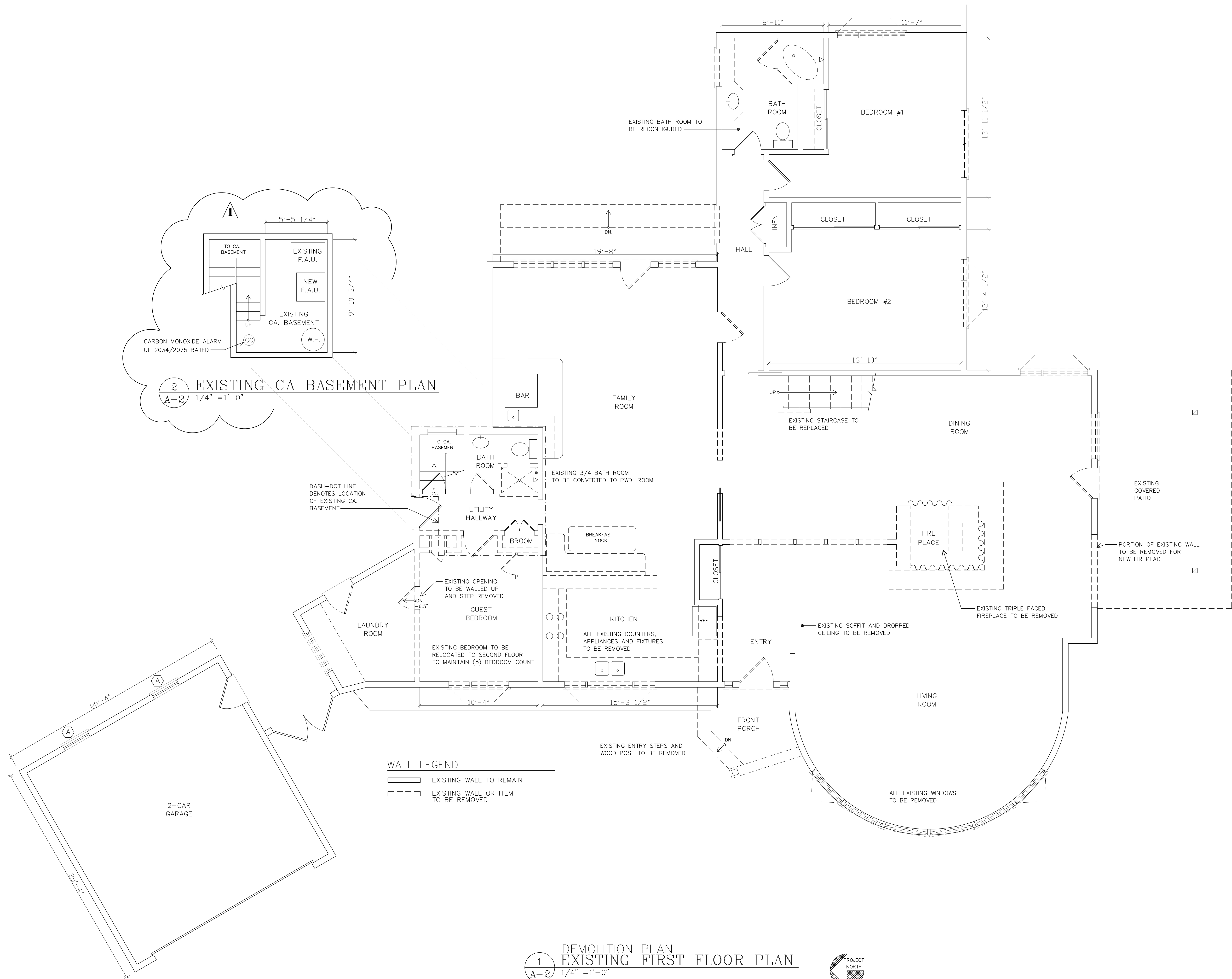




REVISIONS	DATE
A BASEMENT	6/27/12

DAHL ARCHITECTS

1134 EL CENTRO ST. SOUTH PASADENA, CA 91030
OFFICE PHONE: 626 564-0011 FAX: 626 564-1591

DONG/CHEN RESIDENCE

1660 CHELSEA RD.

SAN MARINO, CA 91108

Title

EXISTING FIRST FLOOR PLAN

DEMOLITION PLAN

Date

MAY 2012

Scale

1/4" = 1'-0"

Drawn

T D K

Job

DONG/CHEN

sheet

A-2

of

of sheets

DOOR SCHEDULE								
NO.	DOOR SIZE	THICK- NESS	DOOR FACE	MATERIAL	TYPE	DOOR FINISH	QUANTITY	REMARKS
①	EXISTING	1 3/4"	PANEL		SWING	PAINTED		(E) DOOR TO REMAIN
②	3'-0" X 6'-8"	1 3/4"	PANEL	CLAD	SWING	STAINED	1	FRONT DOOR, LOCKABLE JELD WEN CUSTOM
③	2'-6" X 6'-8"	1 3/4"	PANEL	WOOD	SWING	PAINTED	7	LOCKABLE AT BATH ROOMS
④	2'-2'-6" X 6'-8"	1 3/4"	1 LITE	CLAD	FRENCH	FACTORY PAINTED	3	LOCKABLE, EXTERIOR TEMPERED GLASS
⑤	2'-8" X 6'-8"	1 3/4"	1 LITE	CLAD	SWING	FACTORY PAINTED	2	LOCKABLE, EXTERIOR TEMPERED GLASS
⑥	2'-8" X 6'-8"	1 3/4"	PANEL	WOOD	FRENCH	PAINTED	5	
⑦	3'-0" X 6'-8"	1 3/4"	PANEL	WOOD	SWING	PAINTED	1	LOCKABLE
⑧	2'-6" X 6'-8"	1 3/4"	1 LITE	CLAD	SWING	FACTORY PAINTED	1	LOCKABLE, EXTERIOR TEMPERED GLASS
⑨	2'-8" X 6'-8"	1 3/4"	PANEL	WOOD	SWING	PAINTED	1	LOCKABLE LAUNDRY ROOM
⑩	2'-4" X 5'-8"	1 3/4"	PANEL	WOOD	SWING	PAINTED	1	UNDERSTAIR STORAGE

ALL NEW EXTERIOR DOORS TO BE MILGARD ULTRA SERIES
FIBERGLASS CASEMENT DOORS WITH LOW E,
DUAL PANE, FACTORY PAINTED WHITE.

NOTE:

ALL GLAZING IN DOOR AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH ROOMS,
SHOWERS LESS THAN 5 FEET ABOVE THE STANDING SURFACE SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION
OF II (CPSC 16 CFR 1201), (CRC TR308.3.1(1) & 308.4(5)).

WINDOW SCHEDULE								
NO.	WINDOW SIZE	TYPE	GLAZING	FRAME	FINISH	SILL HEIGHT	QUANT.	REMARKS
A	EXISTING			STEEL			3	EXISTING WINDOW TO REMAIN
B	3'-11" X 2'-11"	FIXED	DOUBLE	FIBER- GLASS	FACTORY PAINTED	3'-9"	1	EXISTING WINDOW REPLACEMENT, TEMP. GL.
C	2'-6" X 2'-2"	FIXED	DOUBLE	FIBER- GLASS	FACTORY PAINTED		1	EXISTING WINDOW REPLACEMENT
D	12"W. X 3'-6"H.	CASEMENT	DOUBLE	FIBER- GLASS	FACTORY PAINTED	3'-2"	1	
E	2'-0"W. X 6'-8"H.	FIXED	DOUBLE	FIBER- GLASS	FACTORY PAINTED	0"	2	SIDE LITES TEMPERED GLASS
F	3'-0"W. X 5'-6"H.	FIXED	DOUBLE	FIBER- GLASS	FACTORY PAINTED	1'-2"	1	EXISTING WINDOW REPLACEMENT, TEMP. GL.
G	3'-2"W. X 2'-0"H.	DOUBLE CASEMENT	DOUBLE	FIBER- GLASS	FACTORY PAINTED	2'-6"	1	EXISTING WINDOW REPLACEMENT
H	5'-11"W. X 4'-0"H.	DOUBLE CASEMENT	DOUBLE	FIBER- GLASS	FACTORY PAINTED	2'-8"	5	EXISTING WINDOW REPLACEMENT
J	5'-11"W. X 4'-8"H.	DOUBLE CASEMENT	DOUBLE	FIBER- GLASS	FACTORY PAINTED	2'-0"	1	EXISTING WINDOW REPLACEMENT
K	4'-0"W. X 5'-10"H.	DOUBLE CASEMENT	DOUBLE	FIBER- GLASS	FACTORY PAINTED	10"	6	EXISTING WINDOW REPLACEMENT
L	12"W. X 6'-8"H.	FIXED	DOUBLE	FIBER- GLASS	FACTORY PAINTED	0"	2	SIDE LITES TEMPERED GLASS
M	3'-10"W. X 3'-4"H.	DOUBLE CASEMENT	DOUBLE	FIBER- GLASS	FACTORY PAINTED	3'-4"	3	EXISTING WINDOW REPLACEMENT, TEMP. GL.
N	3'-0"W. X 4'-0"H.	DOUBLE CASEMENT	DOUBLE	FIBER- GLASS	FACTORY PAINTED	2'-8"	6	
O	2'-6"W. X 4'-0"H.	DOUBLE CASEMENT	DOUBLE	FIBER- GLASS	FACTORY PAINTED	2'-8"	2	
P	3'-0"W. X 4'-0"H.	FIXED	DOUBLE	FIBER- GLASS	FACTORY PAINTED	2'-8"	1	TEMPERED GLASS
Q	12"W. X 4'-0"H.	FIXED	DOUBLE	FIBER- GLASS	FACTORY PAINTED	2'-8"	2	TEMPERED GLASS
R	2'-0"W. X 3'-8"H.	CASEMENT	DOUBLE	FIBER- GLASS	FACTORY PAINTED	3'-0"	2	TEMPERED GLASS
S	2'-8"W. X 1'-8"H.	DOUBLE CASEMENT	DOUBLE	FIBER- GLASS	FACTORY PAINTED	5'-0"	1	TEMPERED GLASS

ALL NEW WINDOWS TO BE MILGARD ULTRA SERIES
FIBERGLASS CASEMENT WINDOWS WITH LOW E,
DUAL PANE, FACTORY PAINTED WHITE.

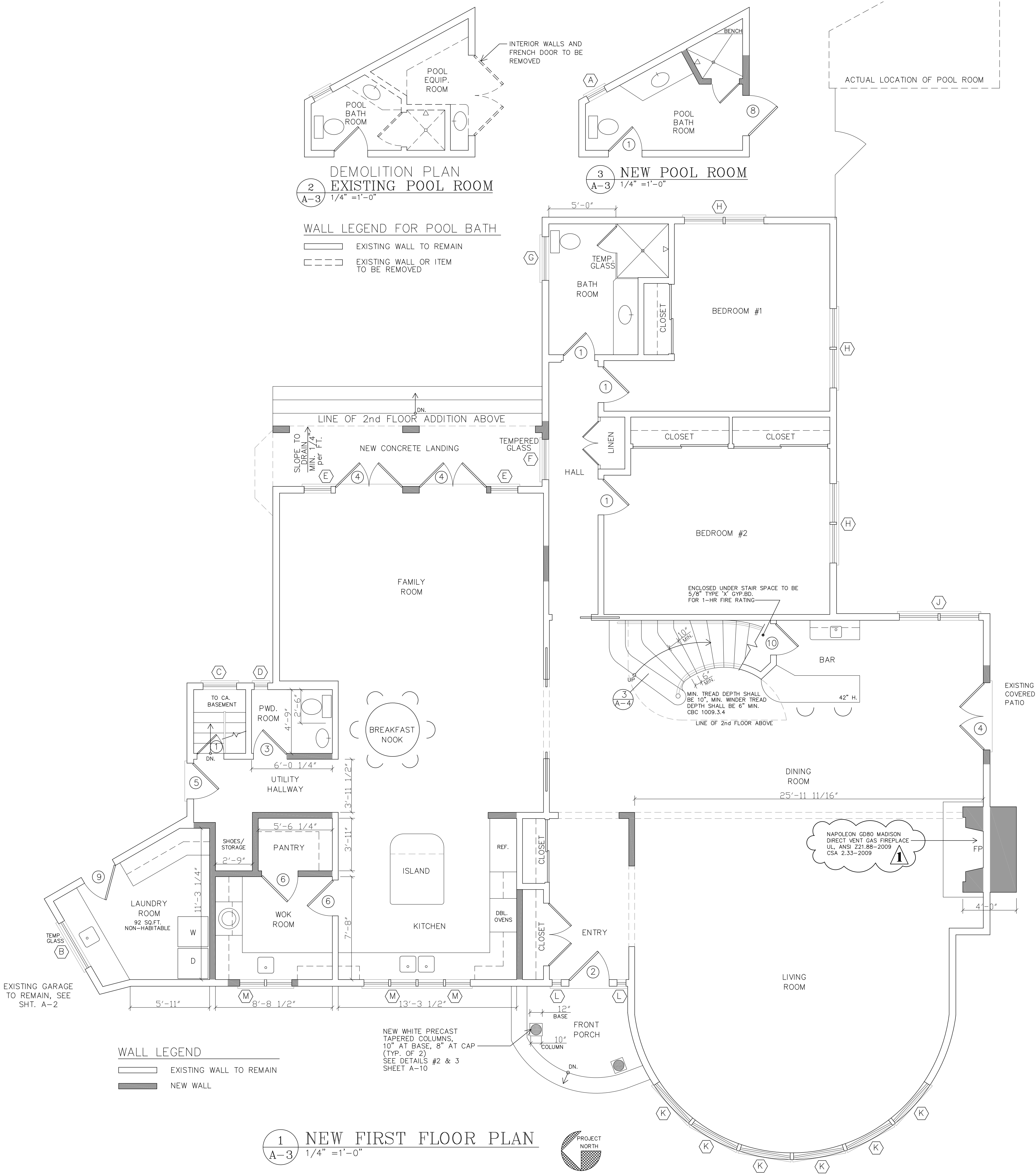
NOTES:

1.) PROVIDE AT LEAST ONE WINDOW OR
EXTERIOR DOOR APPROVED FOR
EMERGENCY ESCAPE OR RESCUE
IN EVERY ROOM USED FOR SLEEPING
PURPOSES. WINDOWS, WHEN USED,
SHALL PROVIDE A MIN. CLEAR OPEN
AREA OF 5.7 SQ. FT. A MIN. CLEAR
HEIGHT OF 24", A MIN. CLEAR WIDTH
OF 20" AND A MAX. FINISHED SILL
HEIGHT OF 44" ABOVE FIN. FLOOR.
ESCAPE AND RESCUE WINDOWS WITH
A FINISHED SILL HEIGHT BELOW THE
ADJACENT GROUND ELEVATION SHALL
HAVE A WINDOW WELL.
SEE BEDROOM WINDOWS ON PLAN
FOR SILL HT., CLEAR OPEN AREA
AND CLEAR WIDTH.

2.) BATH ROOM MIN. WINDOW AREA TO BE
1-1/2 SQ.FT. OPENABLE, OR PROVIDE
A MECHANICAL VENTILATION SYSTEM
CAPABLE OF PROVIDING FIVE AIR
CHANGES PER HOUR.

3.) INSULATION FOR WALLS TO BE R-13,
CEILINGS TO BE R-30, AND RAISED FLOOR
TO BE R-19, IN COMPLIANCE WITH CEC 150.

4.) ALL GLAZING WITHIN A 24 INCH ARC OF
EITHER A VERTICAL EDGE OF A DOOR AND
WITHIN 60 INCHES OF THE FLOOR SHALL BE
TEMPERED GLASS. CBC 2406.4(6).



REVISIONS

DATE

A

FIREPLACE

6/27/12

DAHL ARCHITECTS

1134 EL CENTRO ST. SOUTH PASADENA, CA 91030

OFFICE PHONE: 626 564-0011 FAX: 626 564-1591

DONG/CHEN RESIDENCE

1660 CHELSEA RD.

SAN MARINO, CA 91108

Title

NEW FIRST FLOOR &
POOL BATH PLANS
SCHEDULES

Date

MAY 2012

Scale

1/4" = 1'-0"

Drawn

T D K

Job

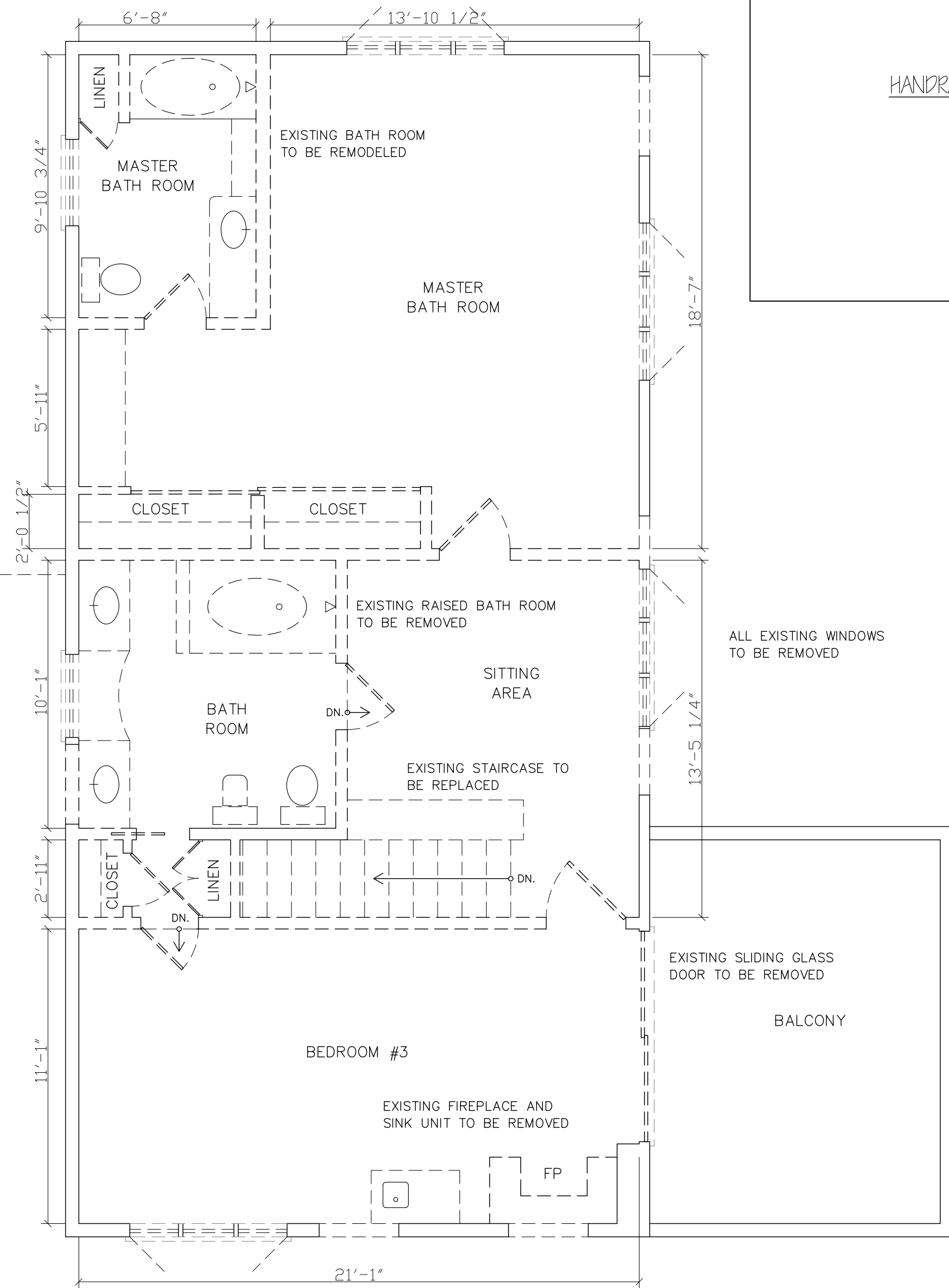
DONG/CHEN

sheet

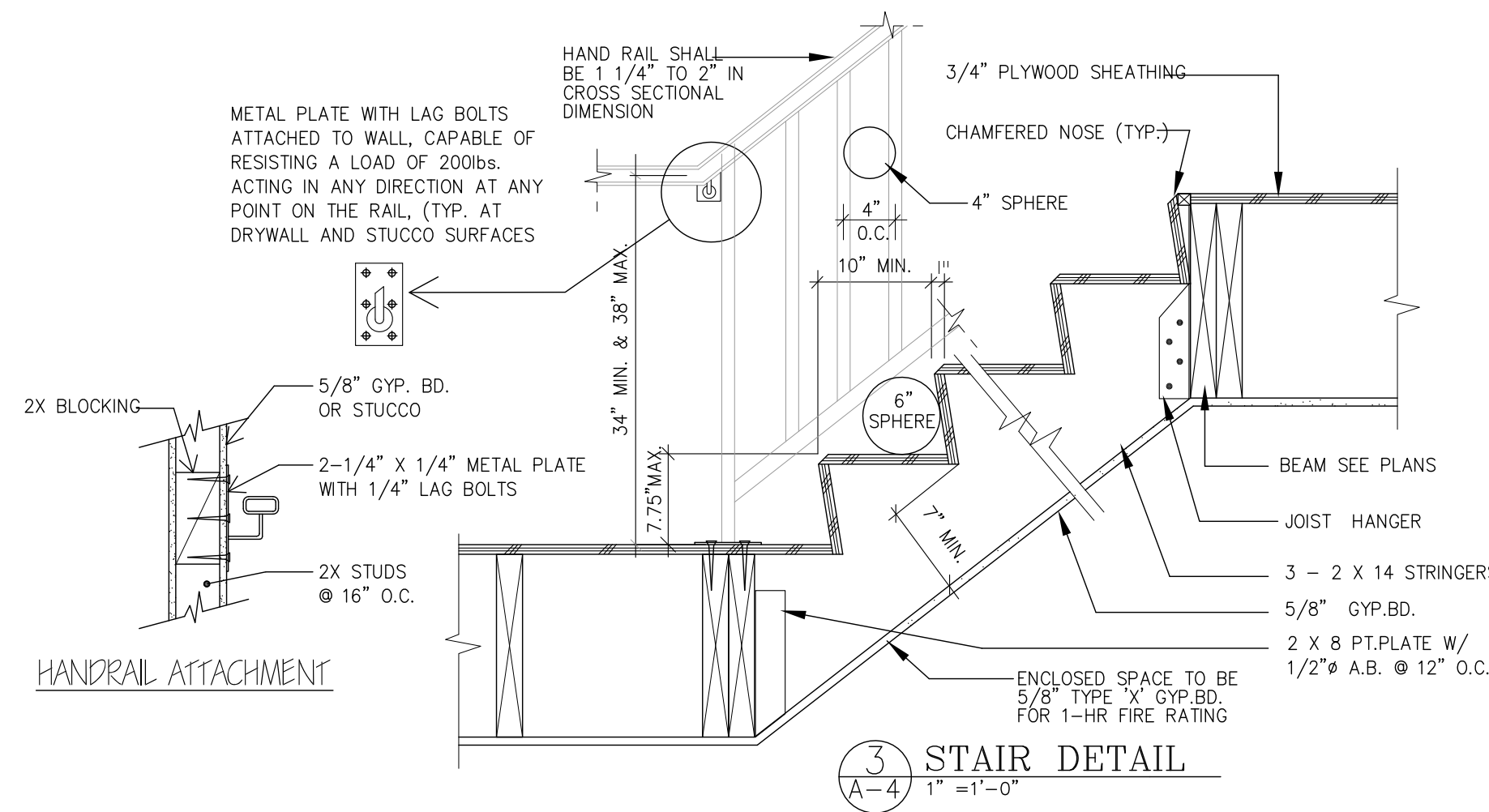
A-3

of

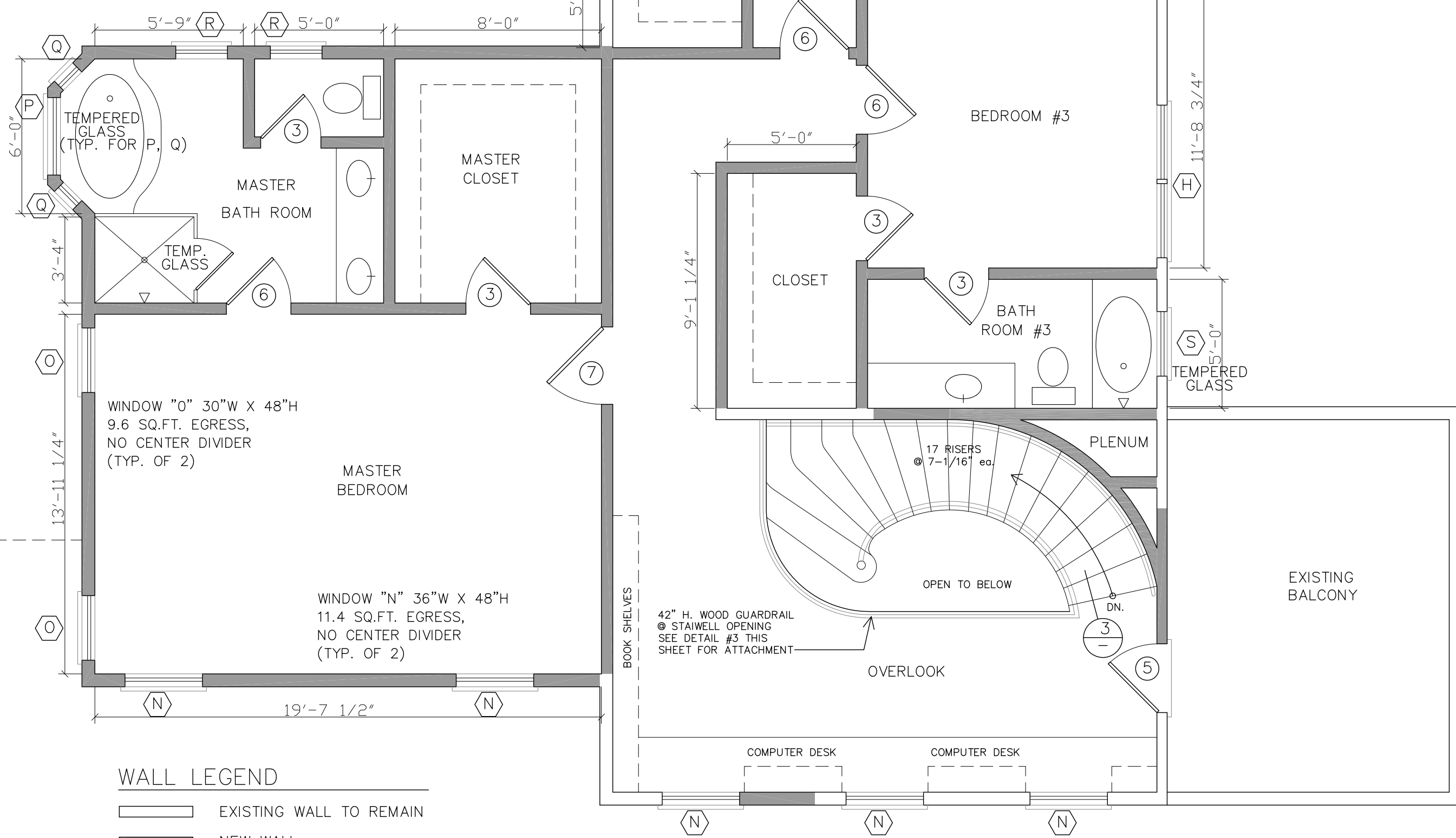
sheets



2
A-4
DEMOLITION PLAN
EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



3
A-4
STAIR DETAIL
1" = 1'-0"



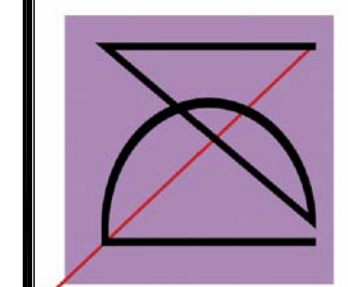
WALL LEGEND
— EXISTING WALL TO REMAIN
— NEW WALL

2
A-4
NEW SECOND FLOOR PLAN
1/4" = 1'-0"



REVISIONS DATE

DAHL ARCHITECTS
1134 EL CENTRO ST. SOUTH PASADENA, CA 91030
OFFICE PHONE: 626 564-0011 FAX: 626 564-1591



DONG/CHEN RESIDENCE
1660 CHELSEA RD.
SAN MARINO, CA 91108

EXISTING &
NEW SECOND
FLOOR PLANS

Date MAY 2012
Scale 1/4" = 1'-0"
Drawn T D K
Job DONG/CHEN
sheet

A-4
of sheets