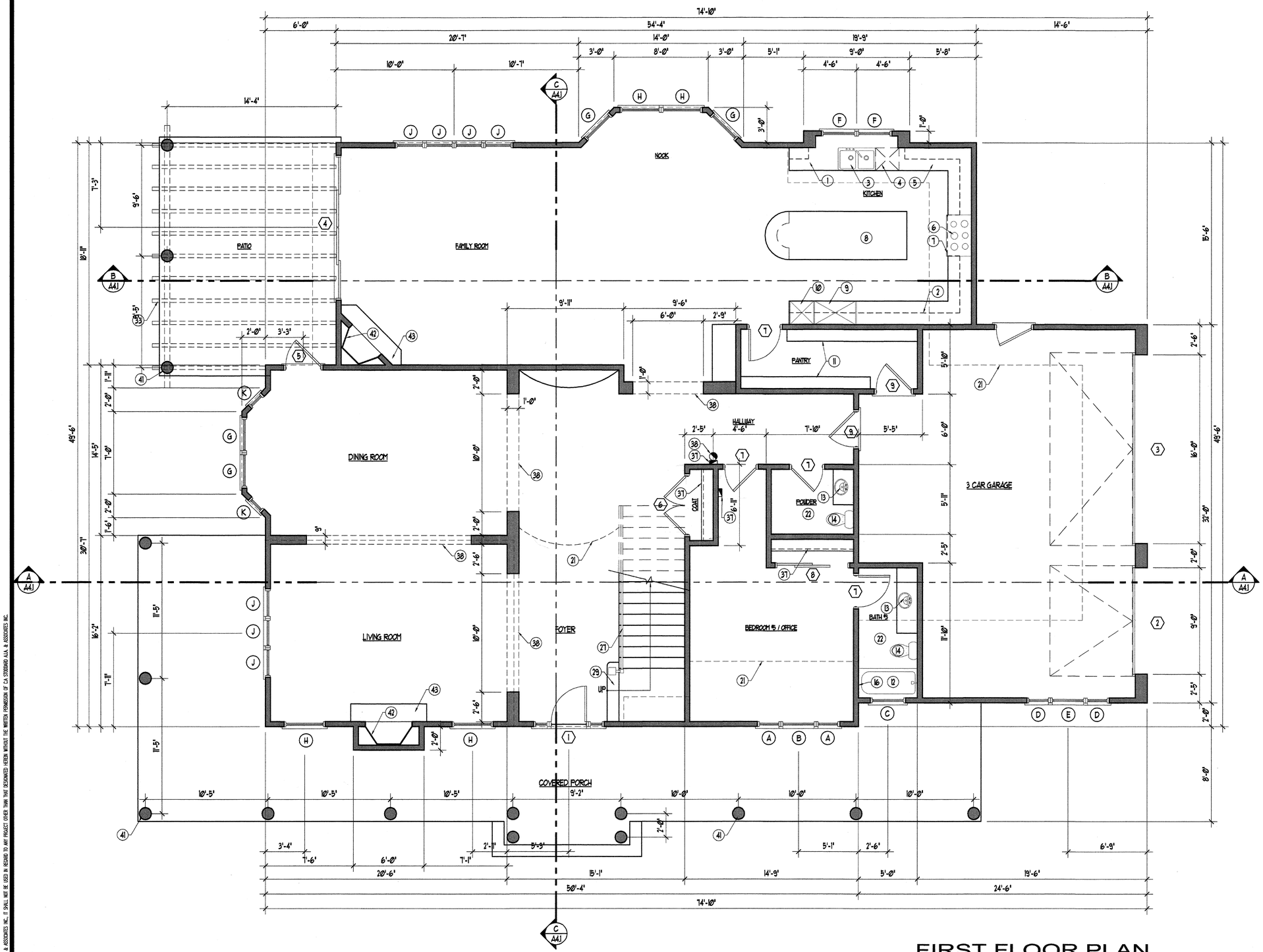
SITE PLAN

YEE RESIDENCE

3861 E. CALIFORNIA BLVD., PASADENA, CA. 91107

DATE:	4-2015
DRAWN BY:	NED
JOB NO.	15003

SHEET NO.
A1.1



FIRST FLOOR PLAN

LIVING AREA 2687 SQ. FT.
GARAGE 718 SQ. FT.

SCALE : 1/4" = 1'-0"

FLOOR PLAN KEYED NOTES

1. BASE CABINET
2. UPPER CABINET
3. SINK W/ DISPOSAL (S.B.O.)
4. DISHWASHER (S.B.O.)
5. GRANITE COUNTER & FULL TILE SPLASH (S.B.O.)
6. 42" RANGE (S.B.O.)
7. 42" NON-RECIRCULATING MIN. 1000 CFM, KITCHEN HOOD (S.B.O.)
8. 36" HIGH KITCH ISLAND W/ GRANITE COUNTER TOP
9. 42" REFRIGERATOR (S.B.O.)
10. OVEN (S.B.O.)
11. SHELVES
12. BATHTUB / SHOWER (S.B.O.)
13. SINK (S.B.O.)
14. LOW FLUSH TOILET 1.28 GPF (S.B.O.)
15. CATEGORY II (TEMP, GLASS) SHOWER DOOR & ENCLOSURE - FRAMELESS
16. TILE/STONE SHOWER/TUB WALLS UP TO 8'-0" (S.B.O.)
17. LINE OF COFFERED CL'G. ABOVE
18. DRYER (S.B.O.), MOISTURE EXHAUST VENT TO OUTSIDE
19. WASHER (S.B.O.)
20. UTILITY SINK (S.B.O.)
21. LINE OF FLOOR ABOVE
22. PROVIDE 50 CFM EXHAUST FAN
23. BUILT-IN CABINETS
24. LINE OF FLOOR BELOW
25. TILED SHOWER SEAT
26. WI. GUARDRAIL 42" HIGH MIN. AND OPENINGS LESS THAN 4".
27. WI. HANDRAIL 34" TO 38" HIGH AND OPENINGS LESS THAN 4". RETURN HANDRAILS TO NEWEL POST OR WALL.
28. NEWEL POST
29. STAIRS- 13 RISERS @ 7 1/8" AND TREADS @11"
30. GRANITE COUNTER TOP AND BACK SPLASH (S.B.O.)
31. TRELLIS, SEE STRUCTURAL
32. TUB (S.B.O.)
33. 12" X 12" BATHTUB ACCESS (MIN.)
34. TILE/STONE TUB DECKING & SURROUND (S.B.O.)
35. HD. WIRED & INTERCONNECTED SMOKE ALARM W/ BATTERY BACKUP.
36. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP
37. SHELF & SINGLE POLE
38. CASED OPENING
39. 32" X 32" ATTIC ACCESS
40. RETURN AIR GRILL
41. DECORATIVE PRECAST LT. WT. CONC. COLUMN
42. ISOKERN MAGNUM FIREPLACE SERIES MODEL 48 FOR LIVING ROOM AND MODEL 42 FOR FAMILY ROOM AND MASTER BEDROOM, BY EARTHCORE INDUSTRIES, LLC. ICC-ESR-2316
43. RAISED HEARTH
44. LOCATIN OF ELECTRIC METER/PANEL PER ELECTRIC COMPANY
45. WATER HEATER ON 18" HIGH PEDESTAL AND STRAPPED TO WALL ON TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS.
46. NEW FAU IN ATTIC, PROVIDE LIGHT, ELECT. & GAS AS REQ'D. ALSO PROVIDE PASSAGEWAY 24-IN. WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO FAU AND IT'S CONTROLS. MAX. LENGTH 20-FT.
47. 48" SQ. SKYLIGHT
48. 42" HIGH PARAPET WALL
49. CHIMNEY FROM BELOW
50. LINE OF COVERED PORCH BELOW

NOTES:

* CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4-IN. IN DIAMETER AND LENGTH IS LIMITED TO 14-FT. WITH 2 ELBOWS. THE DUCT LENGHT SHALL BE REDUCED BY 2-FT. FOR EVERY ELBOW IN EXCESS OF TWO.
* ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.
* 'ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX).'

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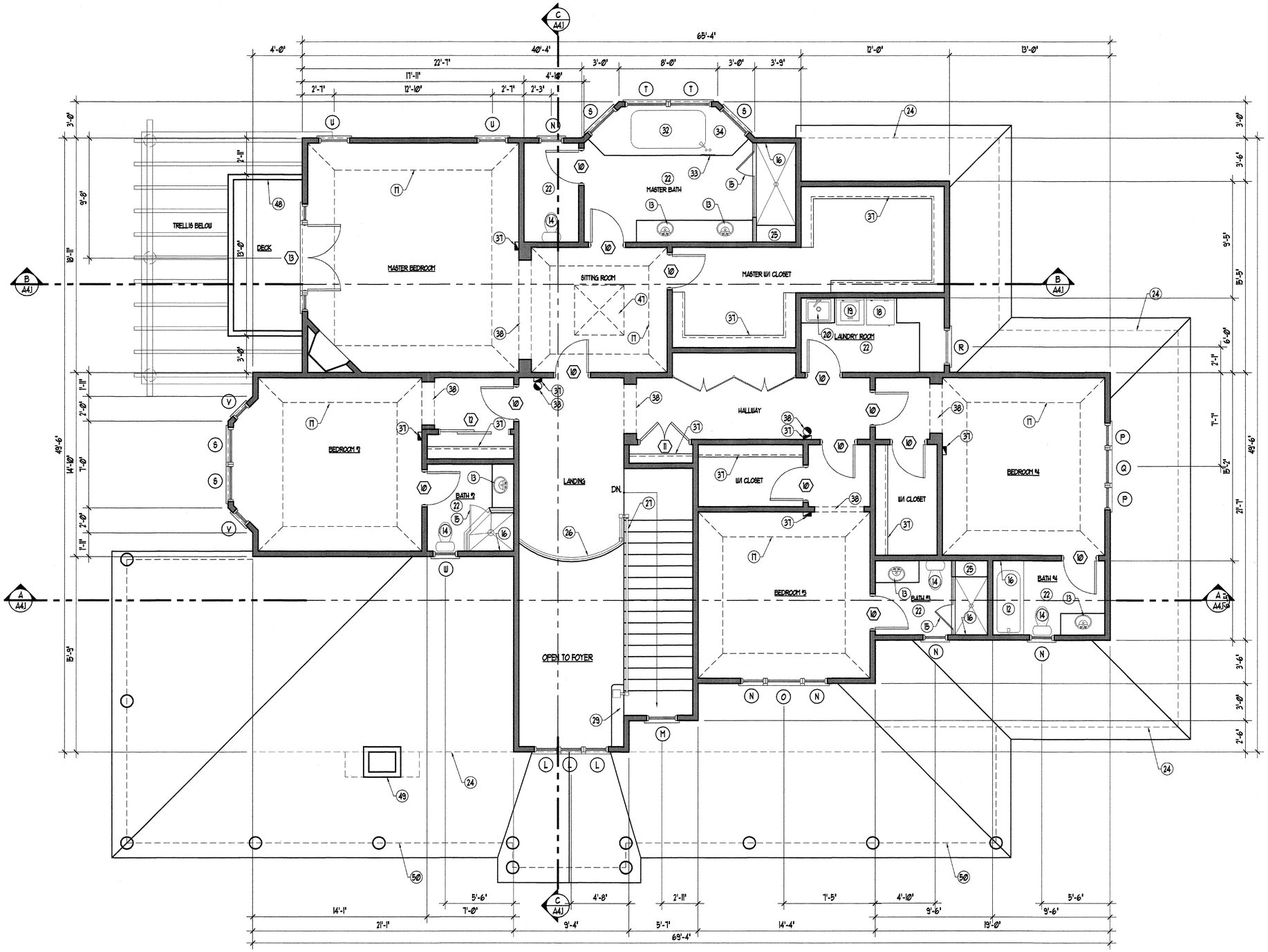
FIRST FLOOR PLAN

YEE RESIDENCE
3861 E. CALIFORNIA BLVD., PASADENA, CA. 91107

DATE: 4-2015
DRAWN BY: NED
JOB NO. 15004

SHEET NO.
A2.1



FLOOR PLAN KEYED NOTES

1. BASE CABINET
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25. TILED SHOWER SEAT
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27. W.I. HANDRAIL 34" TO 38" HIGH AND OPENINGS LESS THAN 4". RETURN HANDRAILS TO NEWEL POST OR WALL.
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30. GRANITE COUNTER TOP AND BACK SPLASH (S.B.O.)
31. TRELLIS, SEE STRUCTURAL
32. TUB (S.B.O.)
33. 12" X 12" BATHTUB ACCESS (MIN.)
34. TILE/STONE TUB DECKING & SURROUND (S.B.O.)
35. HD. WIRED & INTERCONNECTED SMOKE ALARM W/ BATTERY BACKUP.
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43. RAISED HEARTH
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45. WATER HEATER ON 18" HIGH PEDESTAL AND STRAPPED TO WALL ON TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS.
46. NEW FAU IN ATTIC, PROVIDE LIGHT, ELECT. & GAS AS REQ'D. ALSO PROVIDE PASSAGEWAY 24-IN. WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO FAU AND IT'S CONTROLS. MAX. LENGTH 20-FT.
47. 48" SQ. SKYLIGHT
48. 42" HIGH PARAPET WALL
49. CHIMNEY FROM BELOW
50. LINE OF COVERED PORCH BELOW

SECOND FLOOR PLAN

2290 SQ. FT.

SCALE : 1/4" = 1'-0"

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SECOND FLOOR PLAN

YEE RESIDENCE

3861 E. CALIFORNIA BLVD., PASADENA, CA. 91107

DATE: 4-2015
DRAWN BY: NED
JOB NO. 15004

SHEET NO.
A2.2

ELEVATION KEYED NOTES

1. EAGLELITE ROOFING CLASS 'A' ICC-ES: ESR-1900 OR APPROVED EQUAL
2. FACIA (PAINTED WHITE) SEE
3. PRECAST L.T. WT. CONC. COLUMN
4. 26 GA. G.I. RAIN GUTTER & DOWNSPOUT
5. 26 GA. G.I. FLASHING
6. HALF DORMER ATTIC VENT (15.1 SF. VENT OPENING)
7. O'HAGIN TAPERED LOW-PROFILE ATTIC VENT- @15 SQ. FT. VENT AREA
8. ROUND 26 GA. G.I. ATTIC VENT- 18" DIA.- 1.71 SQ. FT. VENT AREA
9. ROUND 26 GA. G.I. ATTIC VENT- 15" DIA.- 1.23 SQ. FT. VENT AREA
10. 2 x 6 WINDOW & DOOR CASING, 6" HEADER W/ 2" SILL & 6" SKIRT (@ WINDOW)
11. 'CEDAR VALLEY' PANELS (CALIFORNIA 6PM 12-7A-1) OR EQUAL
12. 26 GA. G.I. TERMINATION CAP WITH SPARK ARRESTOR
13. TRELLIS PER STRUCTURAL
14. FRAMED ARCH
15. 'ELDORADO' STONE VENEER - SEE A7.1 FOR SPECS. SEE
16. 8" CROWN

REAR (WEST) ELEVATION

SCALE : 1/4" = 1'-0"

FRONT (EAST) ELEVATION

SCALE : 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

YEE RESIDENCE
3861 E. CALIFORNIA BLVD., PASADENA, CA. 91107

DATE: 4-2015
DRAWN BY: NED
JOB NO. 15004

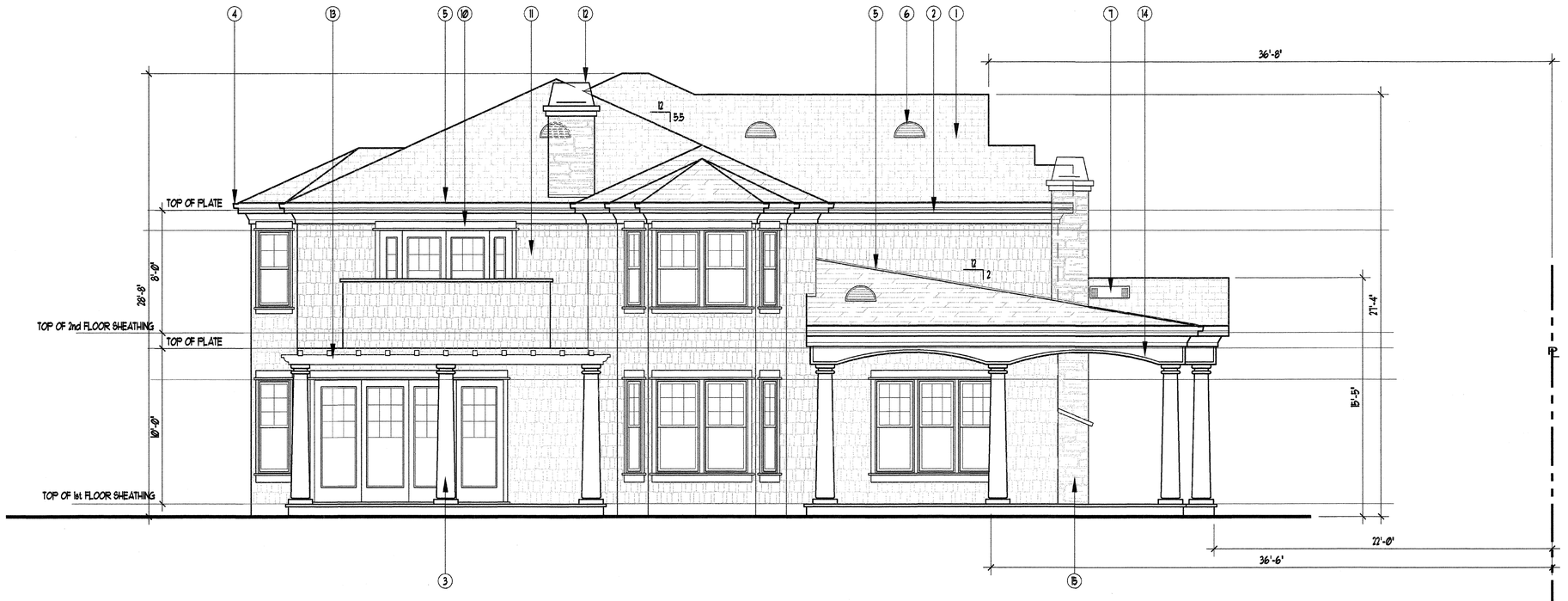
SHEET NO.
A3.1

ELEVATION KEYED NOTES

1. EAGLELITE ROOFING CLASS 'A' ICC-ES: ESR-1900 OR APPROVED EQUAL
2. FACIA (PAINTED WHITE) SEE
3. PRECAST L.T. WT. CONC. COLUMN
4. 26 GA. G.I. RAIN GUTTER & DOWNSPOUT
5. 26 GA. G.I. FLASHING
6. HALF DORMER ATTIC VENT (157 S.F. VENT OPENING)
7. O'HAGIN TAPERED LOW-PROFILE ATTIC VENT- @5 SQ. FT. VENT AREA
8. ROUND 26 GA. G.I. ATTIC VENT- 18" DIA.- 1.71 SQ. FT. VENT AREA
9. ROUND 26 GA. G.I. ATTIC VENT- 15" DIA.- 1.23 SQ. FT. VENT AREA
10. 2 x 6 WINDOW & DOOR CASING, 6" HEADER W/ 2" SILL & 6" SKIRT (@ WINDOW)
11. "CEDAR VALLEY" PANELS (CALIFORNIA SRM 12-7A-1) OR EQUAL
12. 26 GA. G.I. TERMINATION CAP WITH SPARK ARRESTOR
13. TRELLIS PER STRUCTURAL
14. FRAMED ARCH
15. "ELDORADO" STONE VENEER - SEE A7.1 FOR SPECS. SEE
16. 8" CROWN

SIDE (NORTH) ELEVATION

SCALE : 1/4" = 1'-0"



SIDE (SOUTH) ELEVATION

SCALE : 1/4" = 1'-0"

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REVISIONS:

EXTERIOR ELEVATIONS

YEE RESIDENCE

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