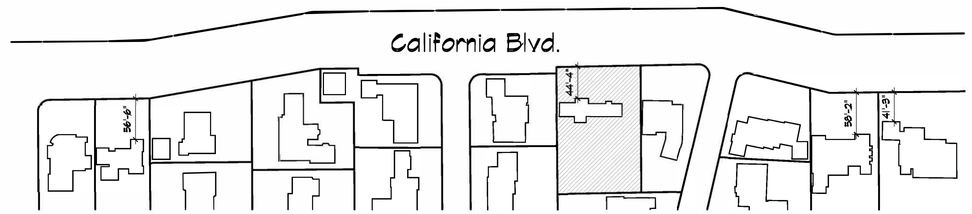
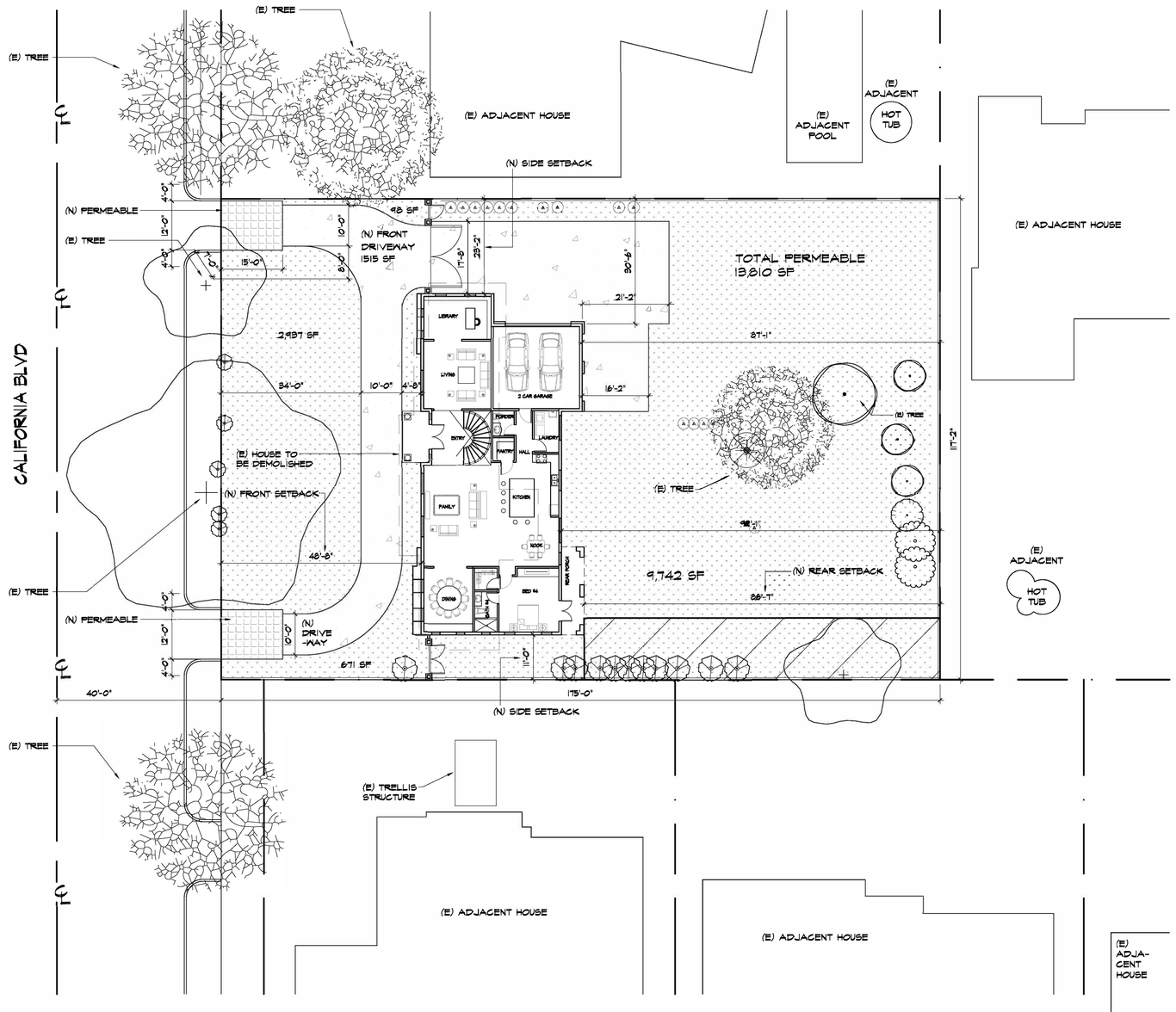
DOUNG SINGLE FAMILY HOUSE

3140 EAST CALIFORNIA BLVD
PASADENA, CA 91107

LOWER HOUSES FACING TO CALIFORNIA BLVD AVERAGE 46'-4"





1 SITE PLAN (NEW)
1"=15'-0"

PROJECT TEAM:

OWNER:	ARCHITECT:
CHRIS DUONG	JWDA-MS ARCHITECTS
ADDRESS: 3410 EAST CALIFORNIA BLVD PASADENA, CA 91107	ADDRESS: 8432 MISSION DR. STE 101 ROSEMAD, CA 91770
PHONE:	PHONE: 626-288-9199
EMAIL: CDUONG1984@GMAIL.COM	EMAIL: JWDA888@SBCGLOBAL.NET
	CONTACT: ANDREW OH

PROJECT DATA:

ADDRESS:	3140 E CALIFORNIA BLVD. PASADENA, CA 91107
APN #:	5877-013-018
LOT AREA:	20,499 SF (0.47 ACRES)
ZONING DESIGNATION:	RS-2 SINGLE FAMILY RESIDENTIAL DISTRICT
SCOPE OF WORK:	BUILD A NEW 2 STORY HOUSE WITH ATTACHED 2 CAR GARAGE 5422 SF

MAX BUILDING FLOOR AREA (GROSS). 20% X LOT AREA + 1700 = 5,799 SF		PROPOSED 4,955 SF
MAX SITE COVERAGE: 35% OF LOT SIZE.	REQUIRED = 7174.65 SF	PROPOSED 6,267 SF
NEIGHBORHOOD COMPATIBILITY ANALYSIS:	REQUIRED = 3,360 SF	PROPOSED 4,955 SF
MAX HEIGHT 32' WITH ENCROACHMENT PLANE (SEC 17.40.160)		PROPOSED 29'-0"
1ST STORY TOP PLATE HEIGHT MAX = 10'		PROPOSED = 10'-0"
FRONT SETBACK PAVED (SEC 17.40.160) MAX = 30%	1497 SF / 5700 SF =	PROPOSED = 29%

BED/ BATH:	5 BED / 5 BATH	GARAGE AREA:	467 SF
BUILDING TYPE:	SINGLE FAMILY RESIDENCE		

PROPOSED BUILDING AREA: FIRST FLOOR AREA		PROPOSED BUILDING AREA: FIRST FLOOR AREA	
DINING ROOM :	248 SF	MASTER BATH ROOM :	270 SF
BATH ROOM #4:	63 SF	MASTER CLOSET ROOM :	154 SF
CLOSET #4:	33 SF	MASTER BEDROOM :	310 SF
BED ROOM #4:	244 SF	DAN:	459 SF
FAMILY	460 SF	CLOSET #3:	54 SF
KITCHEN:	488 SF	STAIR AREA #2:	201 SF
ENTRY:	200 SF	HALL #2:	52 SF
PANTRY ROOM:	34 SF	BED ROOM #3:	276 SF
POWDER ROOM:	37 SF	BATH ROOM #3:	84 SF
HALL:	55 SF	BED ROOM #1:	241 SF
LAUNDRY ROOM:	73 SF	BATH ROOM #1:	74 SF
LIVING ROOM:	245 SF	CLOSET #1:	45 SF
LIBRARY ROOM:	212 SF	BED ROOM #2:	237 SF
GARAGE:	467 SF	CLOSET #2:	43 SF
		BATH ROOM #2:	74 SF
FIRST FLOOR TOTAL AREA :	2362 SF	SECOND FLOOR TOTAL AREA :	2573 SF

TOTAL BUILDING FLOOR AREA : 5422 SF

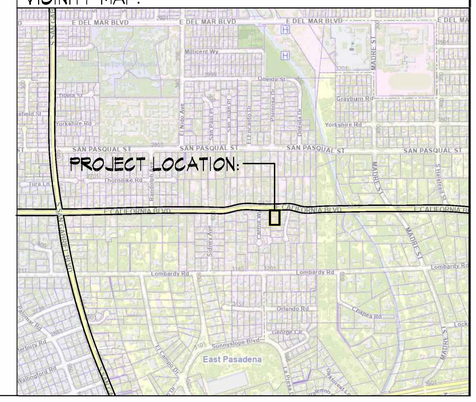
FLOOR AREA RATIO= : (TOTAL BUILDING FLOOR AREA / SITE) =
FAR : (5,422 SF / 20,499) = 0.262

SETBACKS	REQUIRED:	PROPOSED:
FRONT (MAIN FACADE):	46'-4" AVERAGE FRONT	48'-8"
SIDES:	10% LOT WIDTH, 10' MAX	11' WEST SIDE, 23'-2" EAST SIDE
REAR:	25'-0"	86'-7"
PERMEABLE AREA:	13,810 SF	

SHEET SCHEDULE:

A10-1	PROJECT DATA / SITE PLAN
A20-1	1ST FLOOR PLAN AND 2ND FLOOR PLAN
A20-2	SECTIONS AND ROOF PLAN
A30-1	ELEVATIONS

VICINITY MAP:



REVISIONS:

PROJECT NAME:
PASADENA SINGLE FAMILY HOUSE
3140 EAST CALIFORNIA BLVD.
PASADENA, CA 91107

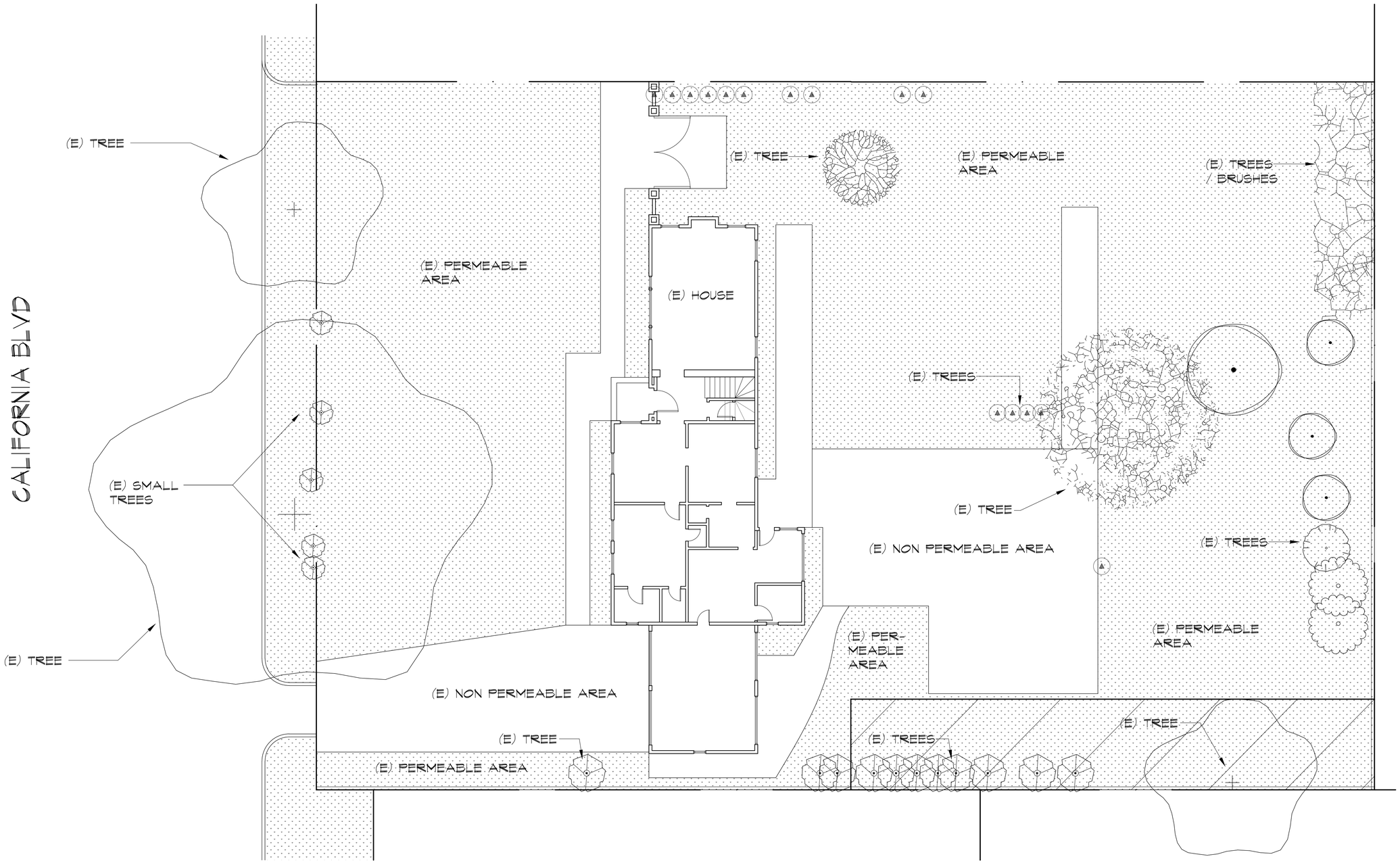
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ARCHITECTURE / INTERIOR DESIGN / PLANNING
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Rosemead, California 91770
Phone (626) 288-9199 Fax (626) 288-9199

LICENSED ARCHITECT
MICHAEL C. MUNI
C-29325
09-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE:
PROJECT DATA / SITE PLAN

DATE PRINTED:	APRL/20/2026
DATE:	JLY/07/2025
SCALE:	AS SHOWN
DRAWN:	
JOB NO.	8176
SHEET	A10.1
OF	SHEETS



1 EXISTING SITE PLAN
1/8"=1'-0"

REVISIONS:

PROJECT NAME:
PASADENA SINGLE FAMILY HOUSE

3140 EAST CALIFORNIA BLVD.
PASADENA, CA 91107

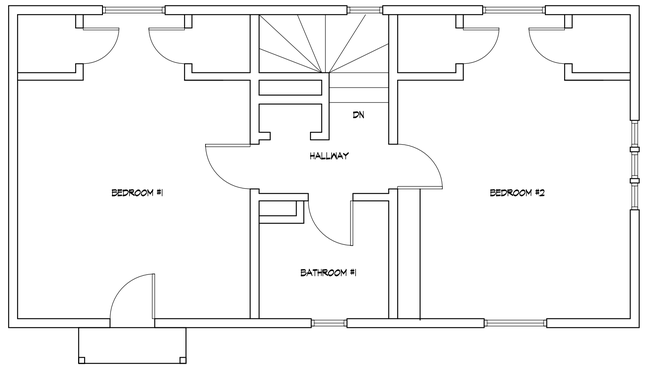
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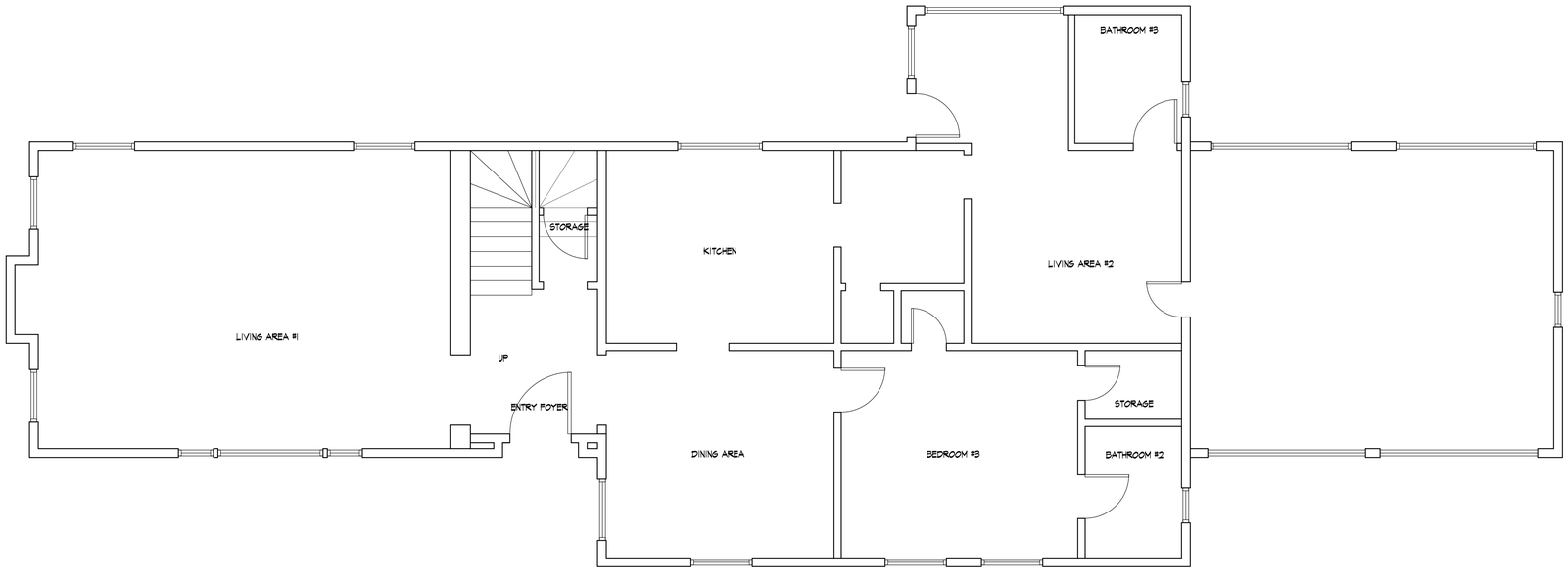
LICENSED ARCHITECT
MICHAEL C. SUN
C-29277
09-30-2027
RENEWAL
STATE OF CALIFORNIA

SHEET TITLE:
EXISTING SITE PLAN

DATE PRINTED:	APRIL/20/2026
DATE:	JULY/07/2025
SCALE:	AS SHOWN
DRAWN:	
JOB NO.	8176
SHEET	A10.3
OF	SHEETS



2 2ND FLOOR PLAN (EXISTING)
1/4"=1'-0"



1 1ST FLOOR PLAN (EXISITNG)
1/4"=1'-0"

REVISIONS:

PROJECT NAME:
PASADENA SINGLE FAMILY HOUSE

3140 EAST CALIFORNIA BLVD.
PASADENA, CA 91107

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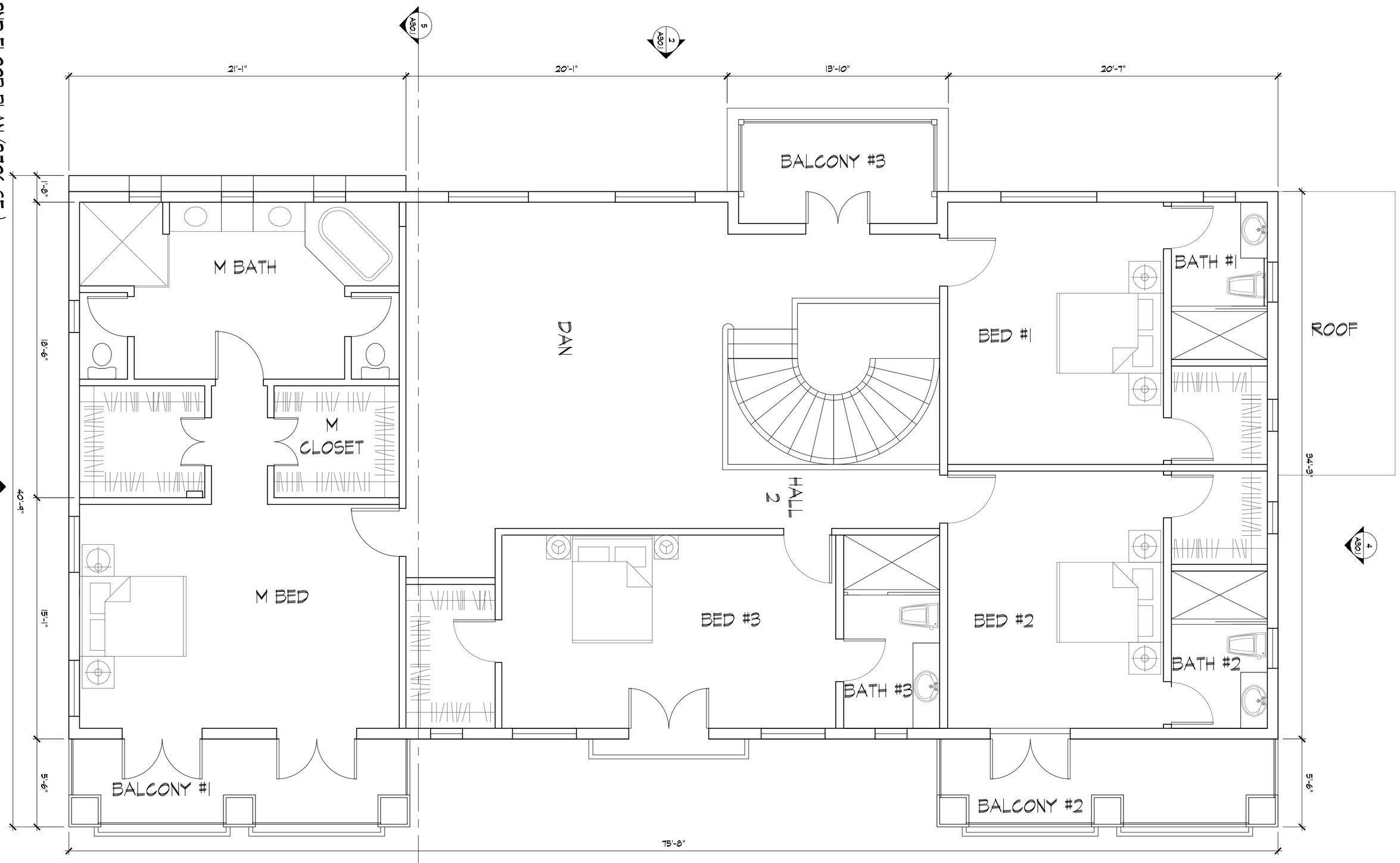
LICENSED ARCHITECT
MICHAEL C. SUN
09-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE:
EXISTING FLOOR PLAN

DATE PRINTED:	APRIL/20/2026
DATE:	JULY/07/2025
SCALE:	AS SHOWN
DRAWN:	
JOB NO.	8176
SHEET	A10.2
OF	SHEETS

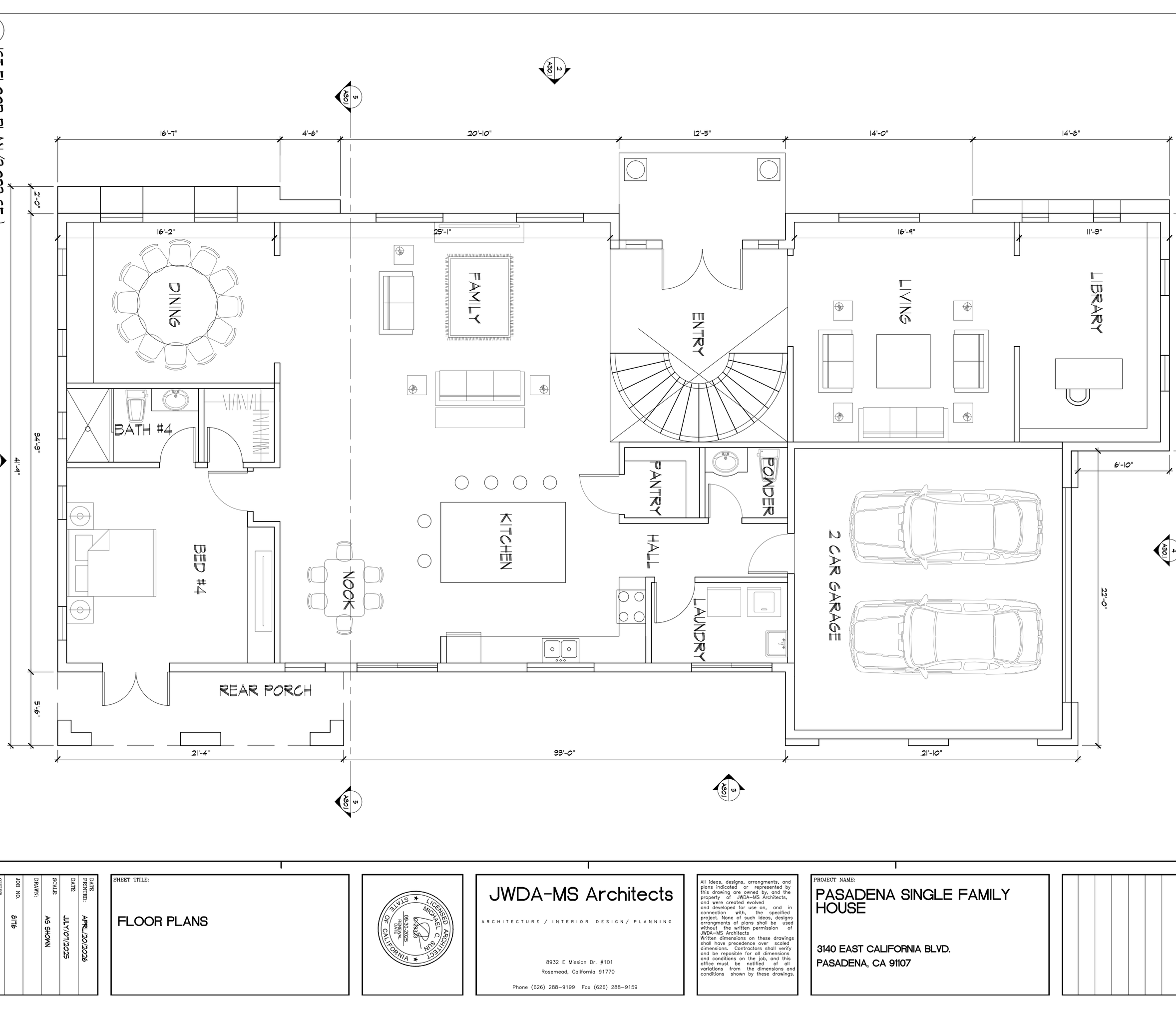
2 2ND FLOOR PLAN (2,706 SF)

1/4"=1'-0"



1 1ST FLOOR PLAN (3,023 SF)

1/4"=1'-0"



DATE PRINTED: APRIL/30/2026
DATE: JULY/07/2025
SCALE: AS SHOWN
DRAWN:
JOB NO. 8176
SHEET A20.1
OF SHEETS

SHEET TITLE:

FLOOR PLANS

LICENSED ARCHITECT MICHAEL C SUH C-33023 09-30-2025 RENEWAL DATE STATE OF CALIFORNIA

JWDA-MS Architects

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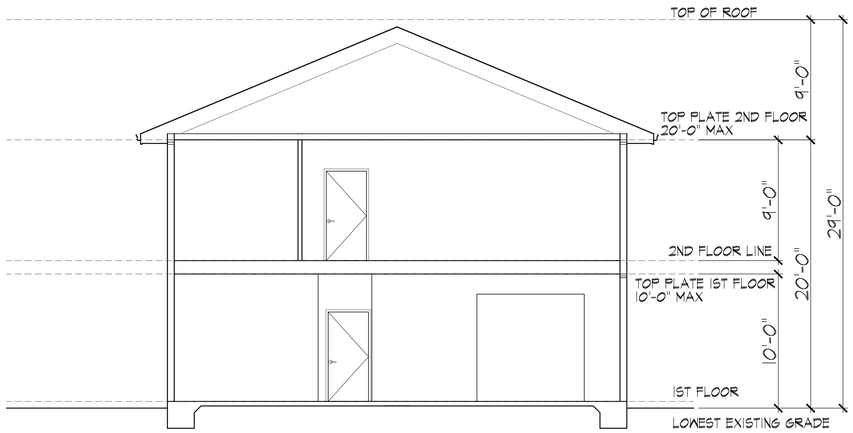
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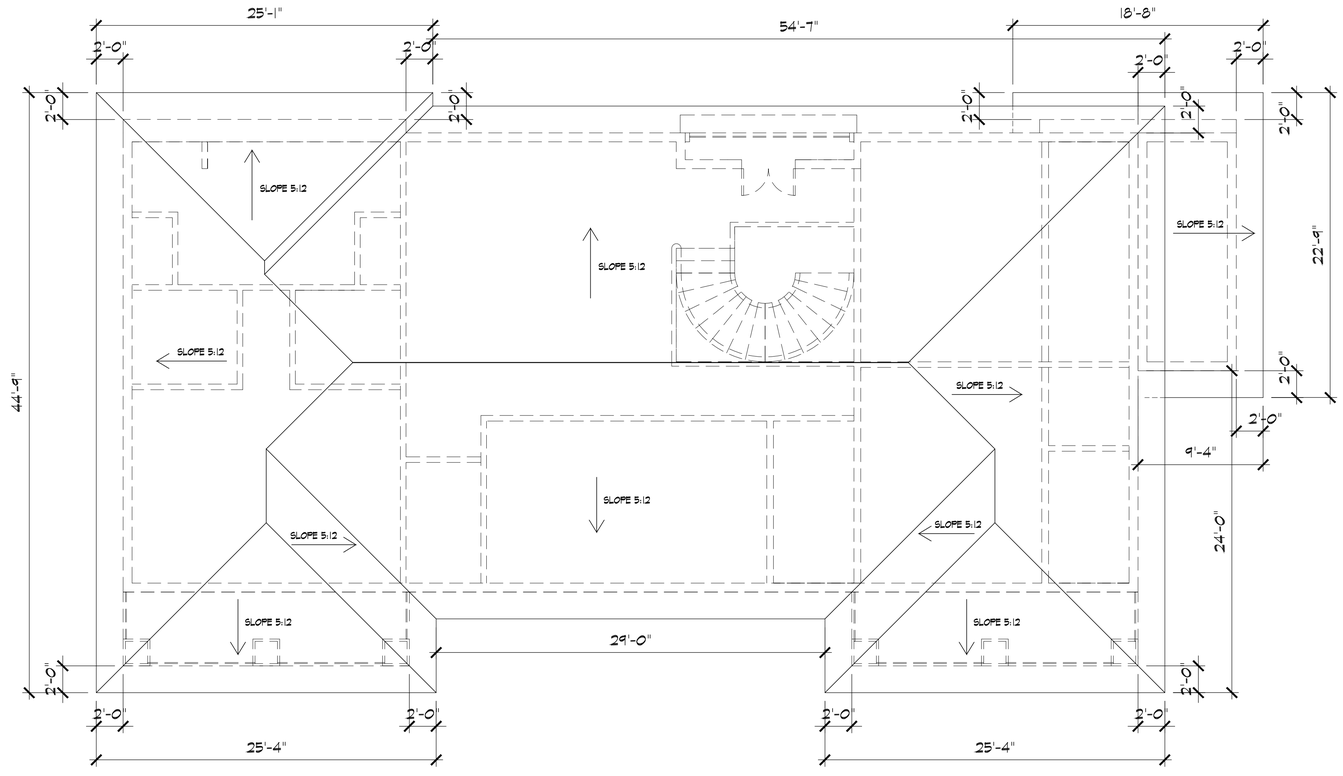
PASADENA SINGLE FAMILY HOUSE

3140 EAST CALIFORNIA BLVD.
PASADENA, CA 91107

REVISIONS:



2 SECTION
3/16"=1'-0"



1 ROOF PLAN
3/16"=1'-0"

REVISIONS:

PROJECT NAME:
PASADENA SINGLE FAMILY HOUSE

3140 EAST CALIFORNIA BLVD.
PASADENA, CA 91107

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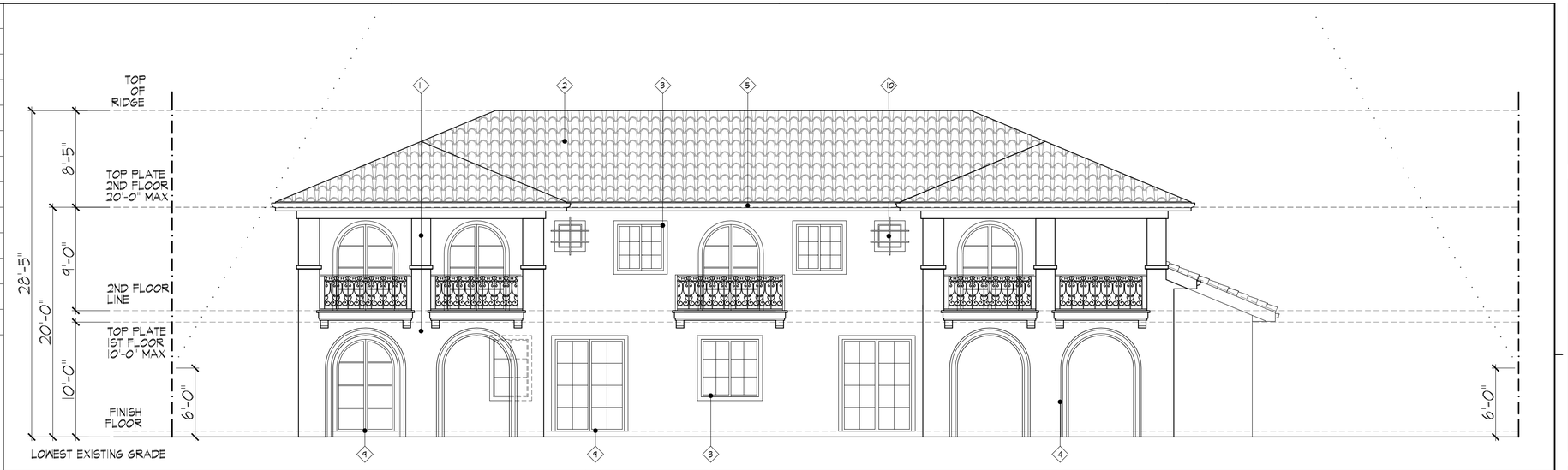
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LICENSED ARCHITECT
MICHAEL C. SUN
07-2023
09-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

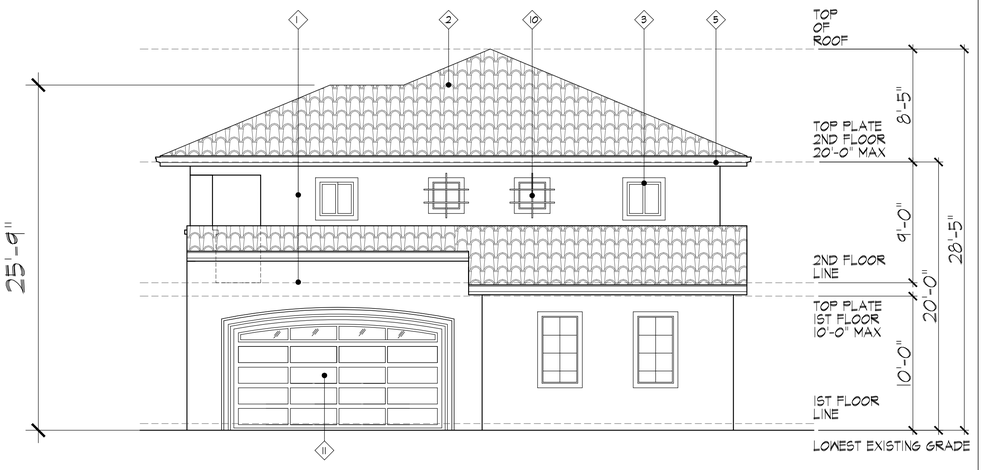
SHEET TITLE:
SECTION AND ROOF PLAN

DATE PRINTED:	APRIL/20/2026
DATE:	JULY/07/2025
SCALE:	AS SHOWN
DRAWN:	
JOB NO.	8176
SHEET	A20.2
OF	SHEETS

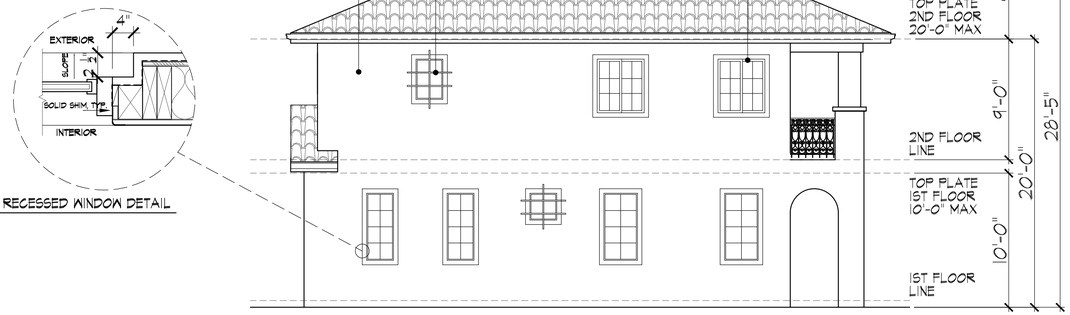
1	EXTERIOR CEMENT PLASTER (STUCCO) LaHabra X48 MEADOWBROOK BASE 100
2	EAGLE ROOF TILE , 3648 KONA RED RANGE (PROFILE : CAPISTRANO)
3	VINYL WINDOW WITH CLEAR GLASS. COLOR: BLACK
4	PRECAST MOLDING COLOR MATCH DUNN EDWARDS DET620 BARNWOOD GRAY OR SIMILAR
5	GUTTER, COLOR MATCH DUNN EDWARDS DE6048 PINE CONE OR SIMILAR
6	ENTRY ARCHED DOUBLE DOOR MAHOGANY COLOR OR SIMILAR
7	PRECAST CONCRETE ENTRYWAY DUNN EDWARDS DET620 BARNWOOD GRAY OR SIMILAR
8	FASCIA, COLOR MATCH DUNN EDWARDS DE6048 PINE CONE OR SIMILAR
9	PATIO DOOR W / CLEAR GLASS
10	WROUGHT IRON BLACK (POWDER COATED)
11	GARAGE DOOR MAHOGANY COLOR OR SIMILAR



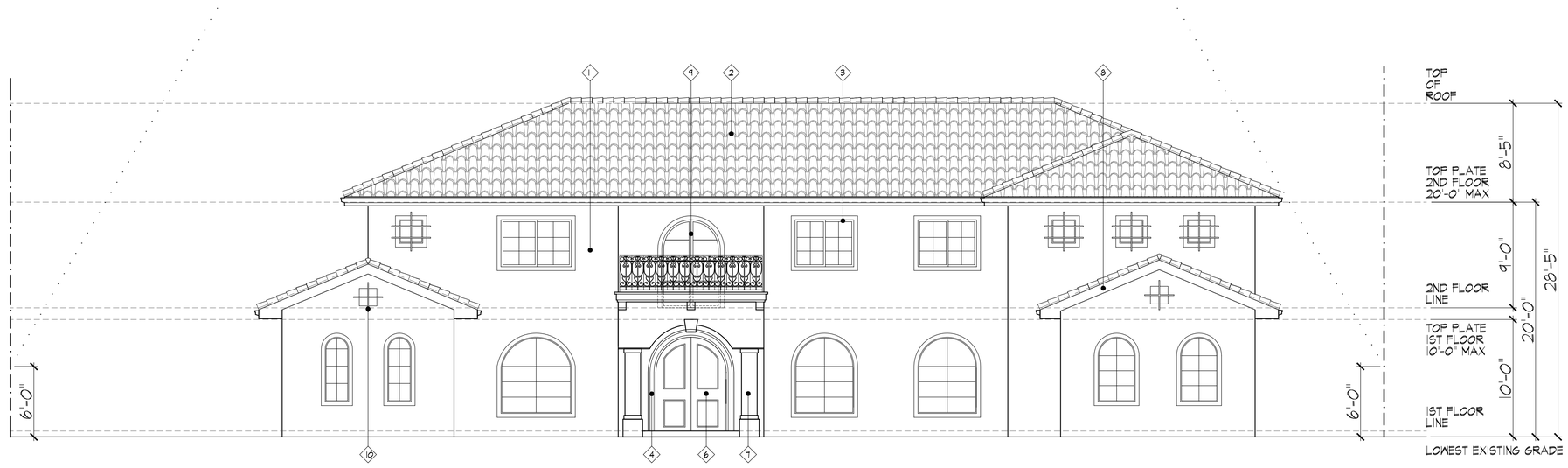
4 SOUTH ELEVATION
3/16"=1'-0"



3 EAST ELEVATION
3/16"=1'-0"



2 WEST ELEVATION
3/16"=1'-0"



1 NORTH ELEVATION
3/16"=1'-0"

REVISIONS:

PROJECT NAME:
PASADENA SINGLE FAMILY HOUSE

3140 EAST CALIFORNIA BLVD.
PASADENA, CA 91107

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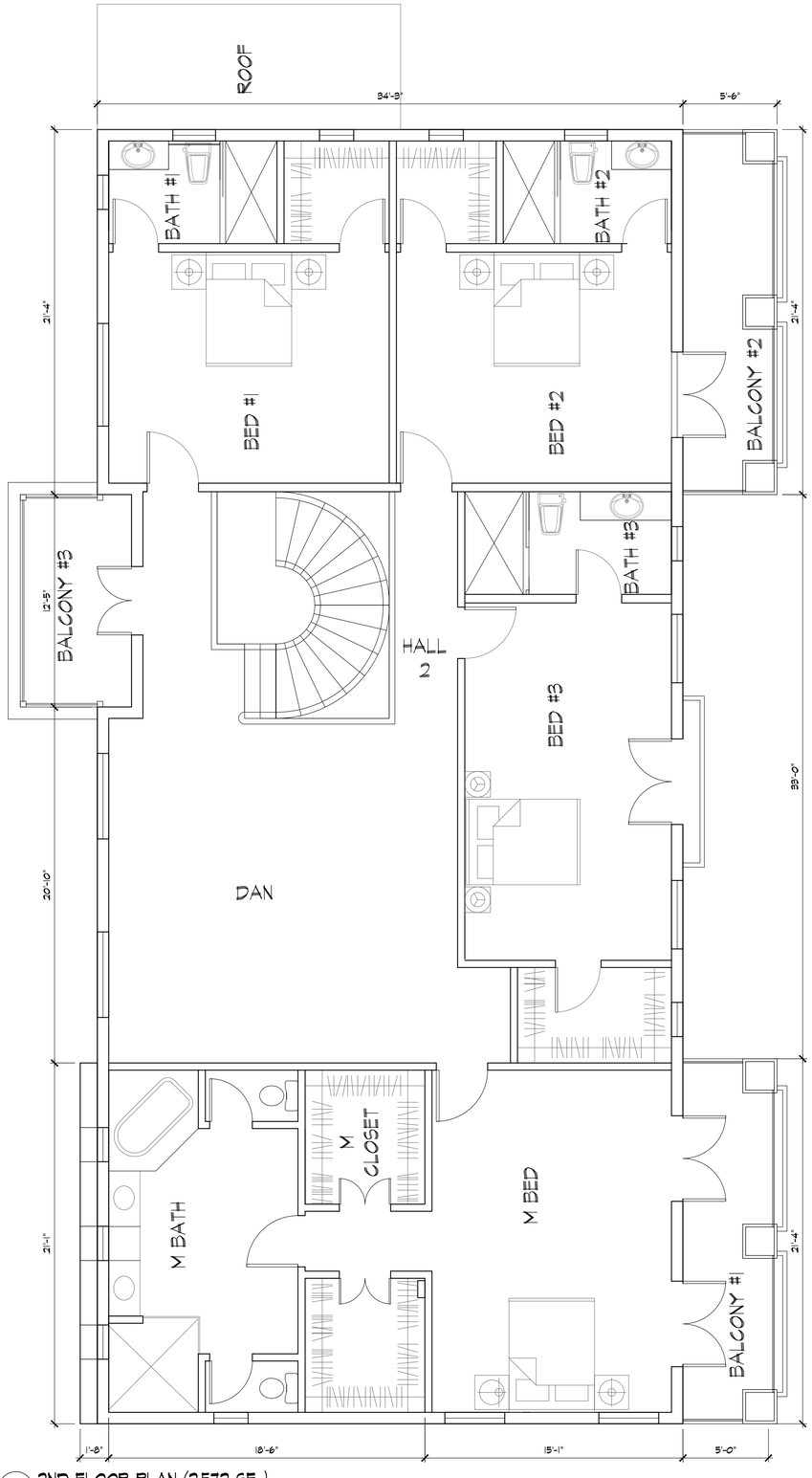
LICENSED ARCHITECT MICHAEL C. SUN
C-29328
09-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE:
ELEVATIONS

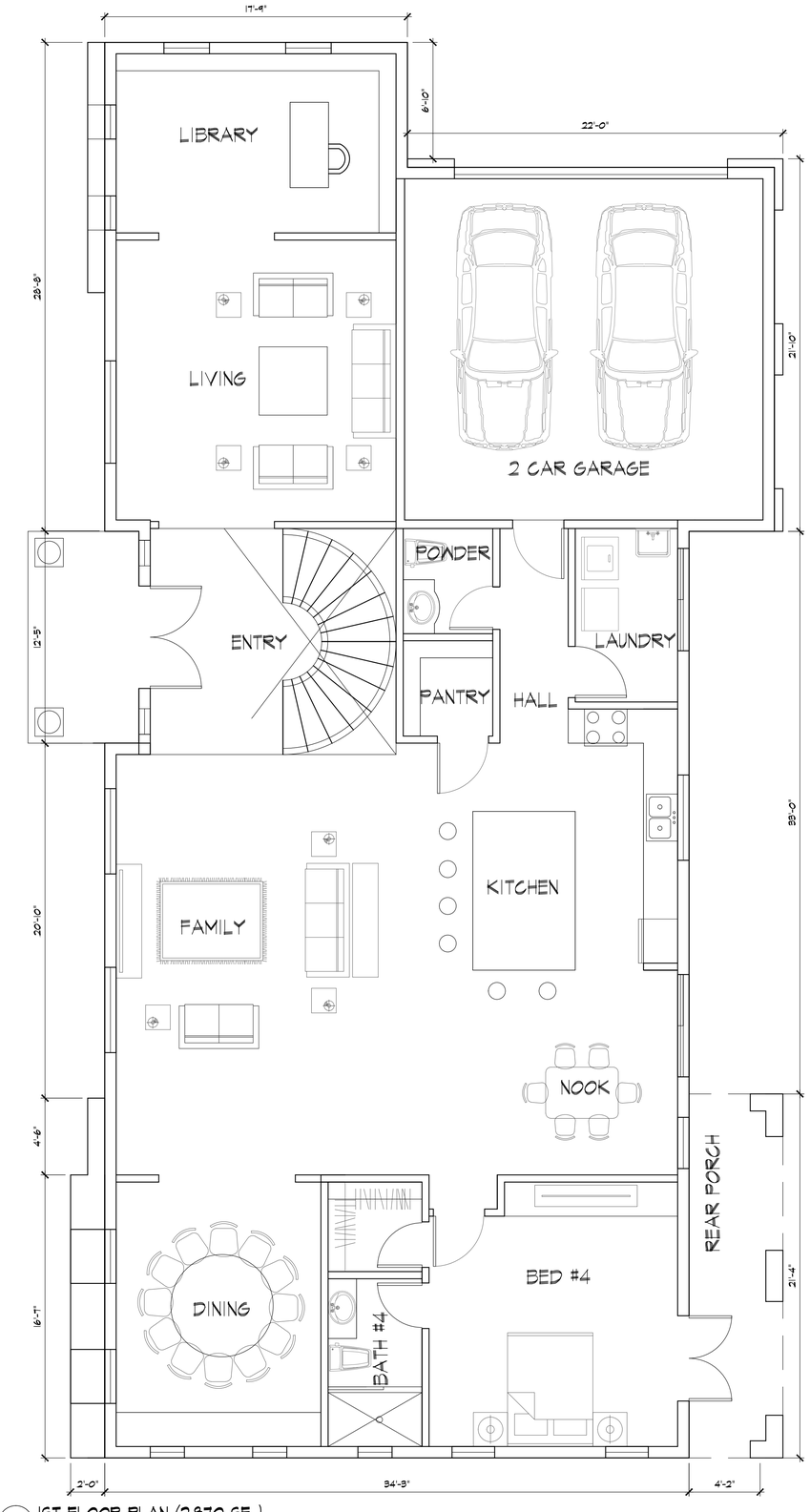
DATE PRINTED:	APRL/20/2026
DATE:	JULY/07/2025
SCALE:	AS SHOWN
DRAWN:	
JOB NO.	8176
SHEET	A30.1
OF	SHEETS

3140 E CALIFORNIA BLVD,
PASADENA, CA 91107

ROOM NAME	APPROX. ROOM DIMS.	ROOM SF
FIRST FLOOR LIVING AREA		
DINING RM	12'-0" X 15'-6"	243 SF
BATH RM #4	5'-6" X 9'-10"	63 SF
CLOSET #4	5'-6" X 5'-3"	33 SF
BEDRM #4	14'-7" X 15'-6"	244 SF
FAMILY RM	17'-7" X 24'-8"	460 SF
KITCHEN	15'-4" X 27'-4"	433 SF
ENTRY	14'-5" X 12'11"	200 SF
PANTRY	5'-3" X 5'-7"	34 SF
POWDER	5'-3" X 6'-2"	37 SF
HALL	4'-0" X 12'-5"	55 SF
LAUNDRY	6'-0" X 10'-2"	73 SF
LIVING RM	16'-5" X 16'-5"	295 SF
LIBRARY	16'-5" X 10'-7"	212 SF
FIRST FLOOR TOTAL		2382 SF
SECOND FLOOR LIVING AREA		
M-BATH	11'-1" X 20'-0"	270 SF
M-CLOSET	7'-0" X 20'-0"	154 SF
M-BEDRM	14'-0" X 20'-0"	310 SF
DAN	20'-5" X 20'-2"	453 SF
CLOSET #3	9'-0" X 5'-7"	59 SF
STAIR AREA #2	14'-7" X 13'-3"	201 SF
HALL #2	4'-0" X 12'-11"	52 SF
BEDRM #3	12'-1" X 20'-11"	276 SF
BATH RM #3	12'-1" X 6'-0"	84 SF
BEDRM #1	16'-5" X 13'-6"	241 SF
BATH RM #1	9'-10" X 6'-0"	74 SF
CLOSET #1	6'-2" X 6'-0"	45 SF
BEDRM #2	16'-1" X 13'-6"	237 SF
CLOSET #2	5'-10" X 6'-0"	43 SF
BATH RM #2	9'-10" X 6'-0"	74 SF
SECOND FLOOR TOTAL		2573 SF
TOTAL LIVING AREA		4955 SF
GARAGE	21'-0" X 20-0"	467 SF
BUILDING TOTAL		5422 SF
LOT COVERAGE		
BUILDING ROOF AREA		2855 SF
FRONT PORCH		86 SF
REAR PORCH		117 SF
TOTAL		3058 SF
PAVING		3209 SF
TOTAL SITE COVERAGE		6267 SF



2 2ND FLOOR PLAN (2,572 SF)
1/4"=1'-0"



1 1ST FLOOR PLAN (2,870 SF)
1/4"=1'-0"