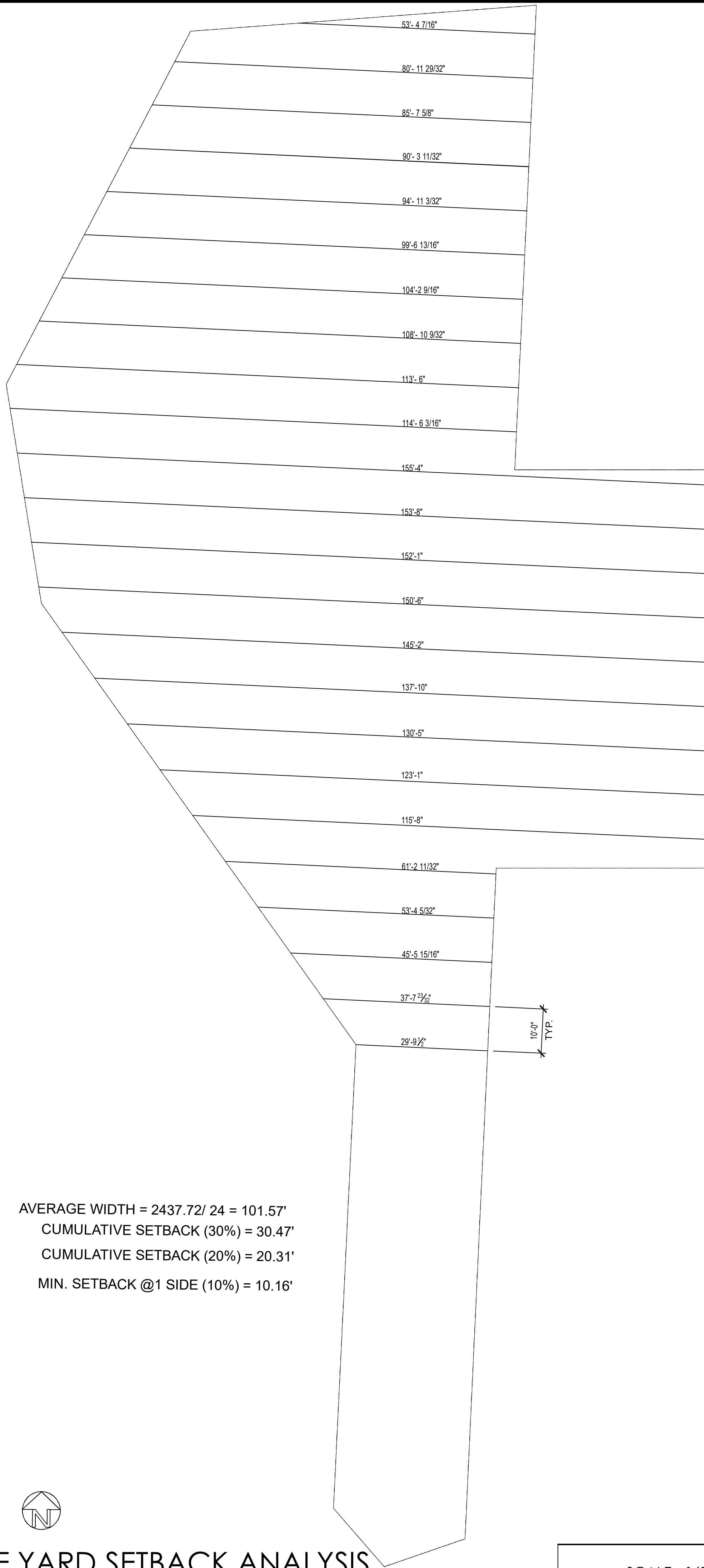




AVERAGE WIDTH = $2437.72 / 24 = 101.57'$
CUMULATIVE SETBACK (30%) = 30.47'
CUMULATIVE SETBACK (20%) = 20.31'
MIN. SETBACK @1 SIDE (10%) = 10.16'

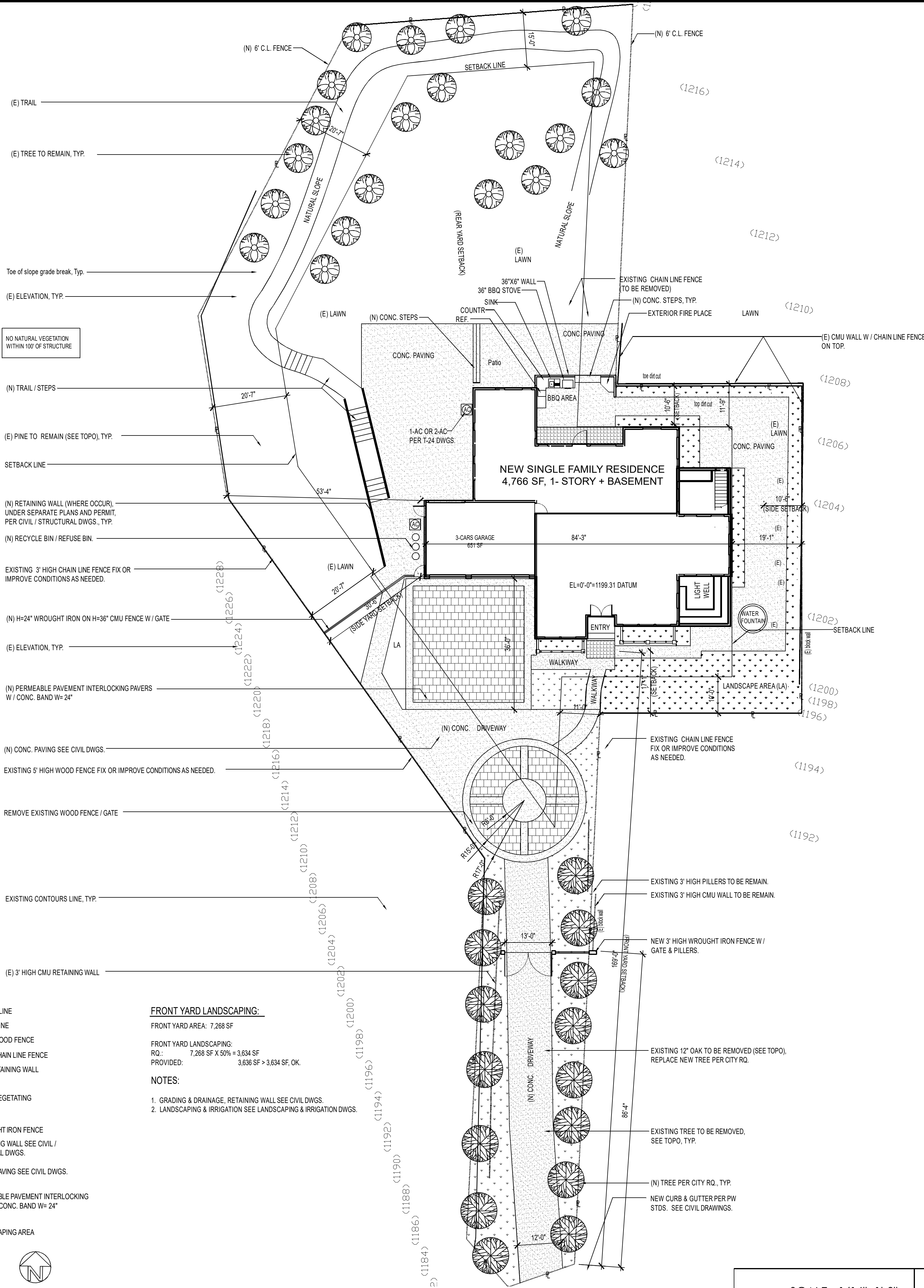


SIDE YARD SETBACK ANALYSIS

SCALE: 1/16"=1'-0"

2

SITE PLAN



LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINE FENCE
- (E) CMU RETAINING WALL
- NATURAL VEGETATING
- (N) WROUGHT IRON FENCE
- (N) RETAINING WALL SEE CIVIL / STRUCTURAL DWGS.
- (N) CONC. PAVING SEE CIVIL DWGS.
- (N) PERMEABLE PAVEMENT INTERLOCKING PAVERS W / CONC. BAND W= 24"
- (N) LANDSCAPING AREA

FRONT YARD LANDSCAPING:

FRONT YARD AREA: 7,288 SF
FRONT YARD LANDSCAPING:
R.O.: 7,288 SF X 50% = 3,634 SF
PROVIDED: 3,636 SF > 3,634 SF, OK.

NOTES:

- GRADING & DRAINAGE, RETAINING WALL SEE CIVIL DWGS.
- LANDSCAPING & IRRIGATION SEE LANDSCAPING & IRRIGATION DWGS.

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STRUCTURAL:
KALIF DESIGN ASSOCIATES
2033 MONTERA DRIVE
HACIENDA HEIGHTS, CA 91745
CONTACT: JAMES LEE (626) 3391-3428

LANDSCAPE:
NOT APPLICABLE

PERFECT DESIGN
2416 WEST VALLEY BLVD
ALHAMBRA CA 91803
CONTACT: RAYMOND ZHONG (626) 289-8808

OWNER:

KEITH CHUANG
541 W. LEMON AVE, ARCADIA, CA 91007
(626) 353 0253

SITE ADDRESS:

333 WISTERIA WAY
SIERRA MADRE, CA 91024

SITE PLAN

SIDE YARD SETBACK ANALYSIS

REVISION DESCRIPTION DATE

1 XXXXXXXX XXXXX

DATE: MAR. 31, 2025

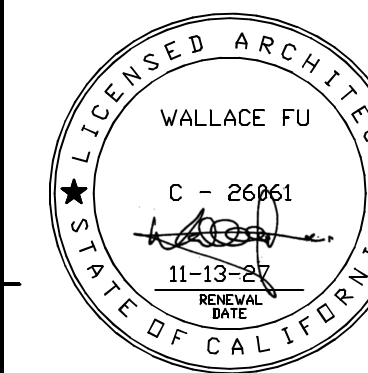
PROJECT NO:

SCALE: AS SHOWN

DRAWN BY: JL

CHECK BY: WYF

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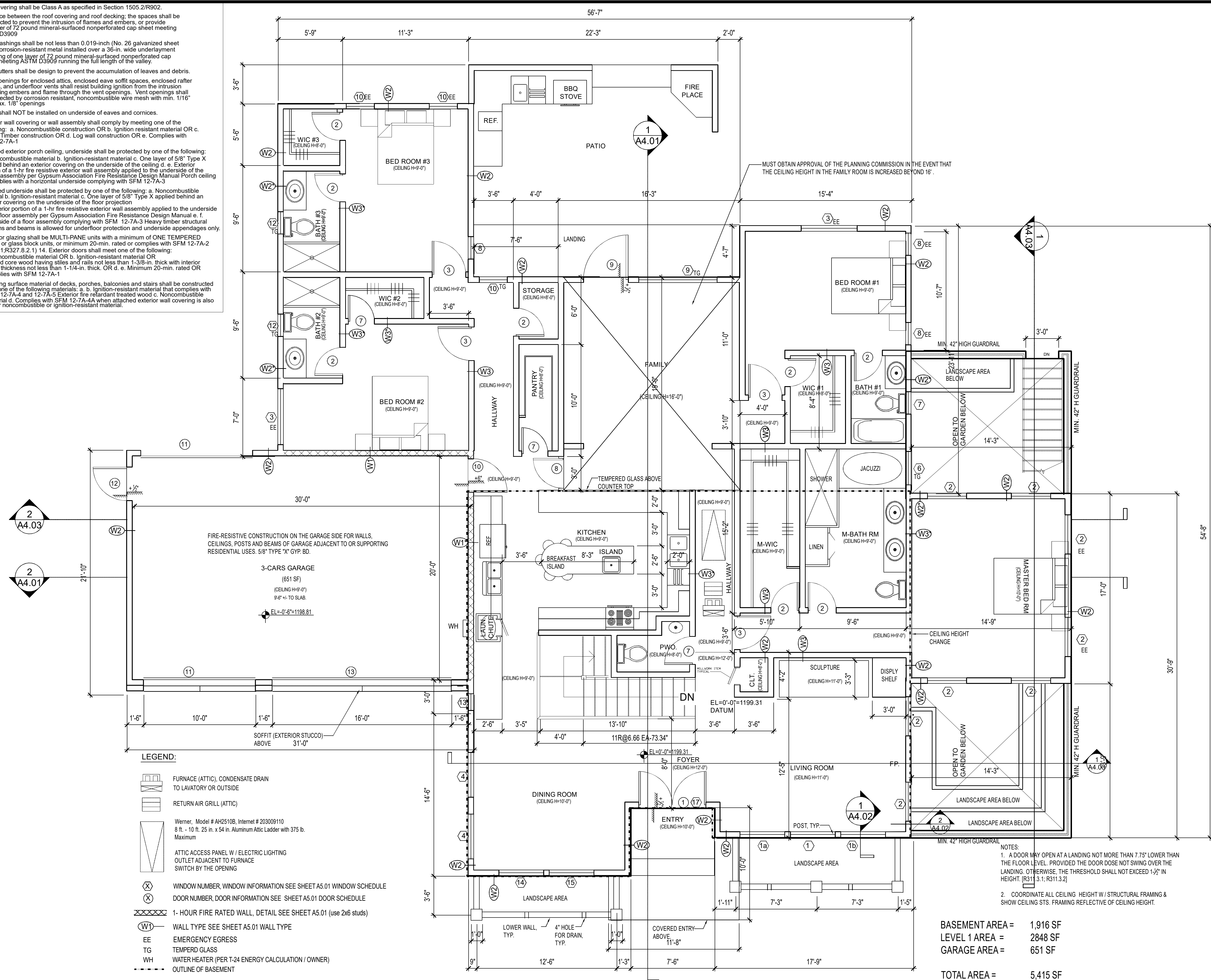


A1.01

SCALE: 1/16"=1'-0"

1

1. Roof covering shall be Class A as specified in Section 1505.2/91002
2. The space between the roof covering and roof decking; the spaces shall be constructed to prevent the intrusion of flames and embers, or provide one layer of 72 pound mineral-surfaced nonperforated cap sheet meeting ASTM D3999
3. Valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a 36-in. wide underlayment consisting of one layer of 72 pound mineral-surfaced nonperforated cap sheet meeting ASTM D3999 running the full length of the valley.
4. Roof gutters shall be design to prevent the accumulation of leaves and debris.
5. Vent openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces, and underfloor vents shall resist building ignition from the intrusion of burning embers and flame through the vent openings. Vent openings shall be protected by corrosion resistant, noncombustible wire mesh with min. 1/16" and max. 1/8" openings
6. Vents shall NOT be installed on underside of eaves and cornices.
7. Exterior wall covering or wall assembly shall comply by meeting one of the following:
 - a. Noncombustible construction OR b. Ignition resistant material OR c. Heavy Timber construction OR d. Log wall construction OR e. Complies with SFM 12-7A-7.1
8. Exposed exterior porch ceiling, underside shall be protected by one of the following:
 - a. Noncombustible material b. Ignition-resistant material c. One layer of 5/8" Type X applied behind an exterior covering on the underside of the ceiling d. e. Exterior portion of a 1-hr fire resistive exterior wall assembly consisting of the ceiling assembly per Gypsum Association Fire Resistance Design Manual Porch ceiling assemblies with a horizontal underlaid complying with SFM 12-7A-3
9. Exposed underside shall be protected by one of the following:
 - a. Noncombustible material b. Ignition-resistant material c. One layer of 5/8" Type X applied behind an exterior covering on the underside of the floor projection
 - d. Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of the floor assembly per Gypsum Association Fire Resistance Design Manual e. f. Underlaid with a floor assembly per SFM 12-7A-3
10. Heavy timber structural columns and beams is allowed for underfloor protection and underside appendages only
11. Exterior glazing shall be MULTI-PANE units with a minimum of ONE TEMPERED PANE, or glass block units, or minimum 20-min. rated or complies with SFM 12-7A-2 (705A: 1.9/327.2.11 14. Exterior doors shall meet one of the following:
 - a. Noncombustible material b. Ignition-resistant material c. One layer of 5/8" Type X applied behind an exterior covering on the underside of the door
 - d. Solid core wood having stiles and rails not less than 1-3/8-in. thick with interior panel thickness not less than 1-1/4-in. thick. OR d. e. Minimum 20-min. rated OR Complies with SFM 12-7A-1
12. Walking surface material of decks, porches, balconies and stairs shall be constructed with the following materials:
 - a. Ignition-resistant material that complies with SFM 12-7A-4 and 12-7A-5
 - b. Exterior fire retardant treated wood c. Noncombustible material d. Complies with SFM 12-7A-4/4.6 when attached exterior wall covering is also noncombustible



BASEMENT AREA =	1,916 SF
LEVEL 1 AREA =	2848 SF
GARAGE AREA =	651 SF
TOTAL AREA =	5,415 SF

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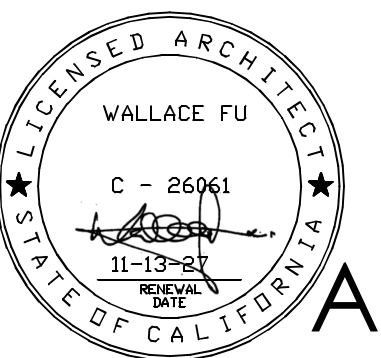
OWNER:
KEITH CHUANG
541 W. LEMON AVE, ARCADIA, CA 91007
(626) 353 0253

SITE ADDRESS:
333 WISTERIA WAY
SIERRA MADRE, CA 91024
FLOOR PLAN

REVISION	DESCRIPTION	DATE
1	XXXXXXXX	XXXXXX

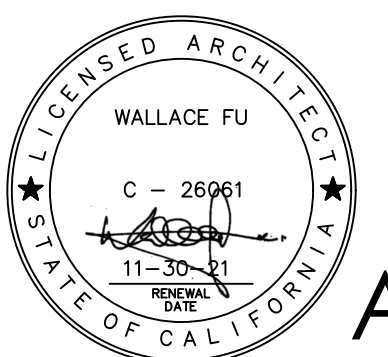
DATE: MAR. 31, 2025
PROJECT NO.:
SCALE: AS SHOWN
DRAWN BY: JL
CHECK BY: WYF

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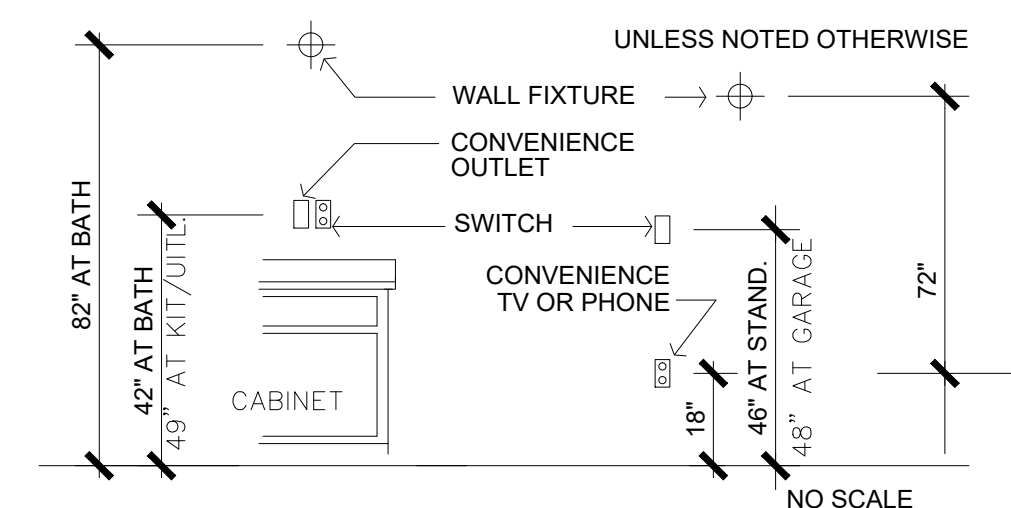


A2.01

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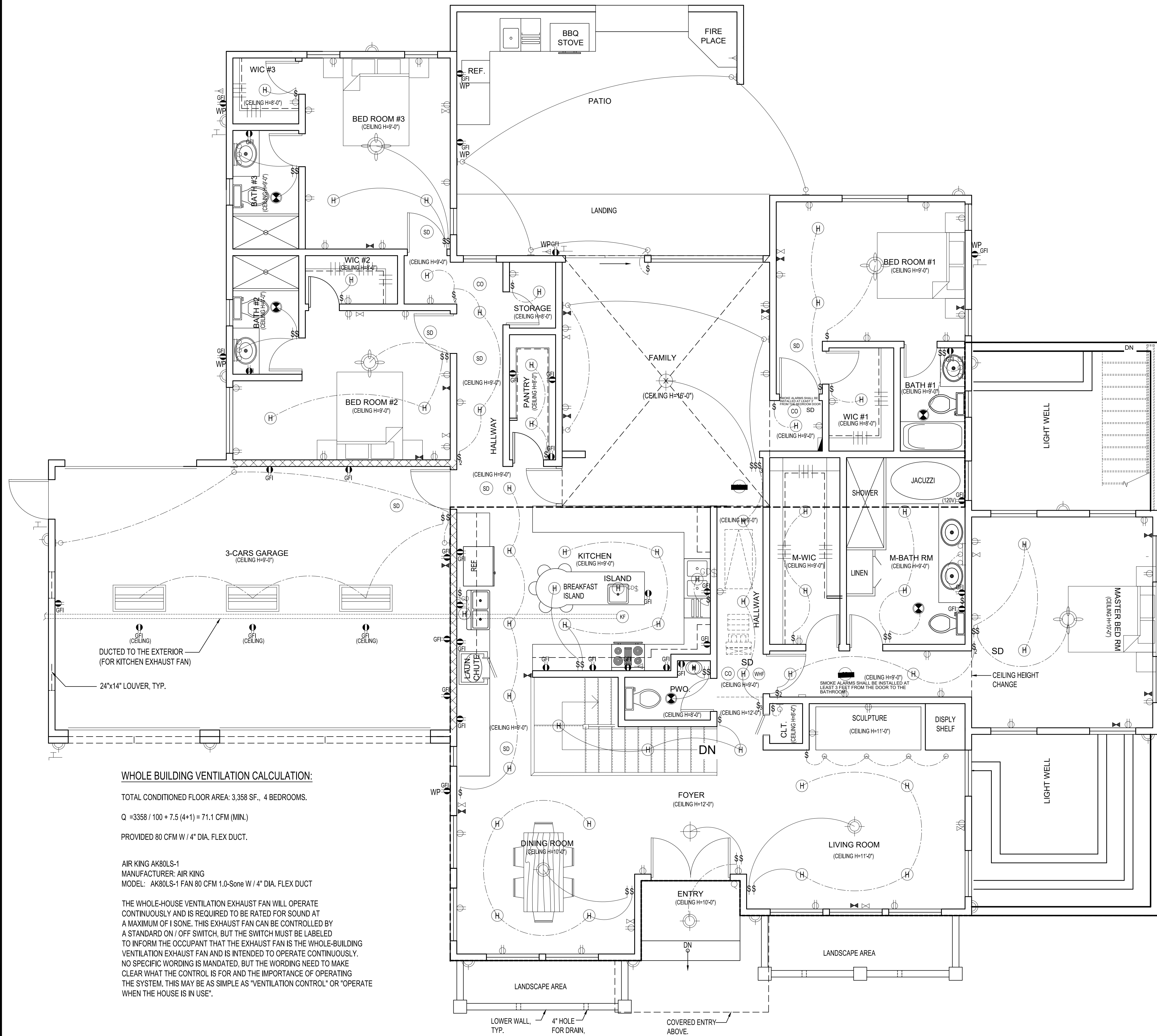


	ARC-FAULT CIRCUIT-INTERRUPTER DUPLEX RECEPTACLE OUTLET
	GROUP FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE OUTLET (ARC-FAULT CIRCUIT-INTERRUPTER)
	SWITCH (BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT. CGBC 4.506.1)
	2-WAY SWITCH
	3-WAY SWITCH
	EXHAUST FAN CAPABLE OF 50-CFM AIR CHANGES. WILL BE CONTROLLED BY A HUMIDISTAT, THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET
	CEILING MOUNTED HIGH EFFICACY LIGHT FIXTURE.
	CEILING MOUNTED PENDANT LIGHT FIXTURE
	WALL MOUNTED HIGH EFFICACY LIGHT FIXTURE (MOTION SENSOR)
	WALL MOUNT FLUORESCENT LIGHT FIXTURE
	WALL MOUNT MULTI-LIGHT FIXTURE
	HIGH EFFICACY RECESS LIGHT FIXTURE
	2' X 4' RECESS FLUORESCENT LIGHT
	CEILING FAN & HIGH EFFICACY LIGHT FIXTURE
	3" DIA. ADJUSTABLE RECESSED DOWNLIGHT
	GARBAGE DISPOSER SWITCH, KITCHEN SINK W / GARBAGE DISPOSAL
	DOOR BELL BUTTON
	BELL CHARM
	INTERCONNECTED HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK UP.
	INTERCONNECTED HARD WIRED CARBON MONOXIDE ALARM (WITH BATTERY BACK UP). UNIT SHALL BE SFM APPROVED
	HOSE BID FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE (2010 CPC 603.4.7)
	FUEL GAS VALVE
	WEATHERPROOF GROUP FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
	TELEPHONE JACK
	CABLE TELEVISION JACK
	ELEC. PANEL MIN. 100 AMPS, (IF SERVICE OR LOAD EXCEEDS 400 AMPS, 120/240 V, SINGLE PHASE. ELEC. PANEL SHALL NOT BE INSTALLED IN REQUIRED SHEAR WALL.)
	KITCHEN LOCAL EXHAUST FAN 100 CFM MIN. (MAX. 1 SONE)
	WHOLE-HOUSE VENTILATION EXHAUST FAN AIR KING AK80LS-1 FAN 80 CFM 1.0-Sone OR EQUIVALENT W/4" DIA. FLEX DUCT $Q_{FAN} = 0.01(3358) + 7.5(4+1) = 71.1 \text{ CFM}$
	FURNACE (ATTIC), CONDENSATE DRAIN TO LAVATORY OR OUTSIDE
	RETURN AIR GRILL (ATTIC)
	Werner, Model # AH2510B, Internet # 203009110 8 ft. x 10 ft. 25 in. x 54 in. Aluminum Attic Ladder with 375 lb. Maximum
	ATTIC ACCESS PANEL W/ ELECTRIC LIGHTING OUTLET ADJACENT TO FURNACE SWITCH BY THE OPENING
	1-HOUR FIRE RATED WALL, DETAIL SEE SHEET A5.01
	WATER HEATER



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

1



THE WHOLE-HOUSE VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON / OFF SWITCH, BUT THE SWITCH MUST BE LABELED TO INFORM THE OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN AND IS INTENDED TO OPERATE CONTINUOUSLY. NO SPECIFIC WORDING IS MANDATED, BUT THE WORDING NEED TO MAKE CLEAR WHAT THE CONTROL IS FOR AND THE IMPORTANCE OF OPERATING THE SYSTEM. THIS MAY BE AS SIMPLE AS "VENTILATION CONTROL" OR "OPERATE WHEN THE HOUSE IS IN USE".



THE WHOLE-HOUSE VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON / OFF SWITCH, BUT THE SWITCH MUST BE LABELED TO INFORM THE OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN AND IS INTENDED TO OPERATE CONTINUOUSLY. NO SPECIFIC WORDING IS MANDATED, BUT THE WORDING NEED TO MAKE CLEAR WHAT THE CONTROL IS FOR AND THE IMPORTANCE OF OPERATING THE SYSTEM. THIS MAY BE AS SIMPLE AS "VENTILATION CONTROL" OR "OPERATE WHEN THE HOUSE IS IN USE".

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

A2.04

WYF
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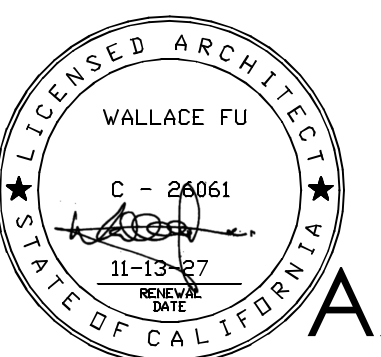
ELECTRICAL/MECHANICAL/PLUMBING:
NOT APPLICABLE

PERFECT DESIGN
416 WEST VALLEY BLVD
SUNNYVALE CA 94085
CONTACT: RAYMOND ZHONG (626) 289-8808

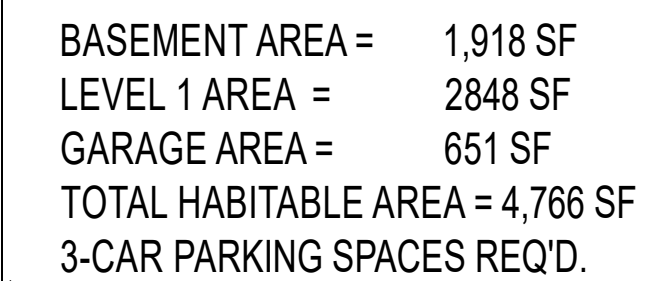
ITE ADDRESS:
3 WISTERIA WAY
ERRA MADRE, CA 91024
BASEMENT PLAN

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A2.05



TOTAL AREA = 5,415 SF GFA

- | | |
|---|---|
|  | WINDOW NUMBER, WINDOW INFORMATION SEE SHEET A5.01 WINDOW SCHEDULE |
|  | DOOR NUMBER, DOOR INFORMATION SEE SHEET A5.01 DOOR SCHEDULE |
|  | 1- HOUR FIRE RATED WALL, DETAIL SEE SHEET A5.01 |
|  | WALL TYPE SEE SHEET A5.01 WALL TYPE |
| EE | EMERGENCY EGRESS |
| TG | TEMPERD GLASS |
| WH | WATER HEATER (PER T-24 ENERGY CALCULATION / OWNER) |
|  | CMU MASONRY WALL |



FLOOR PLAN

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

1

WYF
ARCHITECTURE

CONSULTANTS:

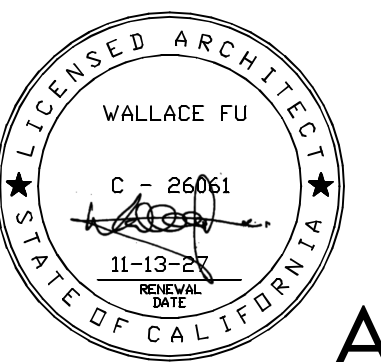
ELECTRICAL/MECHANICAL/PLUMBING:
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416 WEST VALLEY BLVD
SUNNYVALE CA 91803
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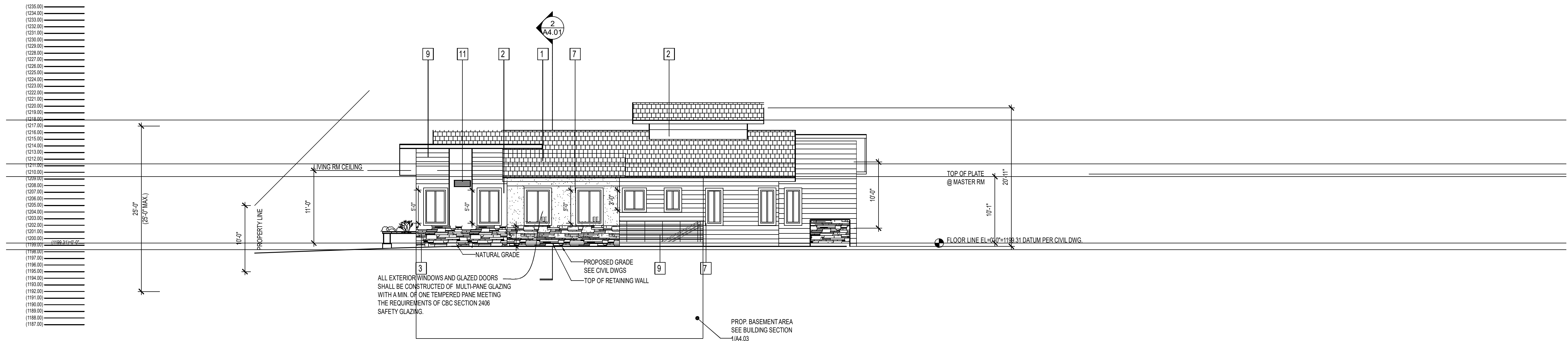
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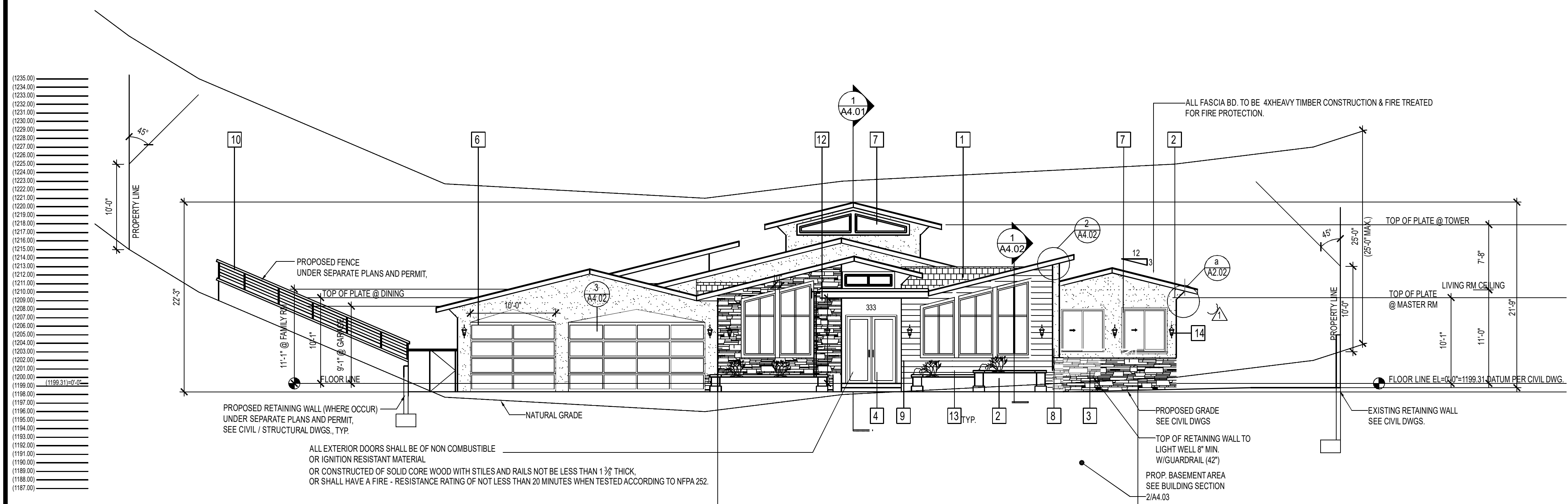
A3.01



BLDG. EXTERIOR EAST (SIDE) ELEVATION

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

2



BLDG. EXTERIOR SOUTH (FRONT) ELEVATION

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

1

DETAIL

SCALE: 1/2"=1'-0"

a

LEGEND	
1	EAGLE LIGHTWEIGHT ROOF TILE (CLASS A), ICC# ES- ESR 1900.
2	EXTERIOR CEMENT PLASTER SMOOTH FINISH STUCCO.
3	STONE VENEER. COLOR: LIGHT GREY, PRODUCT: FRENCH LIME STONE, MFGR: CORONADO STONE PRODUCTS INC.
4	ENTRY DOOR - COLOR / PATTERN PER OWNER.
5	PATIO DOOR - COLOR / PATTERN PER OWNER.
6	GARAGE DOOR - FROSTED GLASS (TEMPERD GLASS)
7	BLACK ANODIZED ALUMINUM WINDOW / DOOR FRAME.
8	SIMILATED CHIMNEY FOR ZERO-CLEARANCE FIREPLACE IN LIVING ROOM
	METAL SIDING
9	METAL SIDING NON - COMBUSTIBLE & NON - IGNITABLE MATERIAL PER 2010 CBC chapter 7A. 
	H=24" WROUGHT IRON ON H=36" CMU FENCE W / WOOD GATE.
	LOUVER 24"x36" (Compliance w / 2010 CBC chapter 7A).
	6"x26GA. GUTTER WITH GUTTER SCREEN & DOWNSPOUT. (Compliance w / 2010 CBC chapter 7A).
	POST SET  (Compliance w / 2010 CBC chapter 7A.)
	PORCH LIGHTS FULLY SHIELDED AND EMIT NO LIGHT ABOVE THE HORIZONTAL PLANE 

(XXXX.XX) EXISTING ELEVATION
EE EMERGENCY EGRESS
TG TEMPERD GLASS

INTERIOR SIDE

POST SEE STRUCTURAL DWGS.

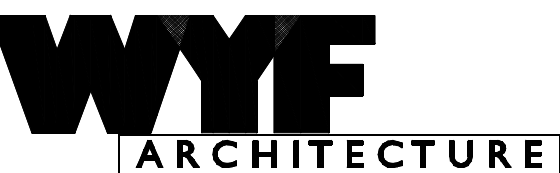
TYPE "X" 5/8" GYP. BD.

WINDOW AS SCHEDULED

7/8" CEMENT PLASTER STUCCO ASSEMBLY

EXTERIOR SIDE

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BLDG. EXTERIOR ELEVATIONS

REVISION	DESCRIPTION	DATE
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2	#202830	04/2014

DATE: MAR. 31, 2025

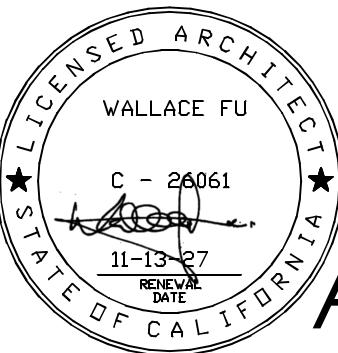
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SCALE: AS SHOWN

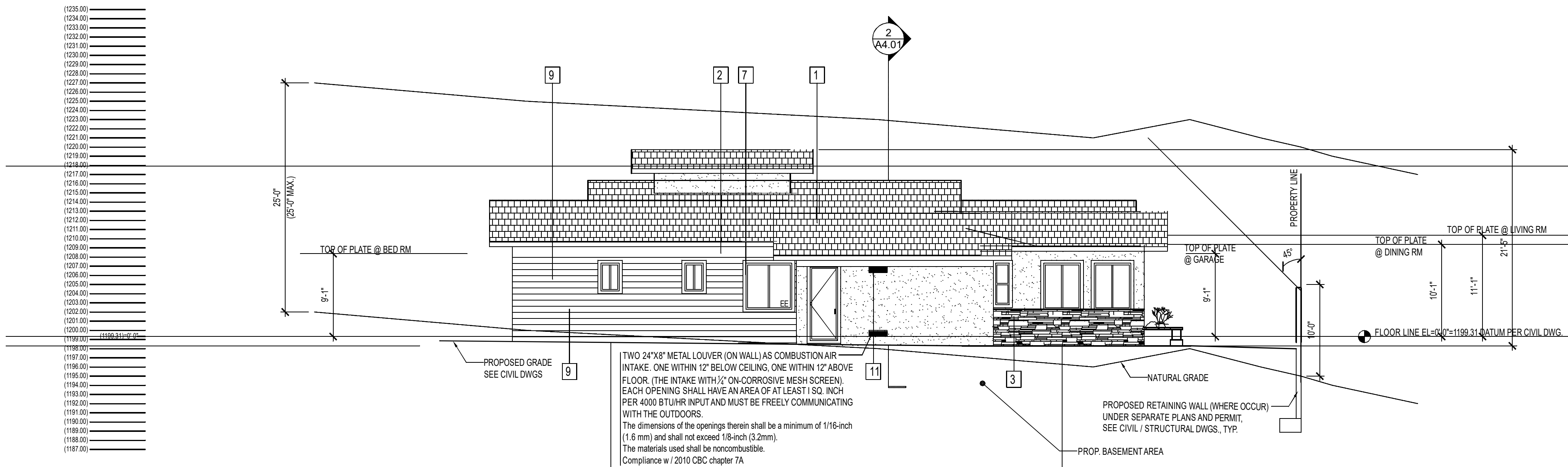
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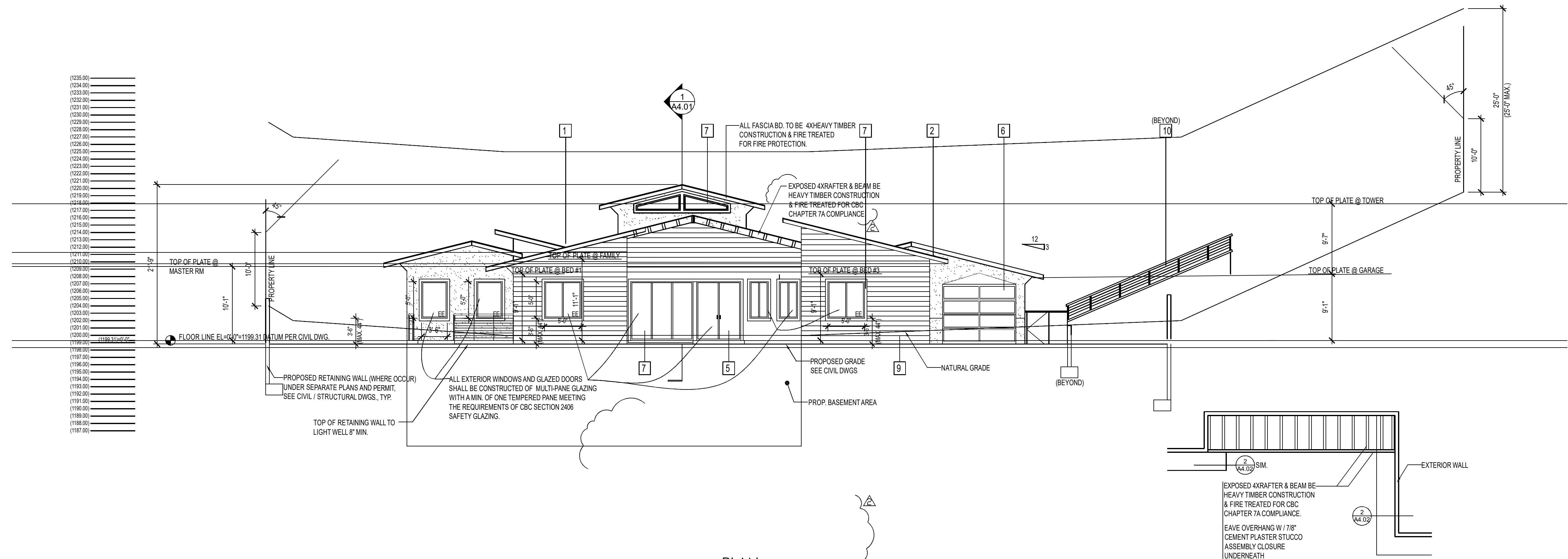
A3.02



BLDG. EXTERIOR WEST (SIDE) ELEVATION

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

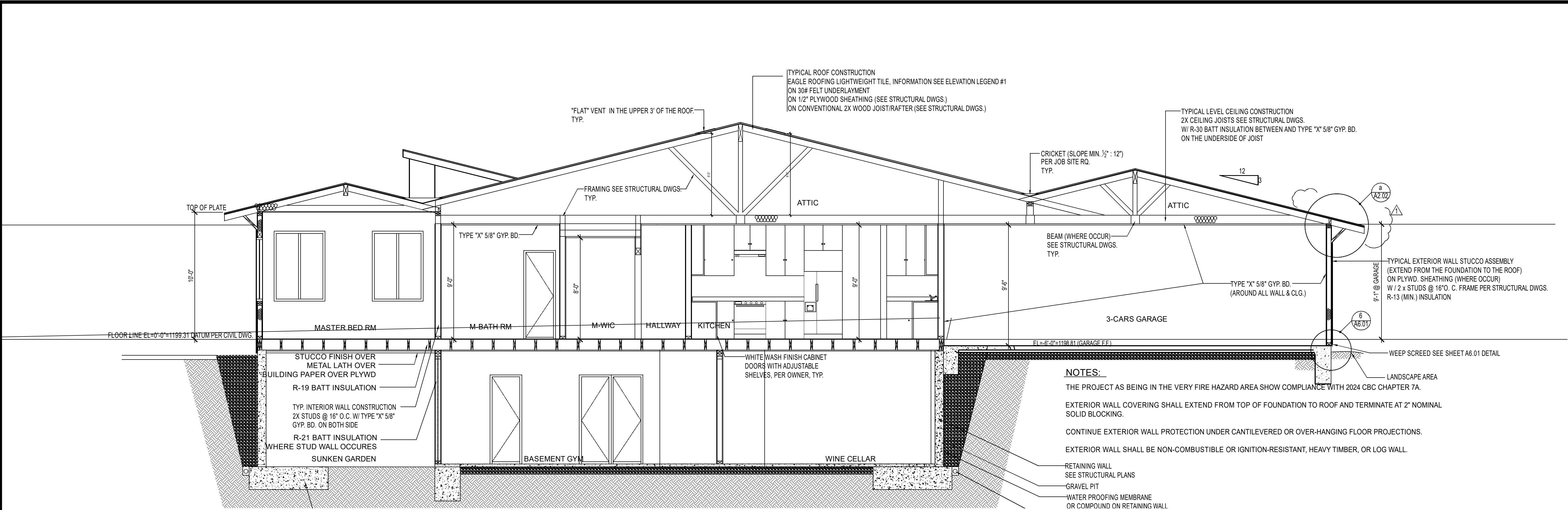
2



BLDG. EXTERIOR NORTH (REAR) ELEVATION

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

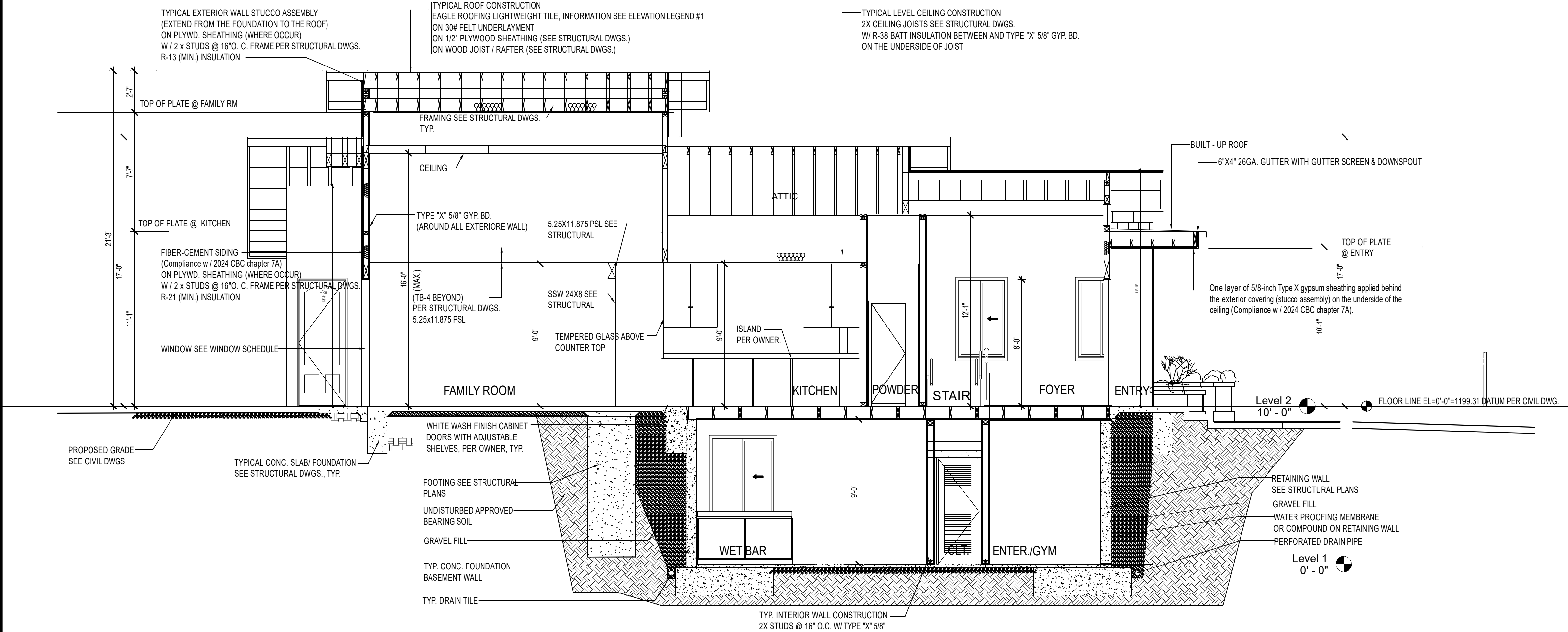
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BLDG. SECTION

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

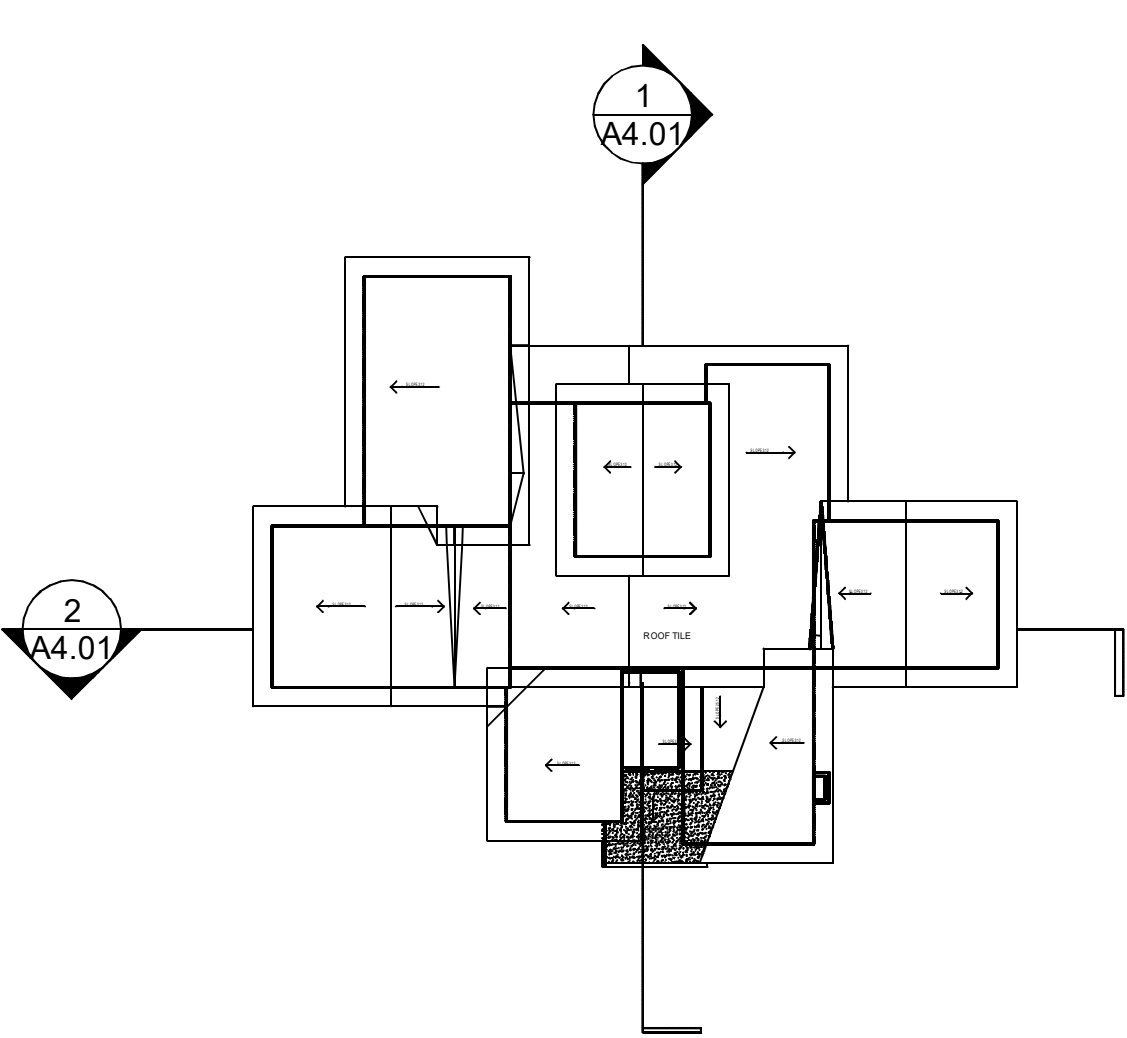
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BLDG. SECTION

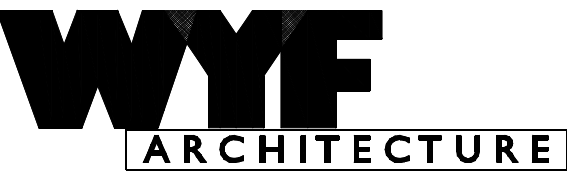
SCALE: 1/4"=1'-0"

1



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BLDG. SECTIONS

REVISION DESCRIPTION DATE

1 XXXXXXX XXXXX

DATE: MAR. 31, 2025

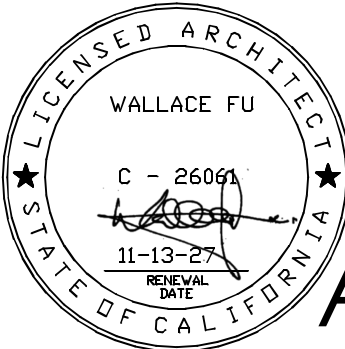
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A4.01

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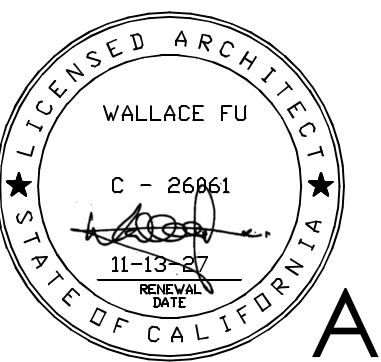
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LDG. SECTIONS

[illegible]

NOT TO SCALE IF PRINTED ON 11" X 17" PAPER



A4.03



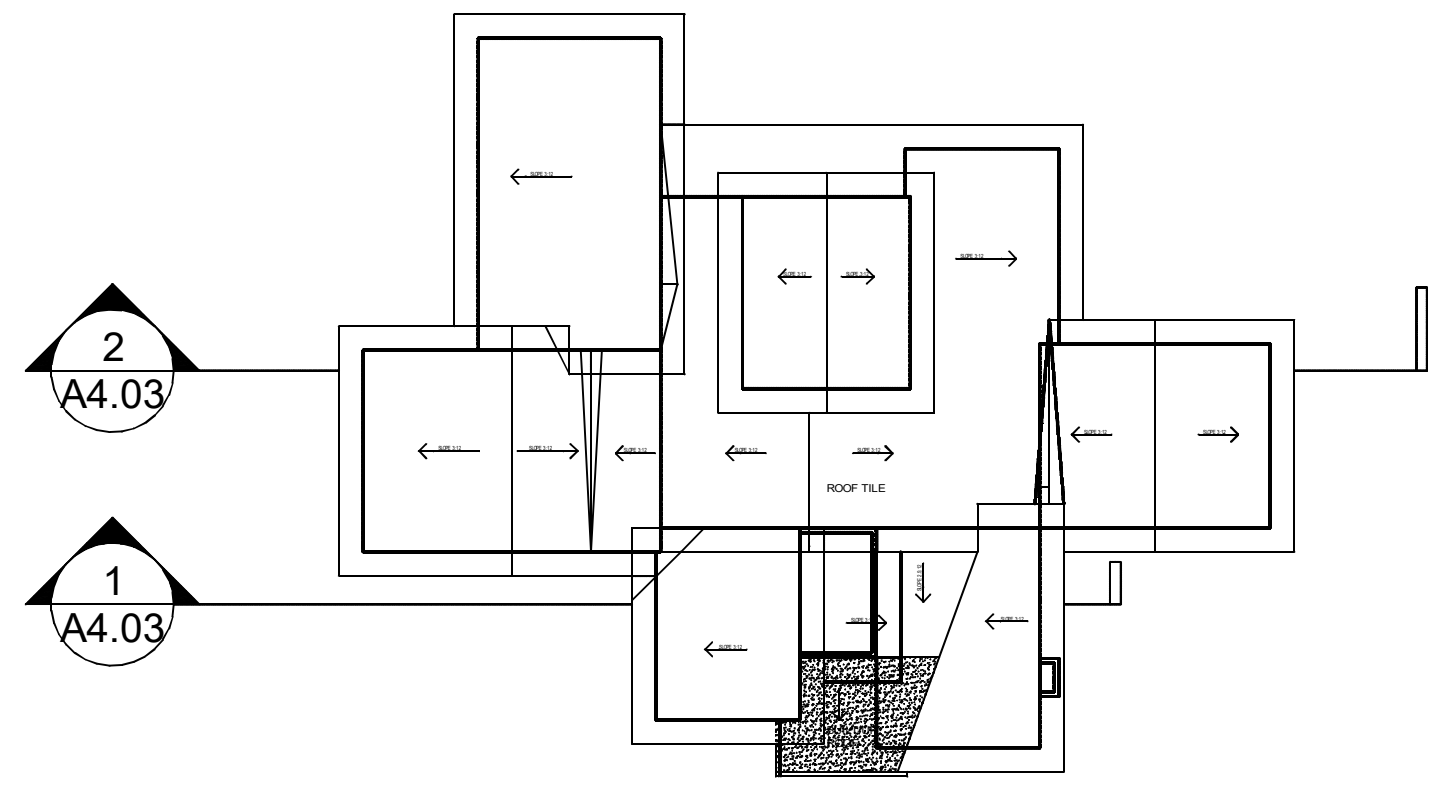
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SCALE: 1/4"=1'-0"

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KEY PLAN

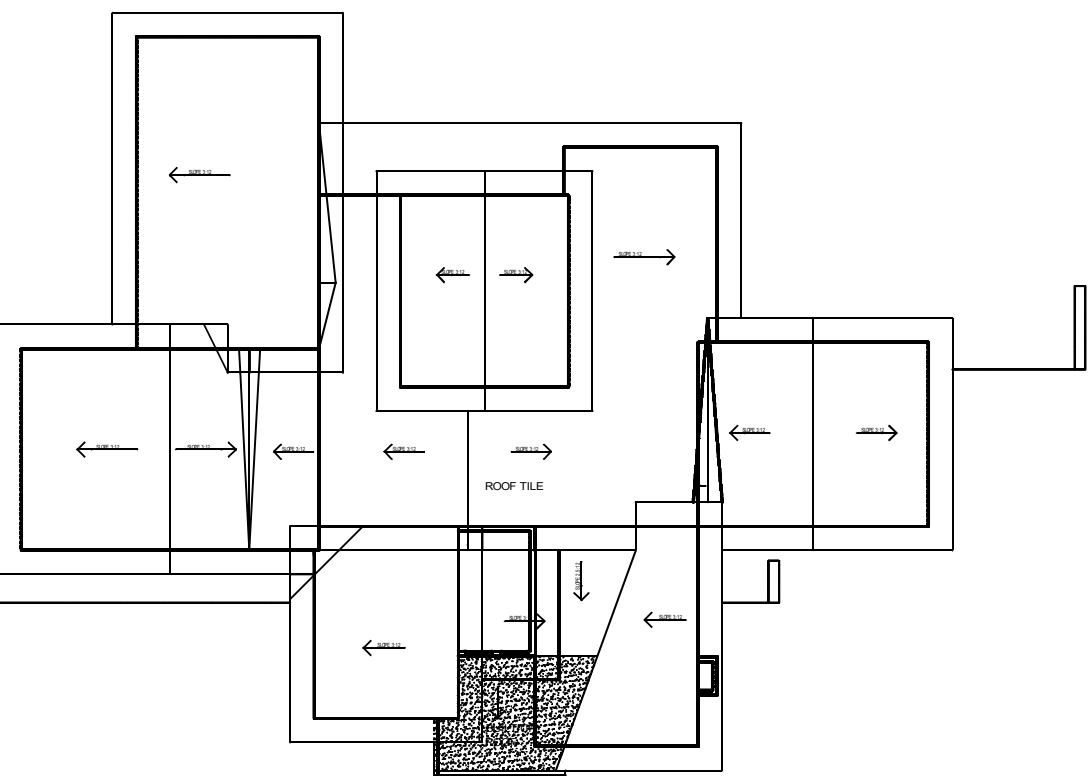
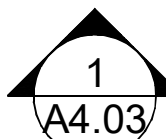
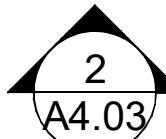




2

A4.04

KEY PLAN



RESIDENTIAL HOUSE
333 WISTARIA WAY
SIERRA MADRE, CA 91024



A Project for:

Seal:

Consultant Seal:

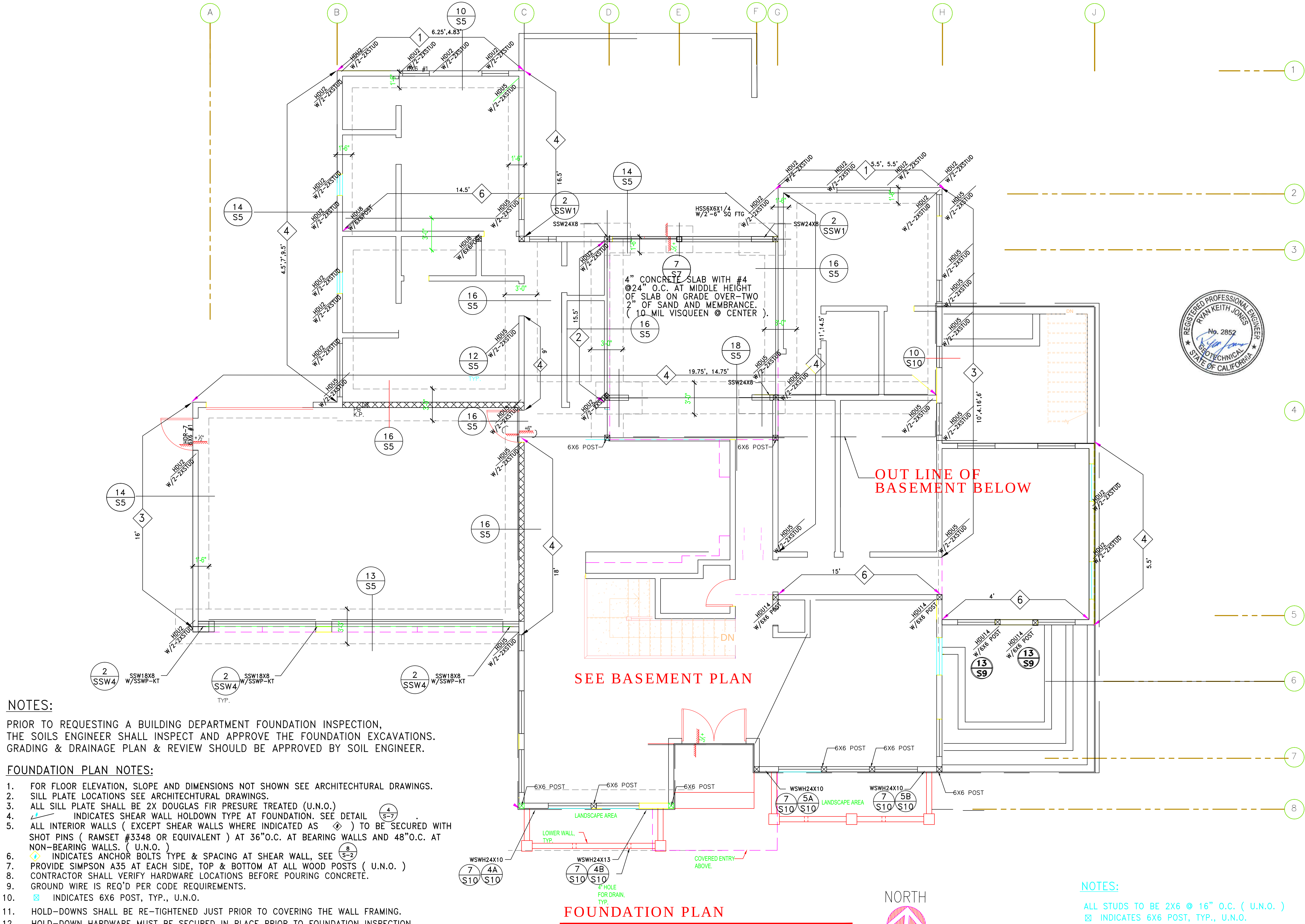
KALIF DESIGN ASSOCIATES
2033 MONTERA DR.
HACIENDA HEIGHTS, CA 91745
TEL: (626) 391-3428

Revisions:	
ADD BASEMENT	04-17-2021
PLN CHK CORR	04-20-2025

Project No.:
Drawn By:
Reviewed By:
Scale:
Date: 08-03-13
04-08-14

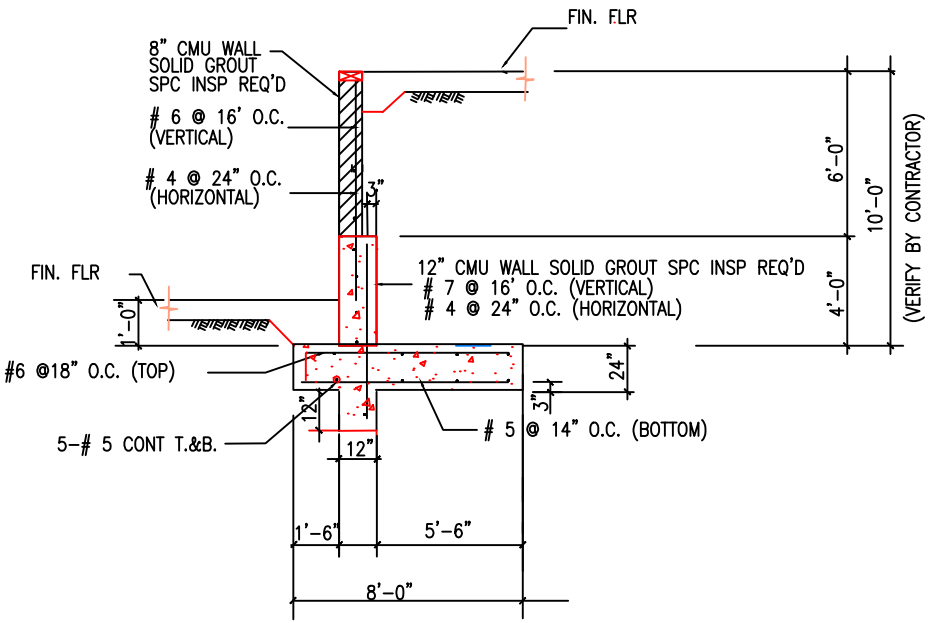
Sheet Title:
FOUNDATION PLAN

Sheet #:
S3
OF 10 SHEETS
Not for construction until city approved.
L & L Asso. 2004 ALL RIGHTS RESERVED

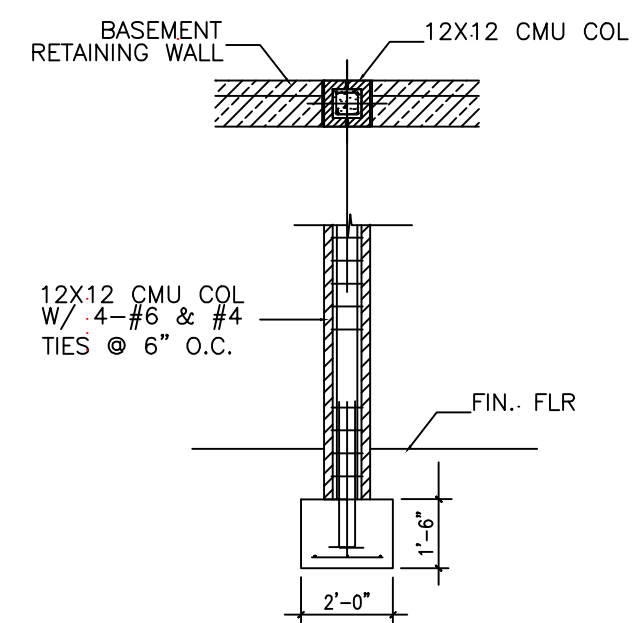


- NOTES:
- PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS. GRADING & DRAINAGE PLAN & REVIEW SHOULD BE APPROVED BY SOIL ENGINEER.
- FOUNDATION PLAN NOTES:
- FOR FLOOR ELEVATION, SLOPE AND DIMENSIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
 - SILL PLATE LOCATIONS SEE ARCHITECTURAL DRAWINGS.
 - ALL SILL PLATE SHALL BE 2X DOUGLAS FIR PRESURE TREATED (U.N.O.)
 - INDICATES SHEAR WALL HOLDOWN TYPE AT FOUNDATION. SEE DETAIL 4(S-7)
 - ALL INTERIOR WALLS (EXCEPT SHEAR WALLS WHERE INDICATED AS) TO BE SECURED WITH SHOT PINS (RAMSET #3348 OR EQUIVALENT) AT 36"O.C. AT BEARING WALLS AND 48"O.C. AT NON-BEARING WALLS. (U.N.O.)
 - INDICATES ANCHOR BOLTS TYPE & SPACING AT SHEAR WALL, SEE 8(S-2)
 - PROVIDE SIMPSON A35 AT EACH SIDE, TOP & BOTTOM AT ALL WOOD POSTS (U.N.O.)
 - CONTRACTOR SHALL VERIFY HARDWARE LOCATIONS BEFORE POURING CONCRETE.
 - GROUND WIRE IS REQ'D PER CODE REQUIREMENTS.
 - INDICATES 6X6 POST, TYP., U.N.O.
 - HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
 - HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
 - HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS.
 - FOUNDATION BOLTS SHALL BE 5/8"Ø AND EMBEDDED 9" INTO CONCRETE WITH 0.229"X 3"X3" PLATE WASHERS. BOLT SPACING SEE DETAIL 8/S2.

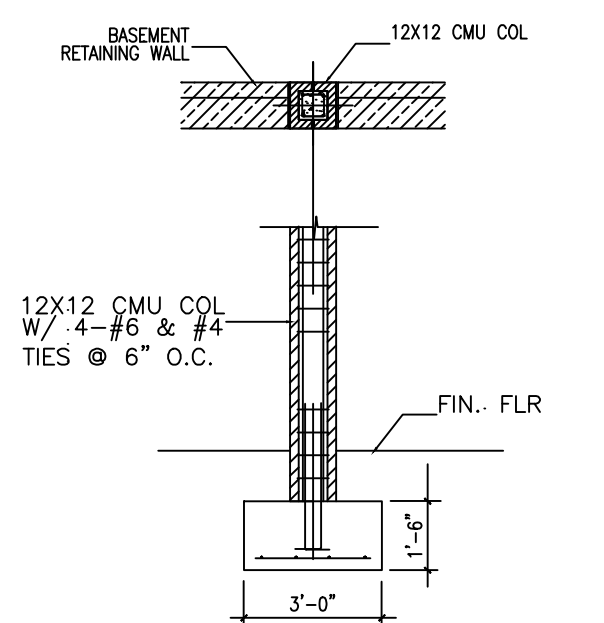
- NOTES:
- ALL STUDS TO BE 2X6 @ 16" O.C. (U.N.O.)
- INDICATES 6X6 POST, TYP., U.N.O.



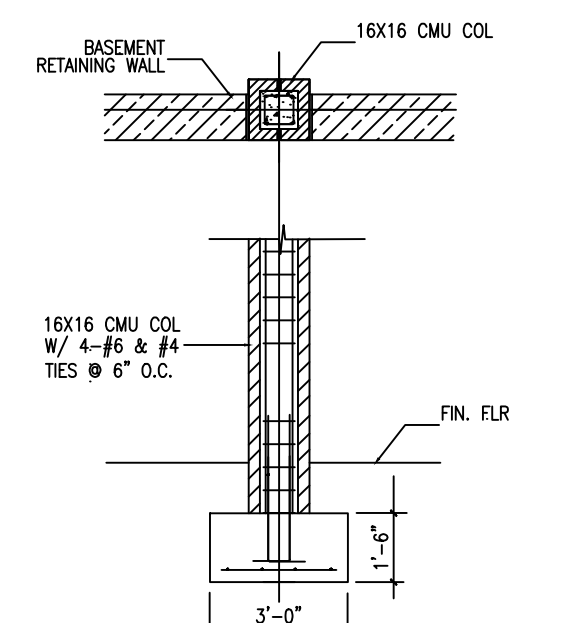
RETAINING WALL DETAIL 1 S8



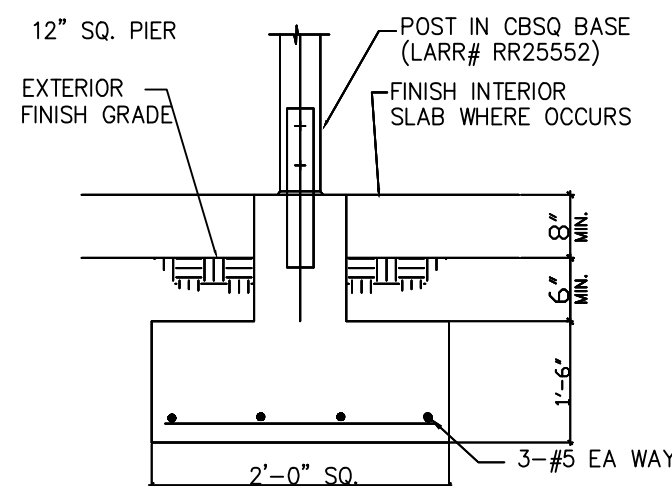
CMU COLUMN DETAIL 2 S8



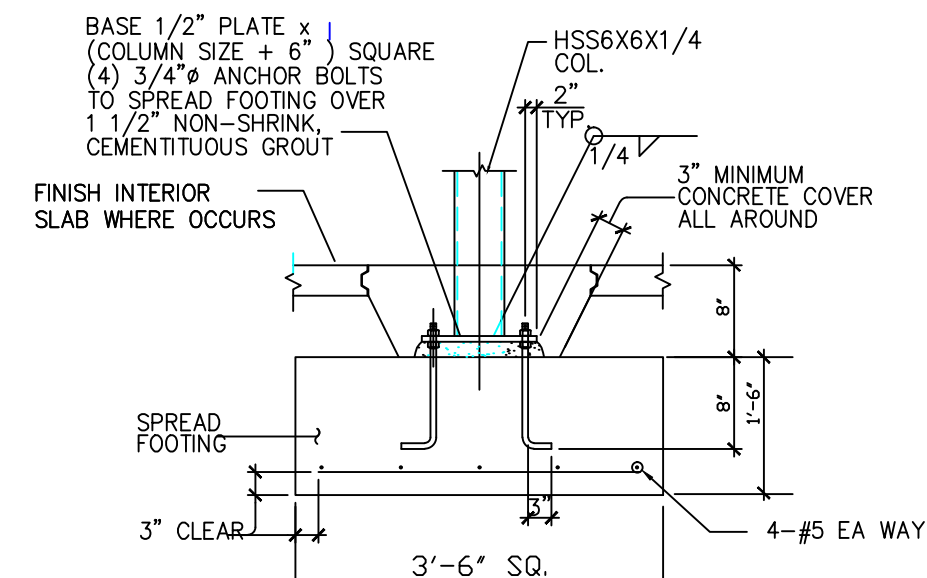
CMU COLUMN DETAIL 3 S8



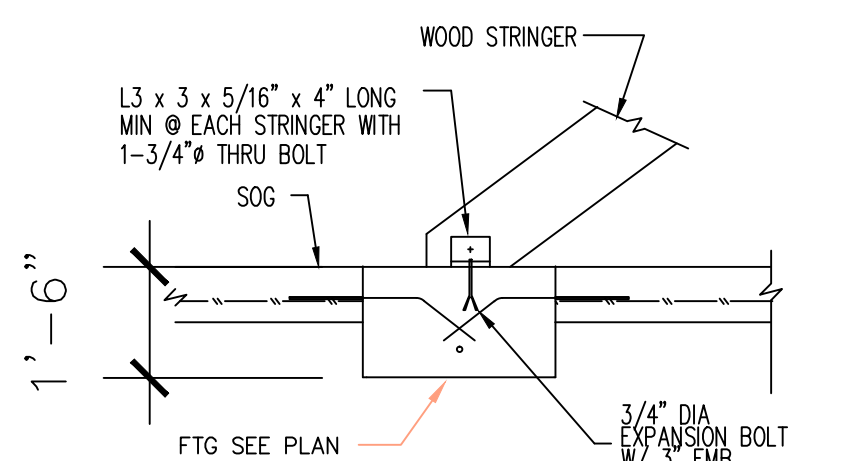
CMU COLUMN DETAIL 4 S8



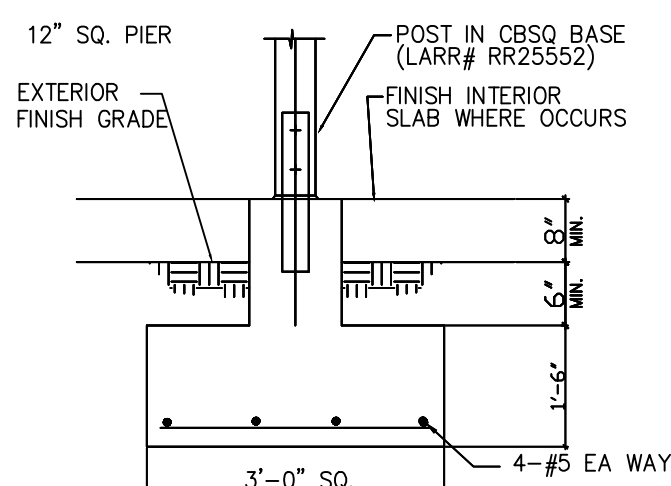
TYPICAL POST FOOTING 5 S8



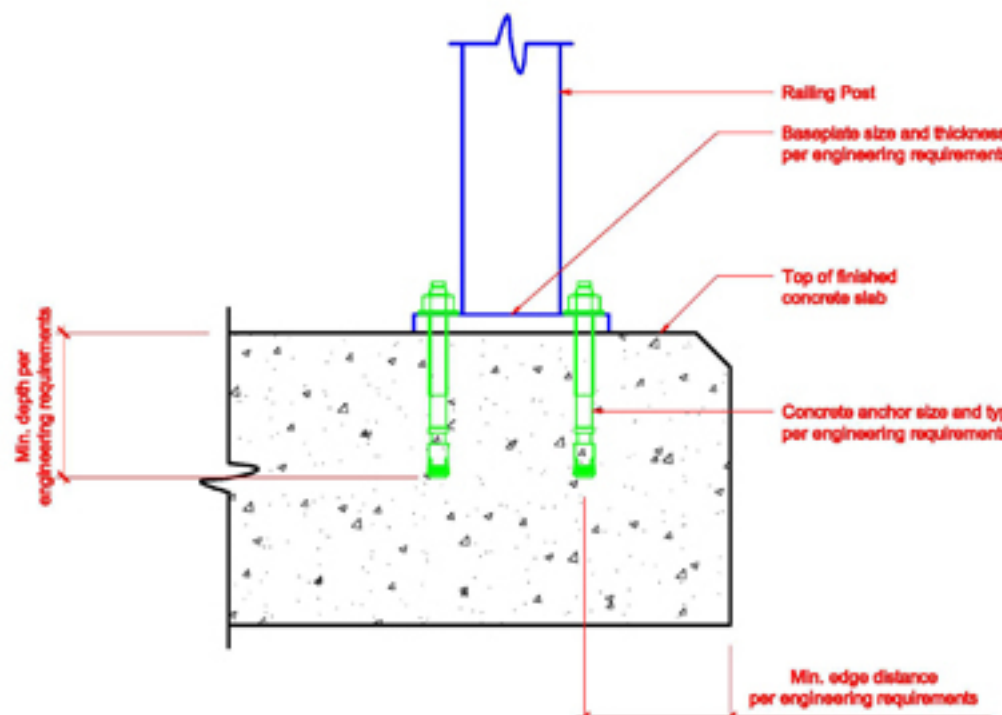
STEEL COL. FOOTING 6 S8



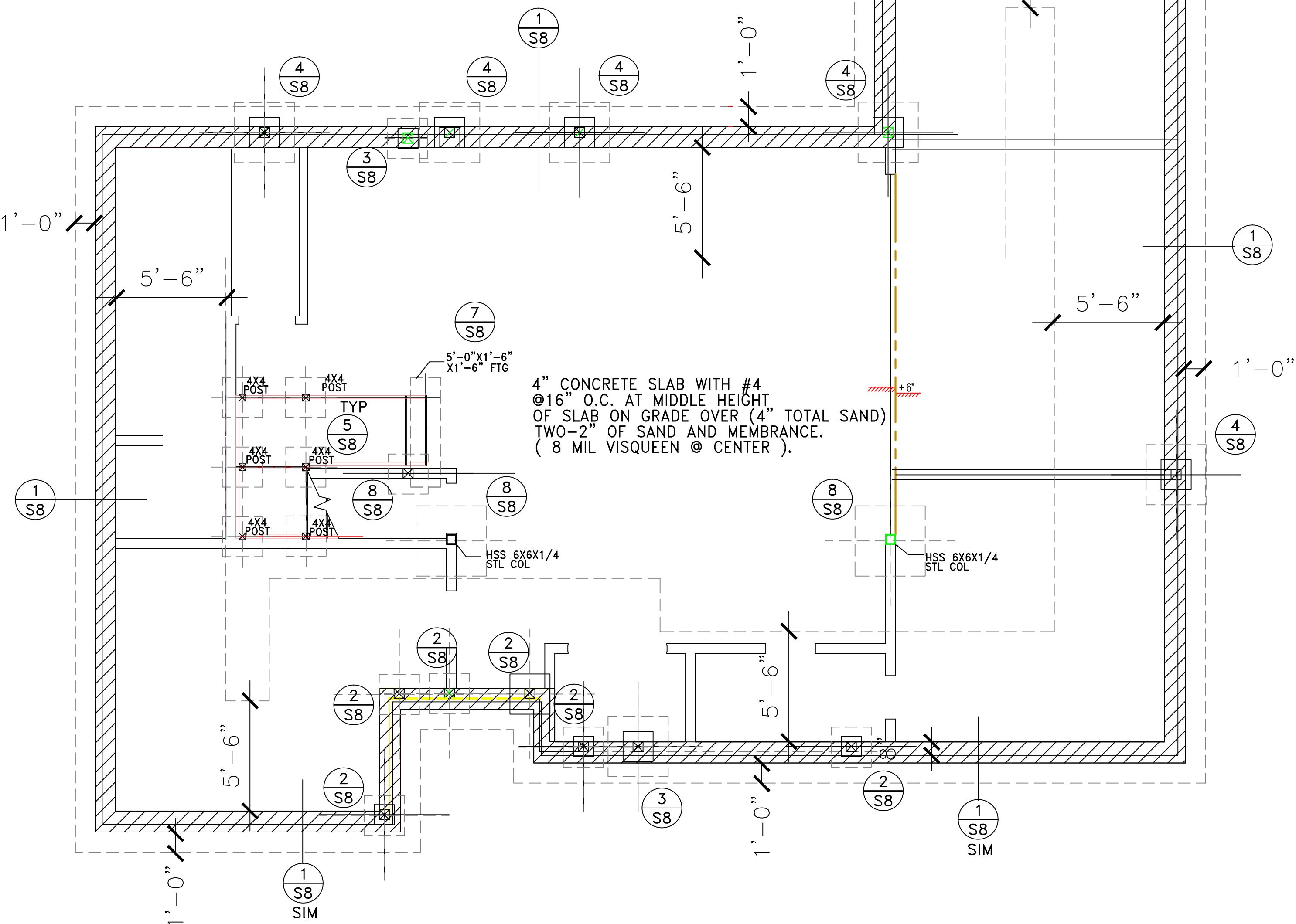
SLAB ON GRADE AT WOOD STAIR 7 S8



TYPICAL POST FOOTING 8 S8



STYLE 5B BASEPLATE MOUNT TO CONCRETE



BASEMENT FOUNDATION PLAN

NOTE: CONTRACTOR SHALL VERIFY ALL BASEMENT WALL HEIGHT WITH ARCHITECTURAL PLAN.



RESIDENTIAL HOUSE
333 WISTARIA WAY
SIERRA MADRE, CA 91024

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Seal:



Consultant Seal:

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TEL: (626) 391-3428

Revisions:

ADD BASEMENT	04-17-2021
PLN CHK CORR	04-20-2025

Project No.:

Drawn By:

Reviewed By:

Scale:

Date: 04-15-21

Sheet Title:

BASEMENT
FOUNDATION PLAN

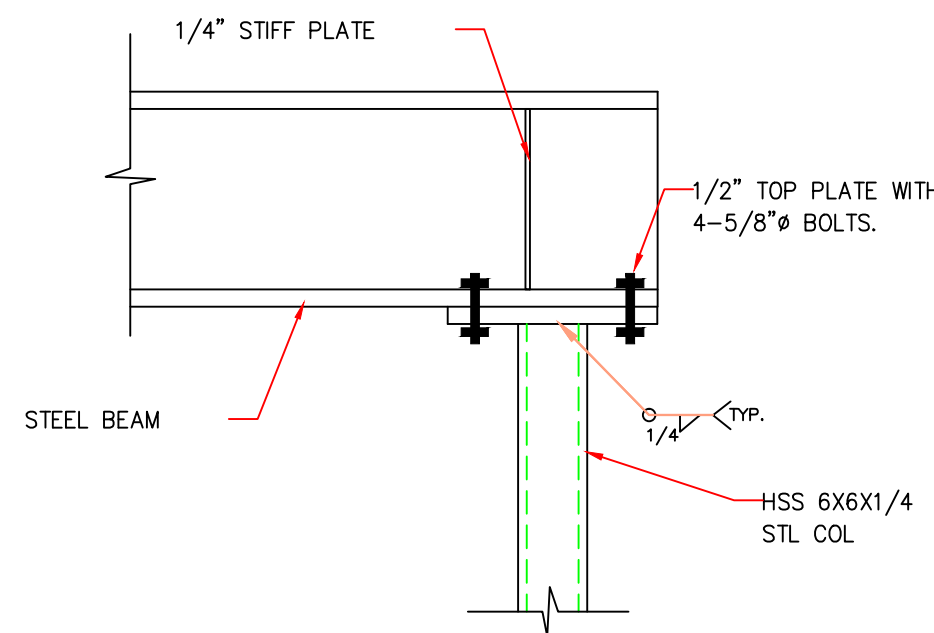
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S8

OF 10 SHEETS

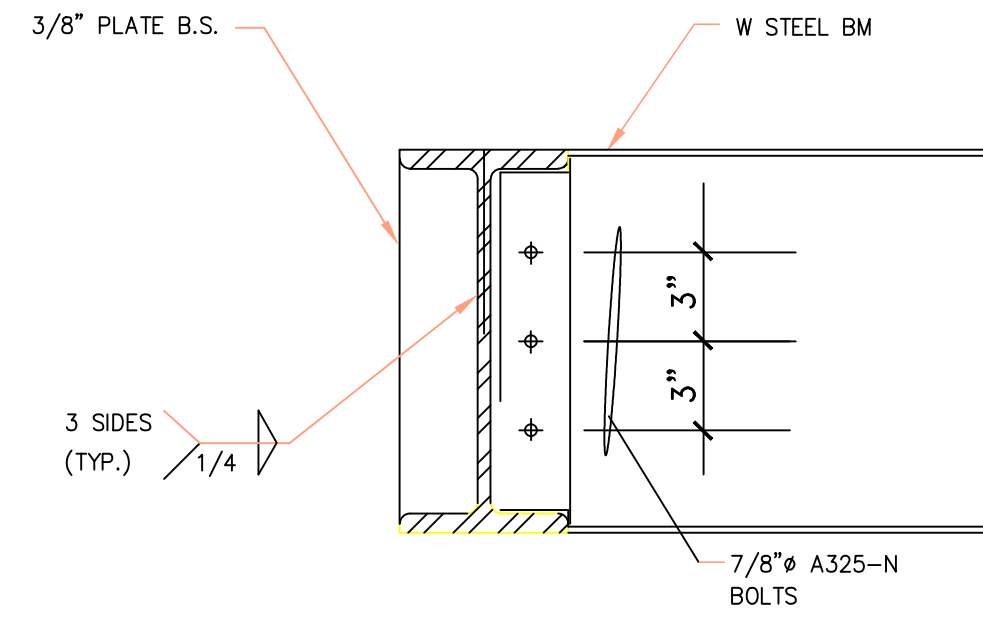
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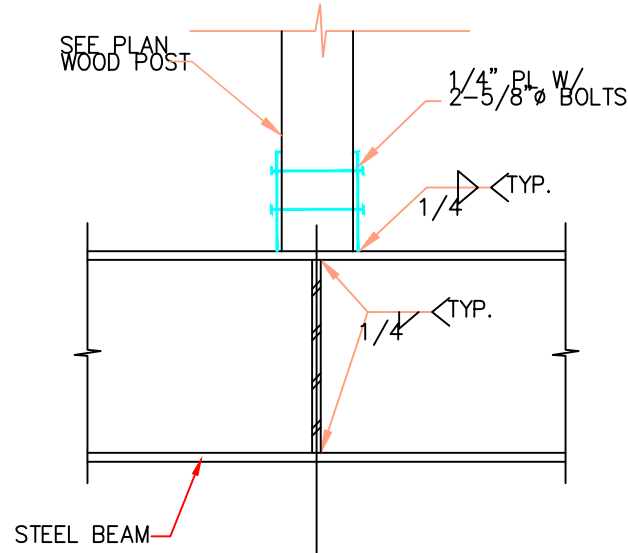
BEAM COLUMN DETAIL

1
S9



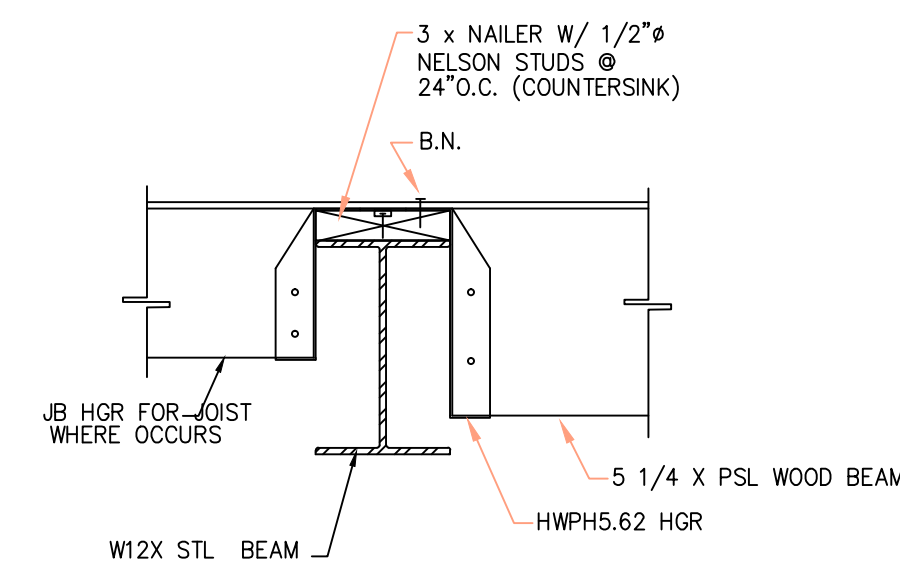
BEAM CONNECTION DETAIL

5
S9



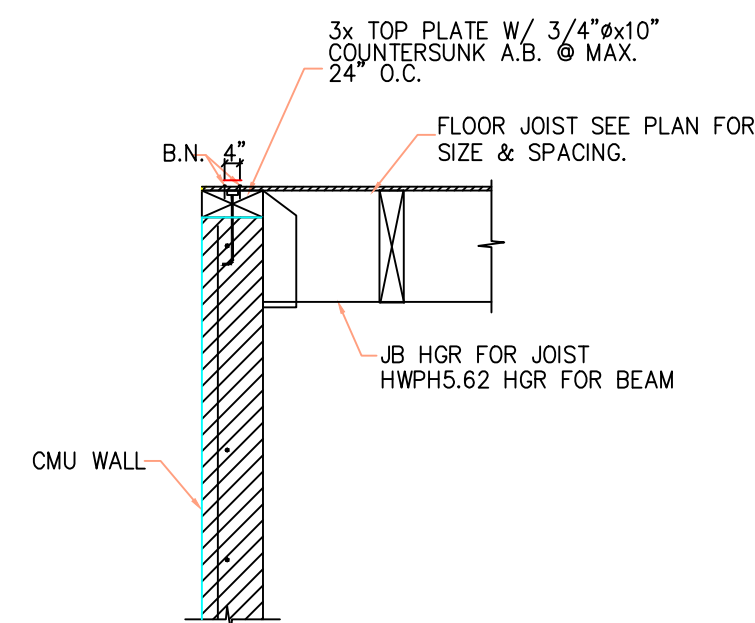
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2
S9



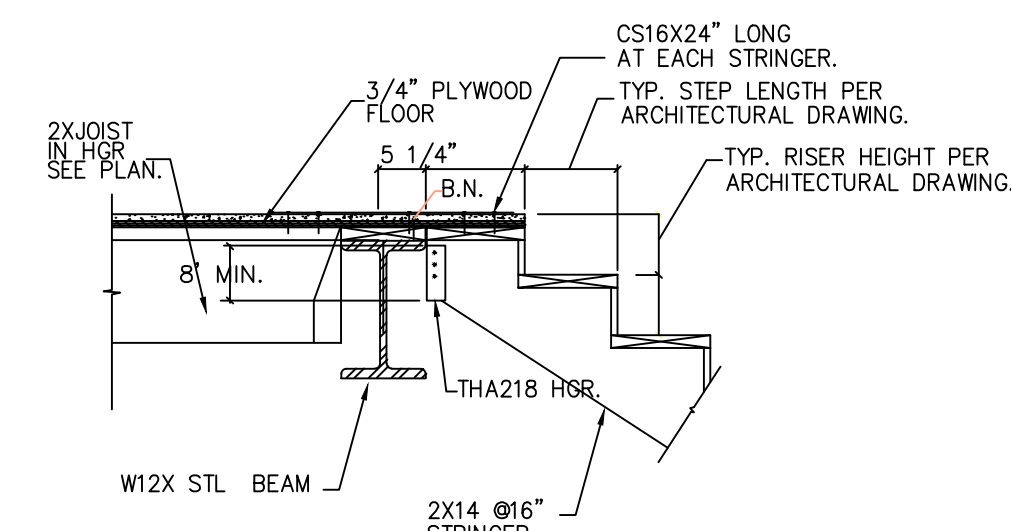
BEAM CONNECTION DETAIL

6
S9



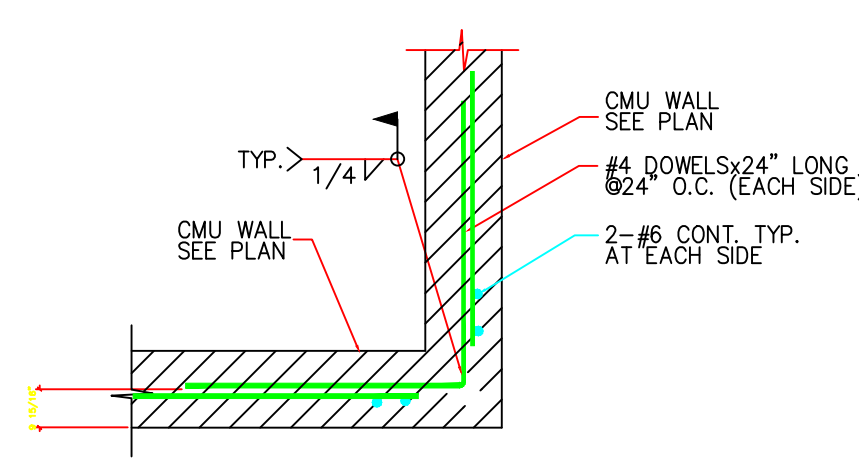
BEAM COLUMN DETAIL

3
S9



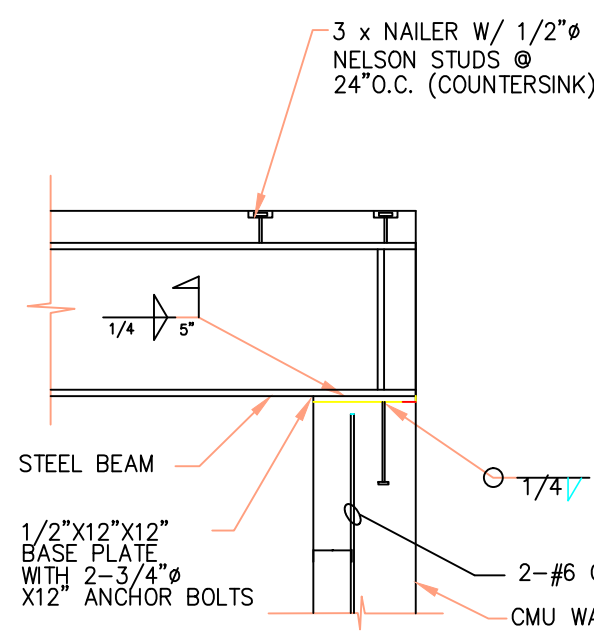
STAIR DETAIL

7
S9



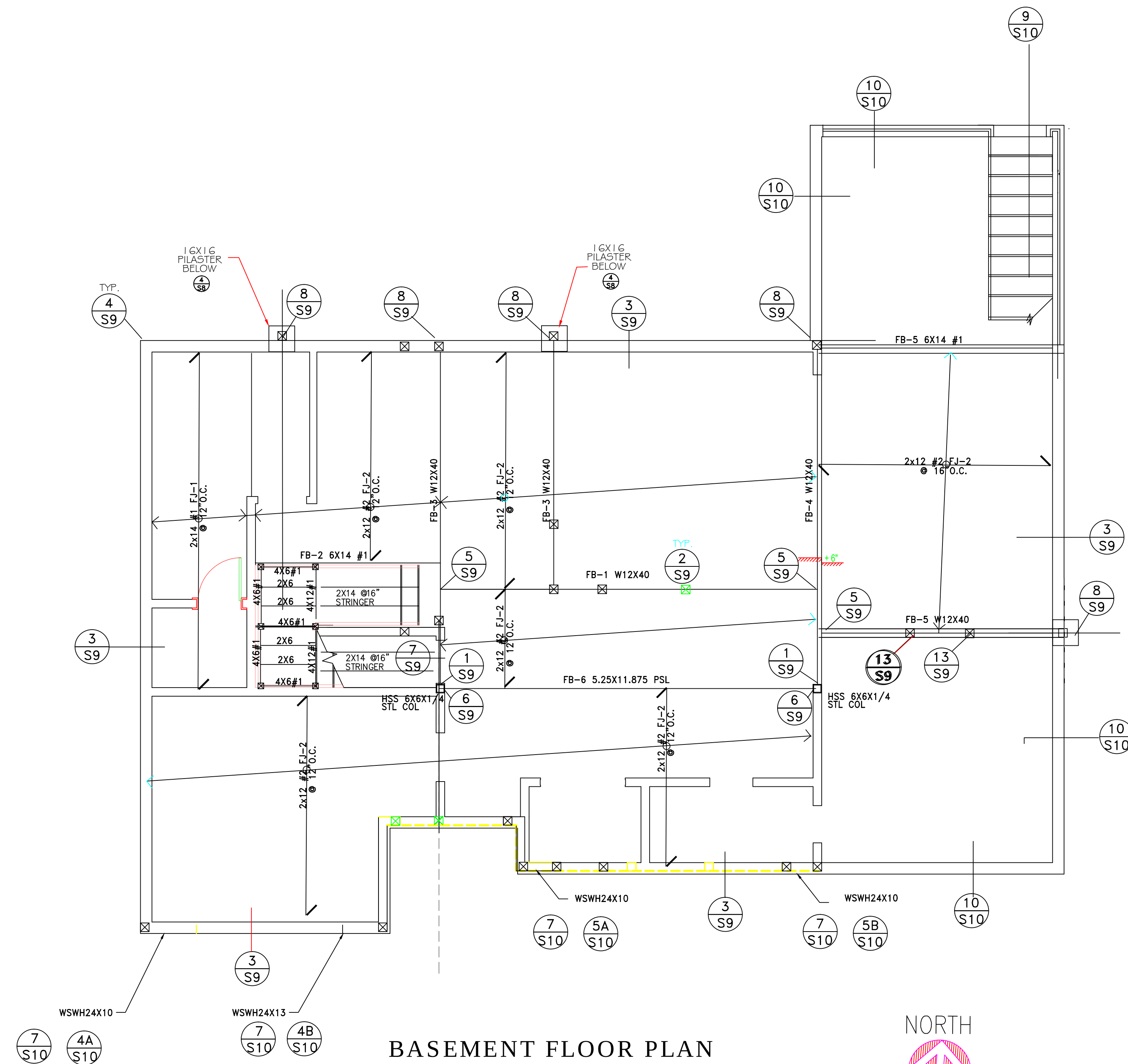
BEAM COLUMN DETAIL

4
S9



BEAM & CMU WALL CONN. DETAIL

8
S9



BASEMENT FLOOR PLAN

NOTE: CONTRACTOR SHALL VERIFY ALL BASEMENT WALL HEIGHT WITH ARCHITECTURAL PLAN.

RESIDENTIAL HOUSE
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SIERRA MADRE, CA 91024

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Revisions:
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2 PLN CHK CORR 04-20-2025

Project No.:
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Date: 08-03-13
04-08-14

Sheet Title:
BASEMENT FLOOR
FRAMING PLAN

Sheet #:
S9
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