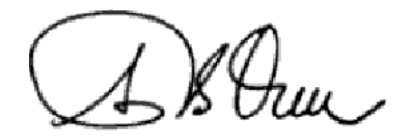


RESIDENTIAL REMODELING

1485 REDWOOD DRIVE, LOS ALTOS, CA 94024

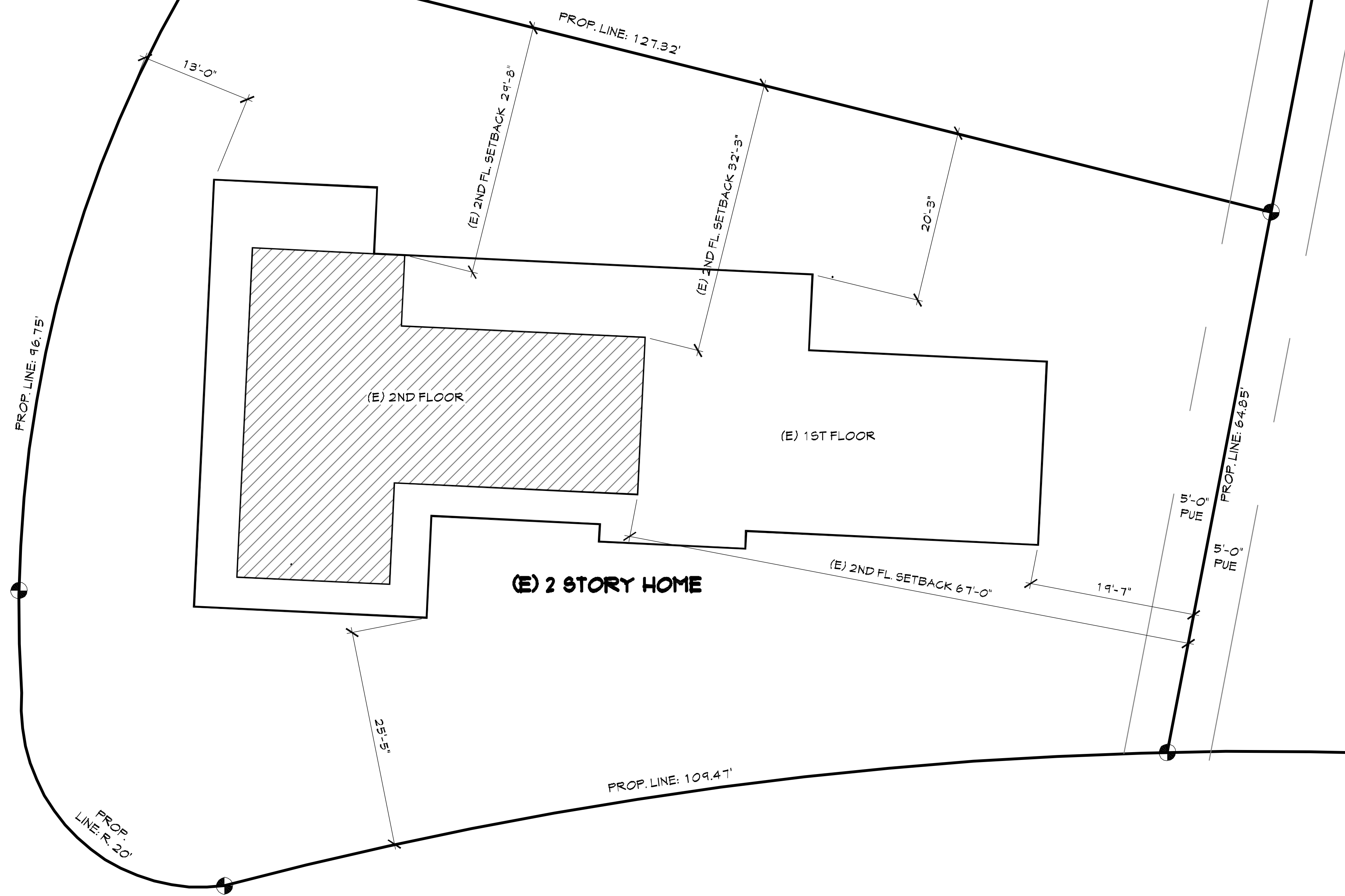
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 1659 Scott Blvd, Suite 36
 Santa Clara, CA 95050
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 Fax: (408) 296-6336
 Email: imarkdesign@sbcbglobal.net



ABBREVIATIONS	GENERAL NOTES	SITE NOTE	PROJECT DATA	VICINITY MAP																																													
<p>AFF ABOVE FINISHED AL FLOOR ALUMINUM BD BOARD BLDG BUILDING BM BEAM CA CASSEMENT CEM CEMENT CL CENTER LINE CLNG CEILING CLT CLOSET COL COLUMN COC CONCRETE CONST CONSTRUCTION CONT CONTINUOUS DBL DOUBLE DET DETAIL DN DOWN DB DOUBLE SH SINGLE HUNG EA EACH ELEC ELECTRICAL EP ELECTRICAL PANEL EQ EQUAL EXST EXISTING FIX FIXED FD FLOOR DRAIN FF FINISHED FLOOR FR FRENCH DOOR FOF FACE OF FINISH GA GAGE GALV GALVANIZED GL GLASS GYBD GYPSUM BOARD HDVD HARDWOOD HDVE HARDWARE HGT HEIGHT HR HANDRAIL INCL INCLUDING INSTL INSTALLATION INSUL INSULATION KIT KITCHEN KPL KICK PLATE LAV LAVATORY LTG LIGHTING MAX MAXIMUM MECH MECHANICAL MIN MINIMUM MISC MISCELLANEOUS MLNK MILLWORK MTD MOUNTED MYBL MOVEABLE NA NOT APPLICABLE NIC NOT IN CONTRACT NO NUMBER NTS NOT TO SCALE OC ON CENTER</p>	<p>1. THE FOLLOWING SPECIFICATION SHALL CONFORM TO THE 2019 CBC, CPC, CMG, NEC AND ANY OTHER AGENCY ORDINANCES WHICH ARE IN FORCE AT THE TIME OF THIS PROJECT.</p> <p>2. THE FOLLOWING NOTES AND CONDITIONS ARE APPLICABLE TO THE PROJECT IN ITS ENTIRETY. ALL CONTRACTORS PERFORMING WORK ON THE PROJECT ASSUME RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS AND CONDITIONS STATED.</p> <p>3. EXAMINE THE SITE AND PORTIONS THEREOF AFFECTED BY THE PROPOSED WORK, COMPARE IT WITH THE DRAWINGS AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. ASCERTAIN AND CHECK LOCATIONS OF EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE DUE TO FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH WORK.</p> <p>4. OWNER SHALL PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, CERTIFICATES, AND FEES.</p> <p>5. THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH WORK SHALL BE FURNISHED, INSTALLED, AND CONNECTED COMPLETE WHERE SO REQUIRED, UNLESS OTHERWISE NOTED.</p> <p>6. MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS OF THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE INTENT IN WHICH THEY WERE DRAWN.</p> <p>7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS, PRIOR TO STARTING ANY FIELD WORK.</p> <p>8. ANY DEVIATION CAUSED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THE INDICATED ON PLANS SHALL BE BROUGHT TO THE OWNER ATTENTION. ANY DISCREPANCY NOT REPORTED TO THE DESIGNER WILL ABSOLVE THE DESIGNER FROM ANY LIABILITY.</p> <p>9. WRITTEN DIMENSIONS SHALL SUPERSEDE SCALED DRAWINGS.</p> <p>10. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED. DIMENSIONS SHOWN ON PLANS OR DETAILS TAKE PRECEDENCE OVER SCALES SHOWN.</p> <p>11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.</p> <p>12. THESE GENERAL NOTES SHALL PERTAIN TO THIS PROJECT AS APPLICABLE SEE WORKING DRAWINGS FOR PERTINENT ELEMENTS RELATING TO THESE GENERAL NOTES. ALL WRITTEN DOCUMENTS REFERRED TO HEREIN GOVERNING THE CONSTRUCTION OF THIS PROJECT SHALL BE CURRENT EDITION TO SAID DOCUMENTS AS OF THE DATE OF BUILDING PERMIT APPLICATION FOR THIS PROJECT.</p>	<p>1. DESIGNATE ONE AREA OF THE CONSTRUCTION SITE FOR THE STAGING OF VEHICLES, MATERIAL DELIVERIES, AUTOS AND EQUIPMENT. CONSTRUCTION RELATED ITEMS STORED ON-SITE SHALL BE CONFINED TO THIS AREA. REFUELING AND ROUTINE VEHICLE AND EQUIPMENT MAINTENANCE SHALL BE PERFORMED IN THE DESIGNATED AREA. THE DESIGNATED AREA SHALL BE WELL AWAY FROM STREAMS OR OTHER SURFACE STORM DRAINAGE SYSTEMS, SO AS TO AVOID POTENTIAL CONTAMINATION OF THE RUN-OFF. THE LOCATION SHALL BE COORDINATED WITH THE BUILDING OWNER.</p> <p>2. EQUIPMENT UTILIZED ON THE PROJECT SHALL BE WELL MAINTAINED AND IN GOOD WORKING ORDER. INSPECT ALL EQUIPMENT REGULARLY, WITH ANY MAJOR REPAIRS NECESSITATED PERFORMED OFF-SITE. EQUIPMENT SHALL NOT REMAIN STORED ON-SITE FOR PERIODS LONGER THAN THAT NEEDED FOR THE INTENDED FUNCTION, BASED UPON THE WORK BEING PERFORMED. WASHING OF EQUIPMENT SHALL NOT BE PERFORMED ON-SITE.</p> <p>3. MAINTAIN A DUMPSITE FOR CONSTRUCTION DEBRIS. PLACE DUMPSTER UNDER A ROOF OR COVERED BY TARP SECURED AROUND THE OUTSIDE OF THE DUMPSTER. DO NOT CLEAN OUT A DUMPSTER BY HOSEING DOWN ONTO THE CONSTRUCTION SITE.</p> <p>4. MAINTAIN PORTABLE TOILETS ON-SITE FOR THE USE OF THE CONSTRUCTION PERSONNEL. CHECK FOR LEAKS TO ENSURE THAT THEY ARE IN GOOD WORKING ORDER.</p> <p>5. COVER EXPOSED PILES OF SOIL OR STOCKPILES OF CONSTRUCTION MATERIALS WITH PLASTIC SHEETING OR TEMPORARY ROOFS AND PROTECT FROM WIND. SWEEP OR CLEAN DUST AND DEBRIS ACCUMULATED ON PAVING OR SIMILAR SURFACES THAT DRAIN INTO STORM WATER SYSTEMS PRIOR TO THE ONSET OF INCLEMENT WEATHER. DO NOT HOSE-DOWN SUCH SURFACES WHERE MATERIALS HAVE SPILLED.</p> <p>6. AVOID CREATING EXCESSIVE AMOUNTS OF DUST WHEN BREAKING AND REMOVING ASPHALT OR CONCRETE PAVING. SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM SITE. COVER OR BARRICADE STORM DRAIN INLETS DURING SAW-CUTTING AS NECESSARY. DO NOT HOSE-DOWN STREETS TO CLEAN UP DEBRIS.</p> <p>7. AVOID PAVING AND SEAL COATING IN WET WEATHER, OR IF RAIN IS IMMINENT BEFORE FRESH PAVEMENT WILL HAVE TIME TO CURE. COVER AND SEAL CATCH BASINS AND MANHOLES WHEN APPLYING SLURRY OR SEAL COATS.</p> <p>8. WHEN CLEANING UP AFTER CONCRETE PAVING WORK, WASH FINES AND EXCESS MATERIALS INTO DIRT AREAS. WASH ON CONCRETE MIXERS ONLY IN DESIGNATED AREAS WHERE WATER WILL FLOW INTO CONTAINMENT PONDS OR ONTO DIRT AREAS. DISPOSAL OF WASHOUT INTO THE STREET OR STORM DRAINAGE SYSTEM IS PROHIBITED BY LAW.</p> <p>9. MAKE EVERY EFFORT TO RECYCLE WASTE PRODUCTS WHERE POSSIBLE. TYPICALLY, SOLVENTS, WATER BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD AND CLEARED VEGETATION CAN BE RECYCLED. THOSE MATERIALS WHICH ARE NOT RECYCLABLE SHALL BE DISPOSED OF AT AN APPROPRIATE LANDFILL SITE OR TREATED AS HAZARDOUS WASTE AS REQUIRED. IN NO CASE SHALL WASTE PRODUCTS BE BURIED ON-SITE.</p> <p>10. KEEP POLLUTANTS OFF OF EXPOSED SURFACES. CLEANUP SPILLED MATERIALS IMMEDIATELY. CLEAN UP SPILLS ON DIRT AREAS BY REMOVING AND PROPERLY DISPOSING OF CONTAMINATED SOIL SURFACES WHERE MATERIALS HAVE BEEN SPILLED SHALL NOT BE HOSED-DOWN, USE DRY CLEANUP METHODS WHENEVER POSSIBLE. WHERE WATER MUST BE USED, USE IT SPARINGLY. SIGNIFICANT HAZARDOUS SPILLS SHALL BE REPORTED TO THE APPROPRIATE SPILL AGENCY IMMEDIATELY AND/OR DIAL 911 AS NECESSARY.</p> <p>11. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.</p> <p>12. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.</p> <p>13. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.</p>	<p>OWNER: VATSAL BHARDWAJ ADDRESS: 1485 REDWOOD DRIVE, LOS ALTOS, CA 94024 APN: 342-23-011 GROSS PARCEL SIZE: 0.028 ACRES OR 12,197 SF. ZONING: R-1-10 CONSTRUCTION TYPE: V-B OCCUPANCY: R-3/U BUILT: 1966 EXISTING + PROPOSED: TWO STORY FAMILY HOME</p> <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>PROPOSED</th> <th>REQUIRED</th> </tr> </thead> <tbody> <tr> <td>FIRST FLOOR:</td> <td>2,547 SF.</td> <td>UNCHANGED</td> <td></td> </tr> <tr> <td>SECOND FLOOR:</td> <td>1,220 SF.</td> <td>UNCHANGED</td> <td></td> </tr> <tr> <td>GARAGE:</td> <td>624 SF.</td> <td>UNCHANGED</td> <td></td> </tr> <tr> <td>TOTAL:</td> <td>4,391 SF.</td> <td>UNCHANGED</td> <td>3,969.7</td> </tr> </tbody> </table> <p>NO NEW SQUARE FOOTAGE IS ADDED</p> <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>PROPOSED</th> <th>REQUIRED</th> </tr> </thead> <tbody> <tr> <td>FRONT:</td> <td>±25'-0"</td> <td>UNCHANGED</td> <td>25'-0"</td> </tr> <tr> <td>RIGHT (INTERIOR):</td> <td>±19'-11/16"-0"</td> <td>UNCHANGED</td> <td>10'-0" / 11'-6"</td> </tr> <tr> <td>LEFT (EXTERIOR):</td> <td>±13'-0"</td> <td>UNCHANGED</td> <td>20'-0"</td> </tr> <tr> <td>REAR:</td> <td>±20'-3"</td> <td>UNCHANGED</td> <td>21'-3"</td> </tr> </tbody> </table>		EXISTING	PROPOSED	REQUIRED	FIRST FLOOR:	2,547 SF.	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COVER SHEET
PROJECT DATA - NOTES - LEGENDS

SYCAMORE CT

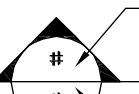



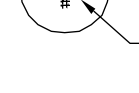

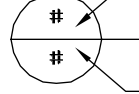
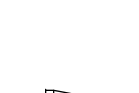
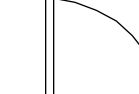

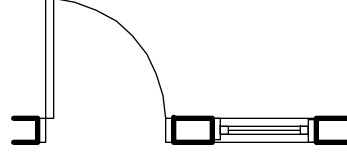
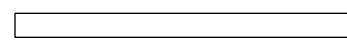
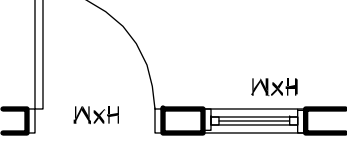





REDWOOD DR

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

NOTES:
 * EXISTING STRUCTURAL FOOT PRINT IS TO REMAIN
 * EXISTING SITE PLAN IS BASED ON (E) RECORD. THE EXACT LOCATION AND SETBACK CAN ONLY BE PROVIDED BY A SURVEYOR

SYMBOLS / LEGEND

-  SECT. NO.
 SECTION
 SHEET NO.
-  ELEV. NO.
 ELEVATION
 SHEET NO.
-  DETAIL NO.
 DETAIL
 SHEET NO.
-  REVISION #
-  (E) WALLS / DOOR / WINDOW TO REMAIN
-  (E) WALL TO BE REMOVED
-  FINISH OPENING IN FT/IN X FT/IN - REFER TO SELECTED MANUF. FOR ROUGH OPENING
-  (N) 2x4 INTERIOR WALL
 2x6 INTERIOR PLUMBING WALL
 (N) 2x4 FILL-IN EXTERIOR WALL W/ R-15 INSULATION

I-MARK DESIGN GROUP
 1654 Scott Blvd, Suite 36
 Santa Clara, CA 95050
 Tel: (408) 290-8051
 Fax: (408) 296-6336
 Email: imarkdesign@sbglobal.net

ASDW

EXISTING SITE PLAN

RESIDENTIAL REMODELING
 OWNER: VATSAL BHARDWAJ
 1485 REDWOOD DRIVE
 LOS ALTOS, CA 94024

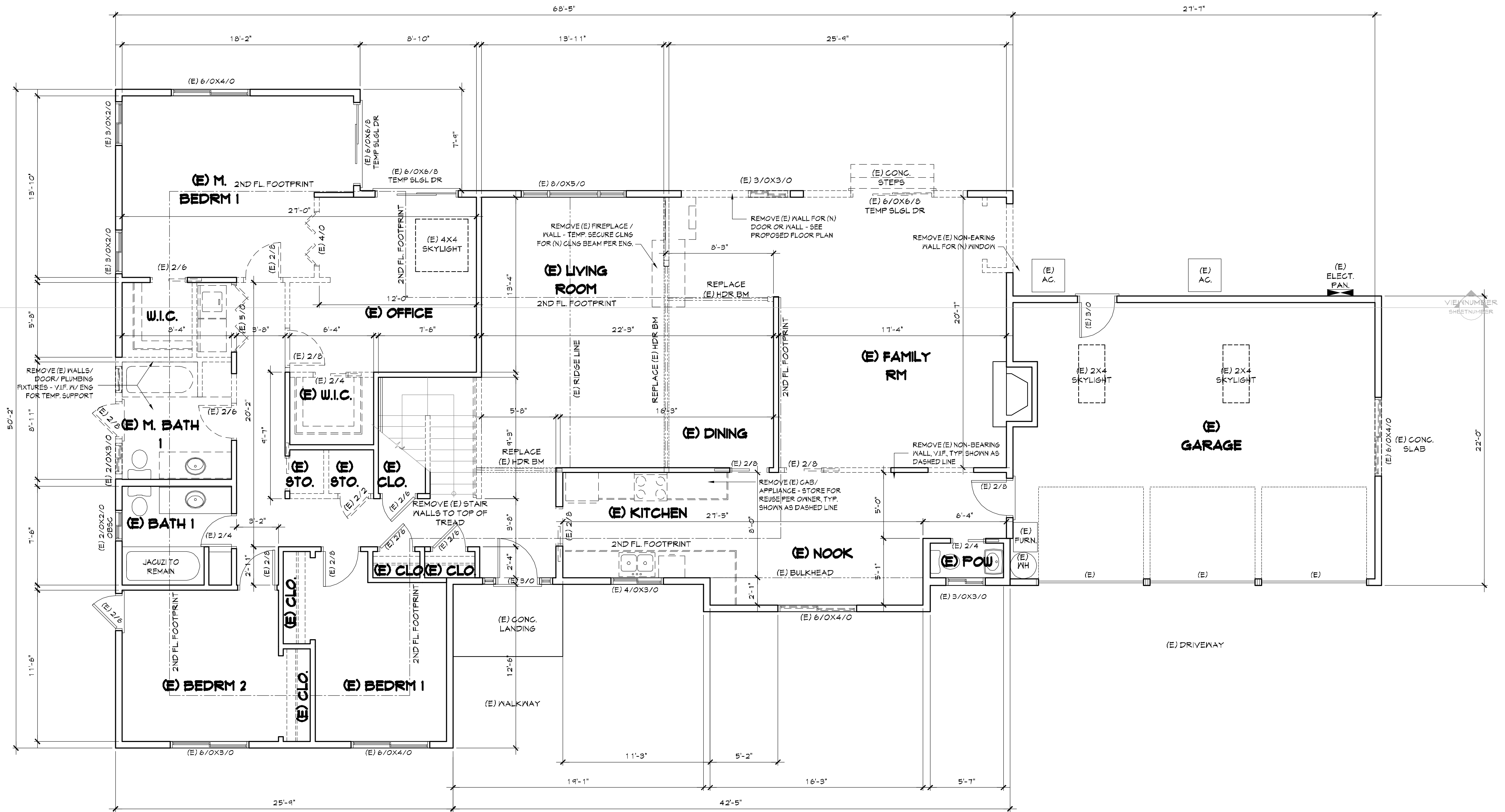
DATE	REV	BY

DATE: 09-10-2020
 SCALE: AS NOTED
 DRAWN BY: LT
 CHECK BY:

SHEET **A2**

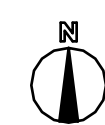


1ST FL FLOOR PLAN



1ST FLOOR DEMOLITION PLAN

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



RESIDENTIAL REMODELING

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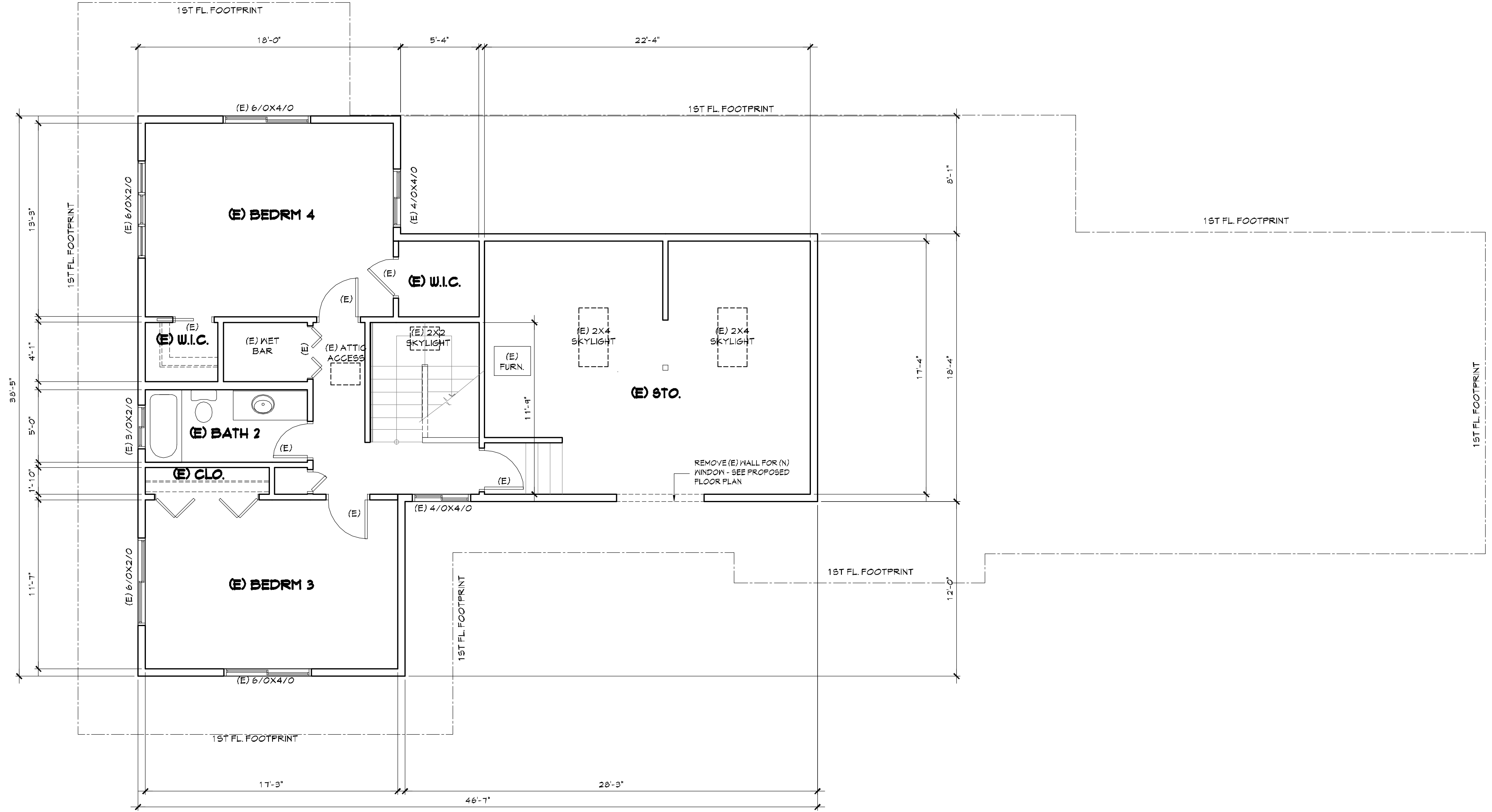
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DRAWN BY: LT

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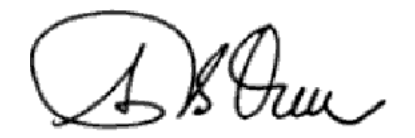
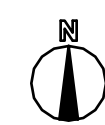
SHEET

A3



2ND FLOOR DEMOLITION PLAN

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



DEMOLITION PLAN

RESIDENTIAL REMODELING

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 1485 REDWOOD DRIVE
 LOS ALTOS, CA 94024

DATE	REV	BY

DATE: 09-10-2020

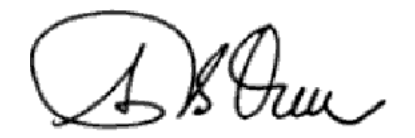
SCALE: AS NOTED

DRAWN BY: LT

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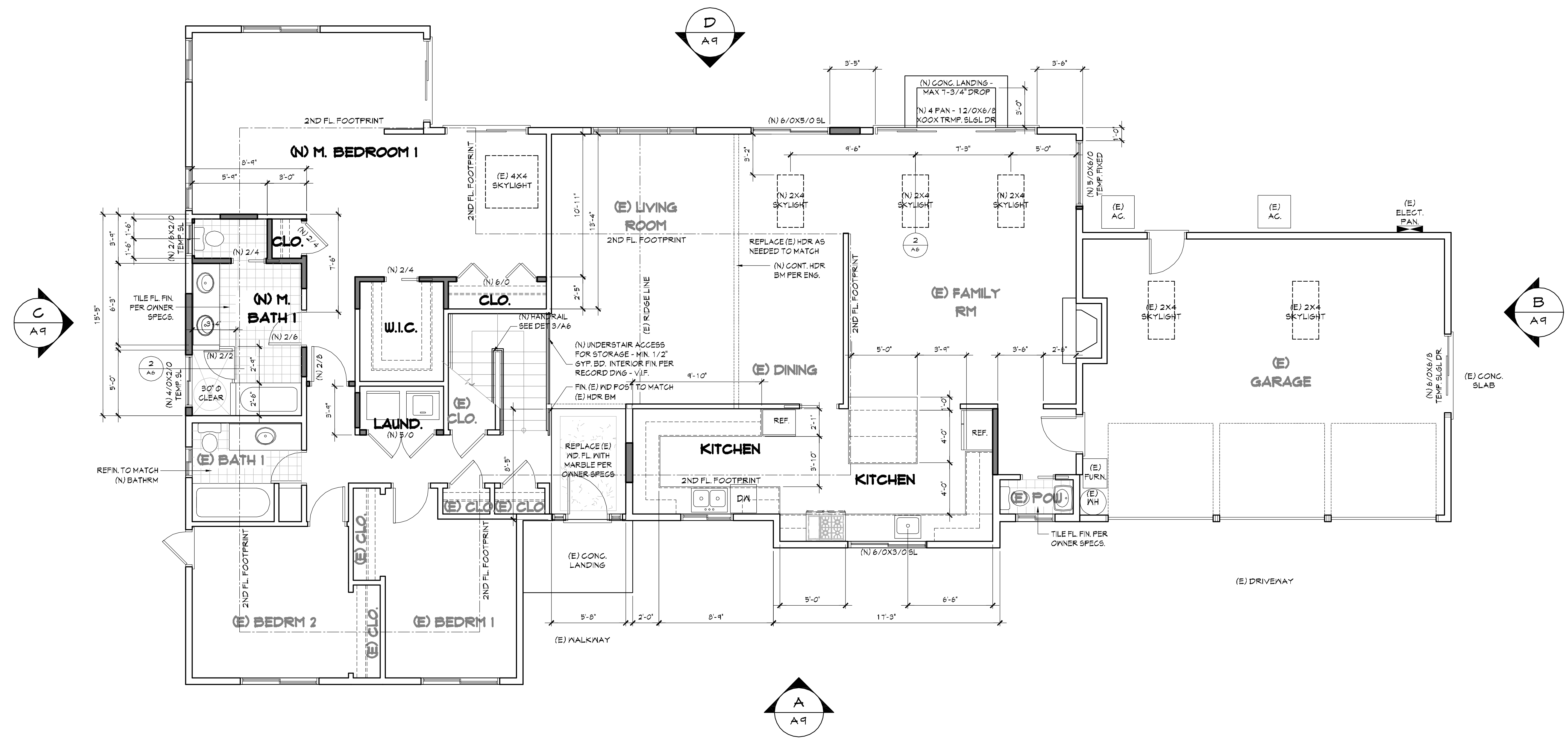
A4



1ST FL FLOOR PLAN NOTES

RESIDENTIAL REMODELING
 OWNER: VATSAL BHARDWAJ
 1485 REDWOOD DRIVE
 LOS ALTOS, CA 94024

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1ST FLOOR FLOOR PLAN SCALE: 1/4"=1'-0"

CONSTRUCTION NOTES

GENERAL REQUIREMENTS:

- WINDOW & DOOR SIZES ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW AND DOOR SIZES SHALL BE FRAMED AND SET PER MFG. SPECIFICATIONS. MAKE AND MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER AND/OR OWNER'S SPECIFICATION. WINDOWS SHALL BE DUAL-PANED (U.N.O.).
- ALL EXTERIOR HEADERS SHALL BE @ 6'-0" U.N.O. SEE ELEVATION PLAN.
- EXIT DOORS, WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE PER CRC 910.4
- ALL ROOMS SHOULD HAVE MIN. 8% NET GLAZED AREA OF THE ROOM SERVED AND 4% OPERABLE AREA OF THE ROOM SERVED PER CRC R 903.1 AND 2
- MIN. 36" LANDING OUTSIDE ALL EXTERIOR DOOR (SLIDING - OR NO SWING OVER LANDINGS) WITH LANDINGS NOT MORE THAN 7.75' FROM TOP OF THRESHOLD PER CRC R 311.3. THRESHOLDS SHALL BE MAX 1/2" HIGH WITH BEVEL IF OVER A 1/4" INCH FOR SWINGING DOORS AND 3/4" INCH HIGH FOR SLIDING DOORS

BATHROOM

- ALL HOT WATER PIPES ASSOCIATED WITH A RECIRCULATION SYSTEM MUST BE INSULATED WITH MIN. 1-INCH THICK INSULATION. EXISTING INACCESSIBLE PIPING DOES NOT REQUIRE INSULATION (CNC 150.0(J)2)
- NEWLY INSTALLED PLUMBING FIXTURES SHALL BE WATER-CONSERVING IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND GREEN BUILDING STANDARDS. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. SHOWERHEADS SHALL NOT EXCEED 2.0 GPM AND NEW LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI (CPC 401.2, 402.2 & 411.2). ALL EXISTING PLUMBING FIXTURES NOT INCLUDED IN THE SCOPE OF NEW WORK

SHALL BE REPLACED IF NECESSARY TO COMPLY WITH SB401 PLUMBING FIXTURES REPLACEMENT REQUIREMENTS

- THE MAXIMUM FLOW RATE OF WATER CLOSET SHALL BE 1.28 GPF (CPC 403.2.1)
- SHOWERS REQUIRE A MINIMUM 2 INCH DRAIN AND TRAP (CPC TABLE 102.1)
- ALL SHOWER SURFACES SHALL BE WATERPROOF UP TO 12 INCHES ABOVE THE DRAIN INLET (CRC R 301.2). THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCH CLEAR EGRESS OPENING FROM THE SHOWER (CPC 408.5)
- THE MAXIMUM WATER TEMPERATURE TO A SHOWER OR TUB/SHOWER COMBINATION IS 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED AS THE CONTROL FOR THIS TEMPERATURE. VALVES SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION AND BE PRESSURE-BALANCED, THERMOSTATIC, OR COMBINATION PRESSURE BALANCED/THERMOSTATIC MIXING IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1. (CPC 408.3)
- MECHANICAL VENTILATION IS REQUIRED IN ALL BATHROOMS WITH TUBS OR SHOWERS. THE FAN MUST MOVE A MINIMUM 50 CFM OF AIR AND BE SEPARATELY SWITCHED FROM THE LIGHTING. FANS THAT OPERATE CONTINUOUSLY CAN BE 20 CFM. THE DUCT MUST TERMINATE ON THE EXTERIOR NOT LESS THAN 3 FEET FROM OPENINGS INTO THE BUILDING (CMC 502.2.1). DAMPERS SHALL BE AT ALL FANS AND EXHAUST SYSTEMS

TILE BACKING:

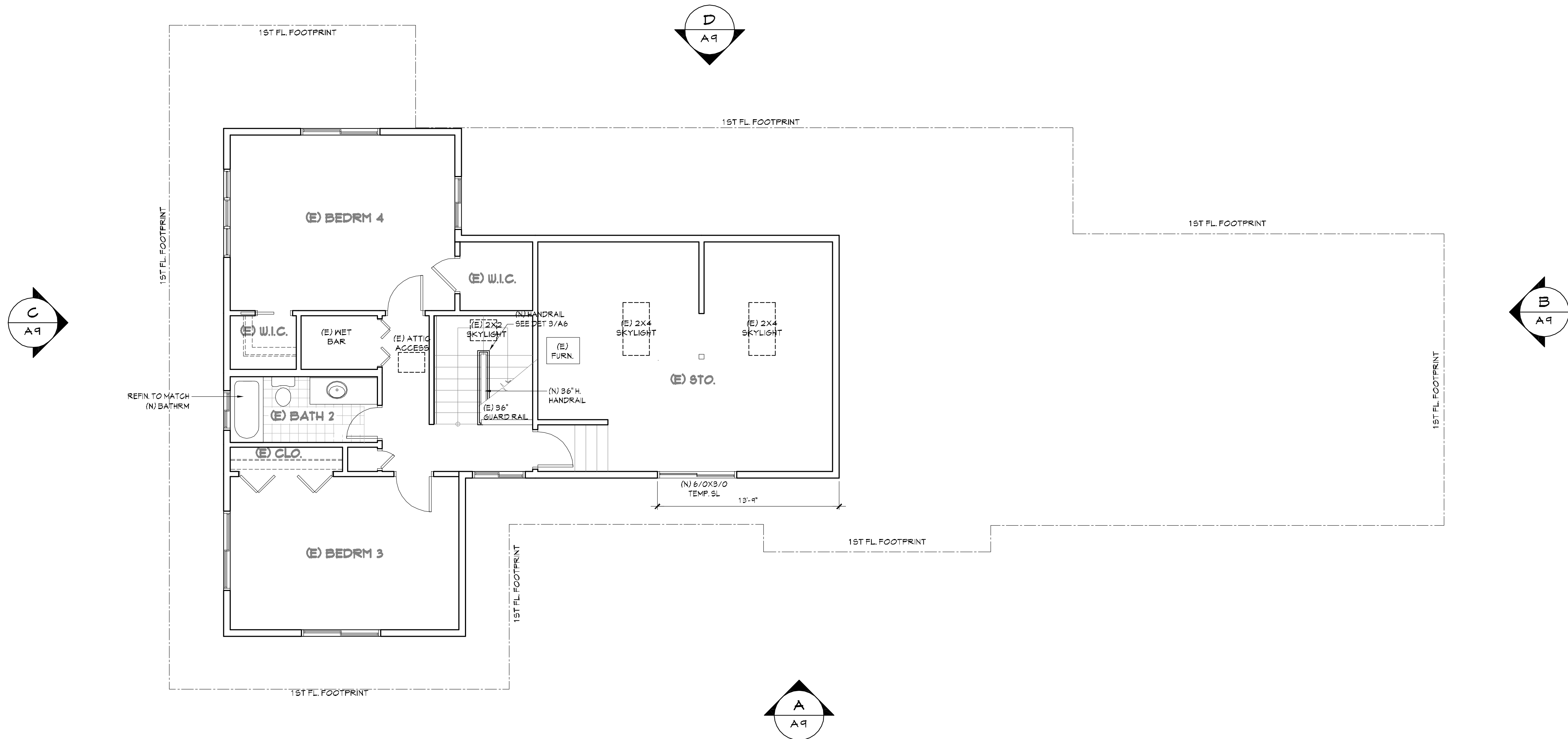
- WATER-RESISTANT GYPSUM BOARD (PURPLE BOARD) CAN BE USED AS A TILE BACKER BOARD IN AREAS THAT ARE NOT SUBJECT TO DIRECT EXPOSURE TO WATER OR HIGH HUMIDITY (CRC R102.3.1.1). PROVIDE CEMENT FIBER BOARD BACKING FOR TILE FINISH. WALL COVER SHALL NOT BE LESS THAN 10 INCHES ABOVE DRAIN INLET

KITCHEN

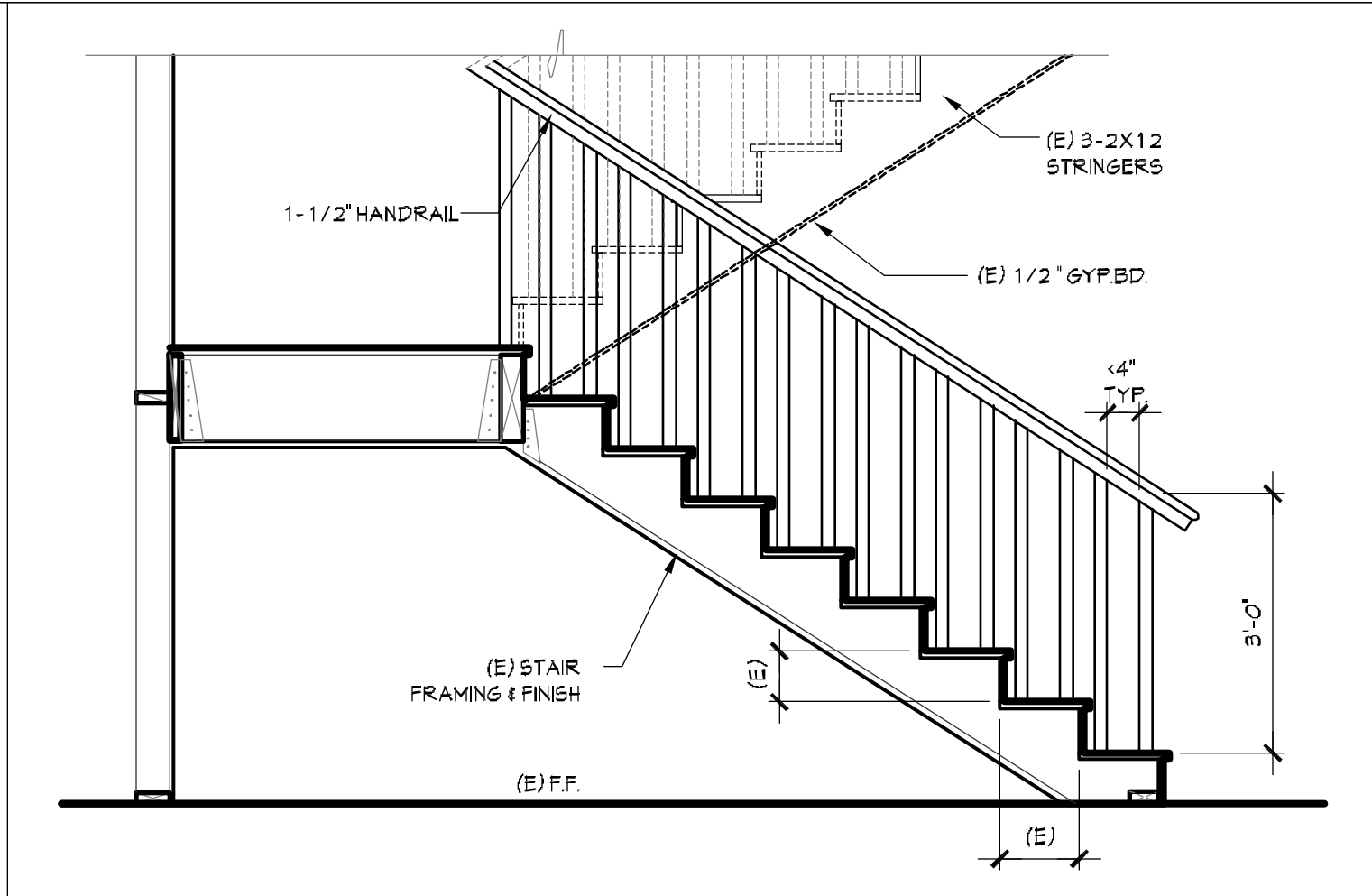
- KITCHEN PLUMBING: DISHWASHERS SHALL BE CONNECTED WITH AN APPROVED DRAINAGE AIR GAP DEVICES LOCATED ABOVE THE FLOOD LEVEL RIM OF THE SINK (CPC 801.3)
- NEWLY INSTALLED KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE GRN 4.303.1.4.4. ALL EXISTING PLUMBING FIXTURES NOT INCLUDED IN THE SCOPE OF NEW WORK SHALL BE REPLACED IF NECESSARY TO COMPLY WITH SB401 PLUMBING FIXTURES REPLACEMENT REQUIREMENTS
- ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES MUST BE INSULATED WITH MIN. 1-INCH THICK INSULATION (CNC 150.0(J)2). EXISTING INACCESSIBLE PIPING DOES NOT REQUIRE INSULATION
- A KITCHEN EXHAUST HOOD THAT INCLUDES AN OUTSIDE AIR VENT MUST TERMINATE ON THE BUILDING EXTERIOR AT LEAST 3 FT. FROM OTHER OPENINGS INTO THE BUILDING (CMC 502.2.1). FLEXIBLE (CORRUGATED) DUCTING IS NOT ALLOWED FOR EXHAUST HOODS (CMC 504.3)
- CMC 916.(B). VERTICAL CLEARANCE ABOVE COOKING TOP. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY (30) INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS. A MINIMUM CLEARANCE OF TWENTY-FOUR (24) INCHES IS PERMITTED WHEN THE FOLLOWING IS INSTALLED: A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED OVER A LISTED COOKING APPLIANCE AND WILL CONFORM TO THE TERMS OF THE UPPER APPLIANCE'S LISTING AND THE MANUFACTURER'S INSTRUCTIONS. NFPA 54: 10.15.1.2
- ENERGY STAR DISHWASHERS SHALL NOT EXCEED 4.25 GALLONS PER CYCLE

LAUNDRY ROOMS

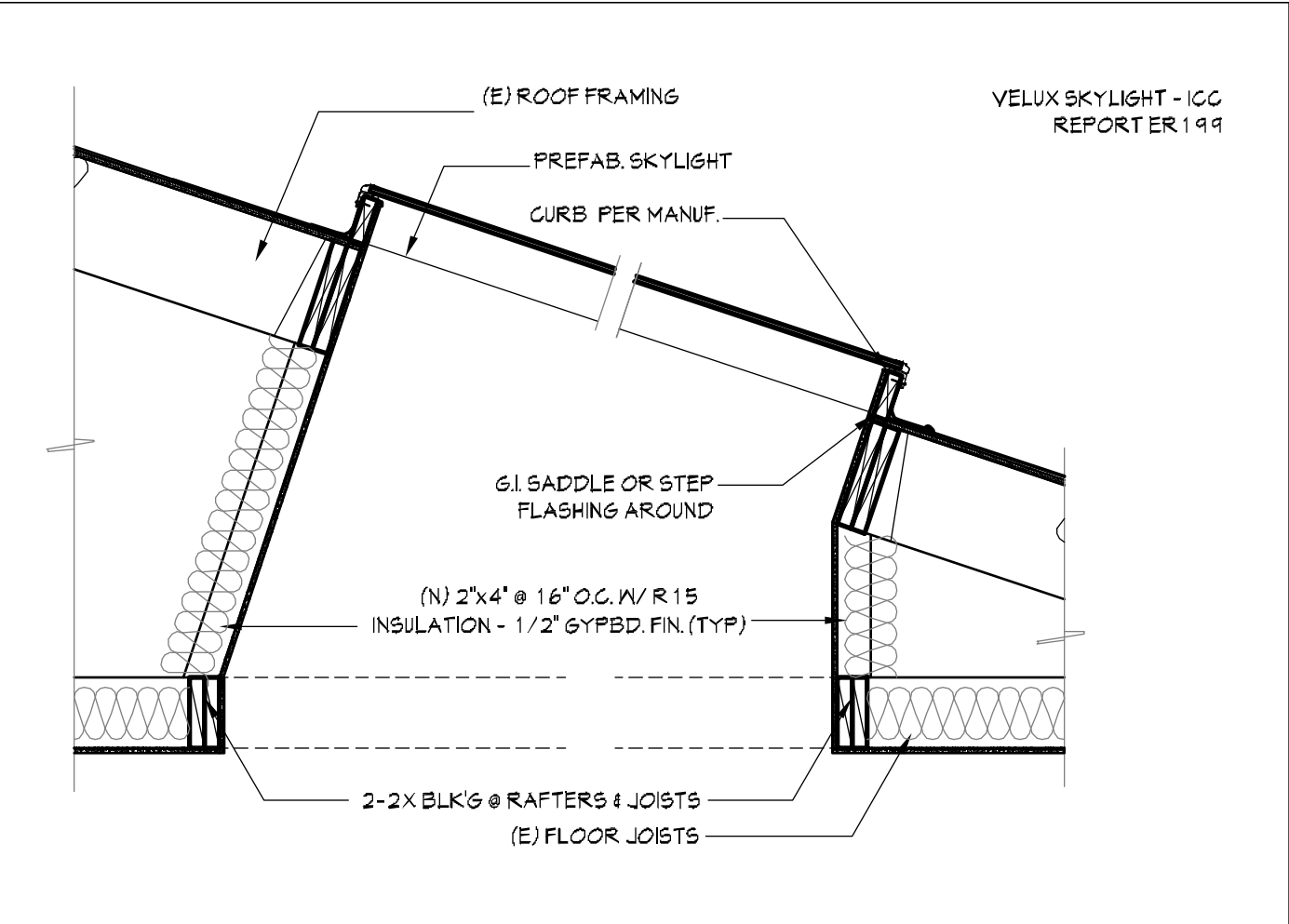
- CLOTHES WASHER STANDPIPES MUST BE 2-INCH DIAMETER. THE WEB OF THE TRAP MUST BE ROUGHED IN 6 - 18 INCHES ABOVE THE FLOOR; THE STANDPIPE MUST BE A MINIMUM OF 18 AND A MAXIMUM OF 30 INCHES ABOVE THE TRAP (CPC 804.1)
- CLOTHES DRYERS IN CLOSETS REQUIRE A MINIMUM OF 100 SQ. IN. OF MAKEUP AIR, WHICH CAN BE SUPPLIED BY LOUVERS OR UNDERGUTTING THE DOOR (CMC 504.4.1)
- DRYER DUCTS MUST BE SMOOTH-WALLED METAL 4-INCH DIAMETER AND NOT MORE THAN 14 FEET IN LENGTH, WITH AN ALLOWANCE OF 2 90° BENDS IN THAT 14 FT. DEDUCT 2 FT. FOR EACH ADDITIONAL 90° BEND IN EXCESS OF 2 (CMC 504.4.2.1)
- CTS MAY NOT PASS THROUGH PLENUMS OR BE SHARED WITH OTHER SYSTEMS OR VENTS. THEY CANNOT BE CONNECTED WITH SCREWS THAT PENETRATE THE DUCT INTERIOR (CMC 504.4)
- DRYER DUCTS MUST TERMINATE ON THE BUILDING EXTERIOR IN A BACKDRAFT DAMPER. SCREENS OR LOUVERS CANNOT BE INSTALLED (CMC 504.4)
- FLEXIBLE TRANSITION DUCTS (CONNECTORS) BETWEEN THE DRYER AND THE METAL DUCT ARE ALLOWED IN LENGTHS UP TO 6 FEET AND CANNOT BE CONCEALED WITHIN CONSTRUCTION (CMC 504.4.2.2 EXCEPTION). THEY MUST BE UL LISTED AND LABELED (L4L) AS DRYER TRANSITION DUCTS, AND CANNOT BE PLASTIC
- VENT CLOTHES DRYER VENT MAXIMUM 14 FEET DUCT TO THE EXTERIOR AND PROVIDE WITH WEATHER-RESISTANT TERMINAL CAP AND BACK FLOW DAMPER.



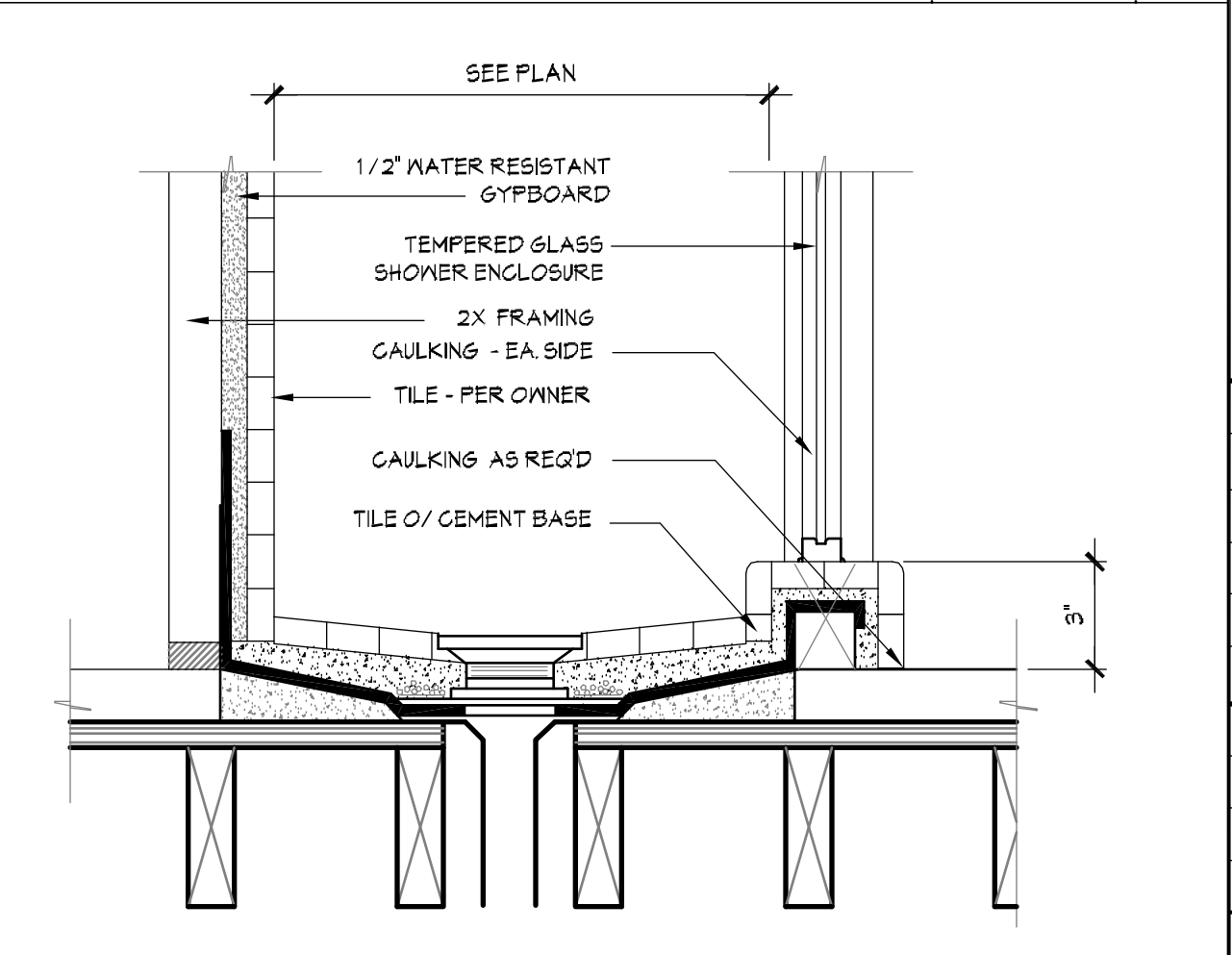
2ND FLOOR FLOOR PLAN SCALE: 1/4"=1'-0"



SWITCH BACK STAIR FRAMING DET SCALE: N.T.S. FILE: 3



SKYLIGHT DETAIL SCALE: N.T.S. FILE: 2



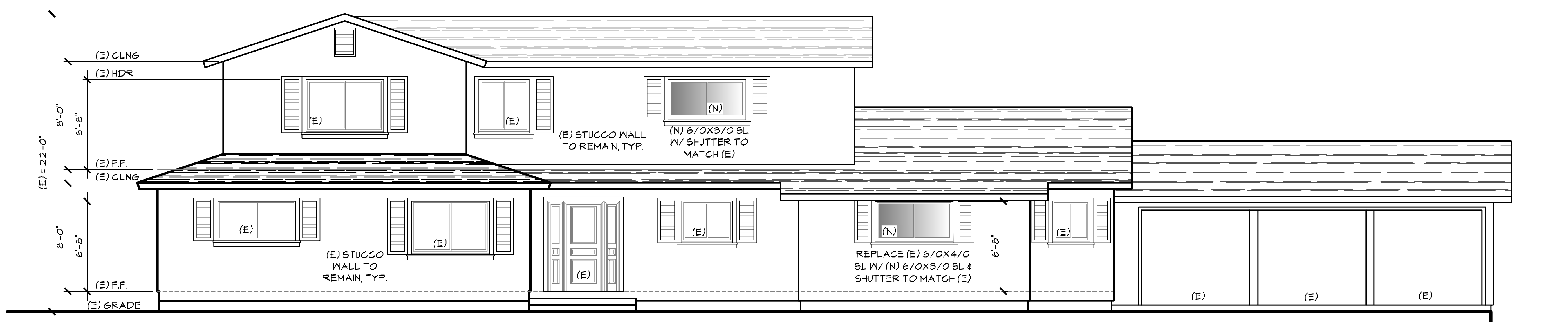
SHOWER FLOOR DET. SCALE: N.T.S. FILE: 1

**2ND FL. FLOOR PLAN
 DETAILS**

RESIDENTIAL REMODELING
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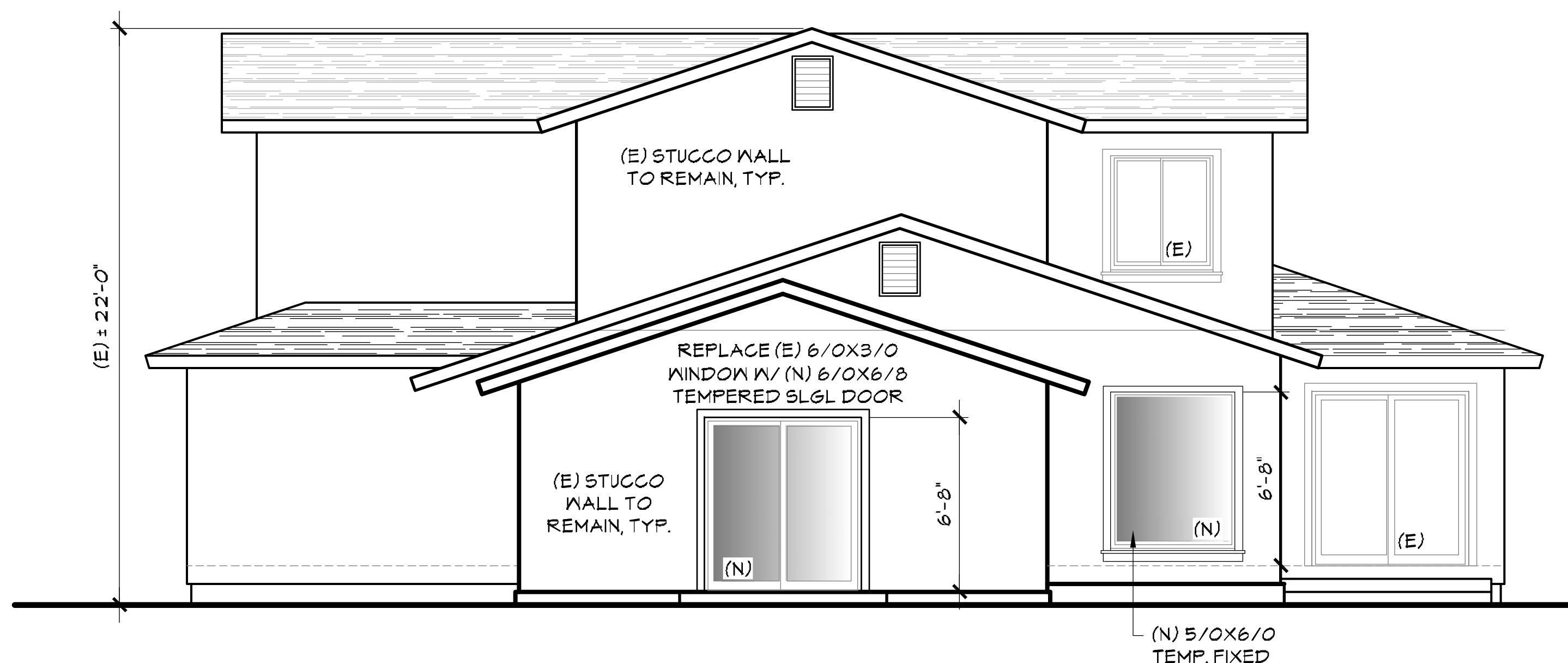
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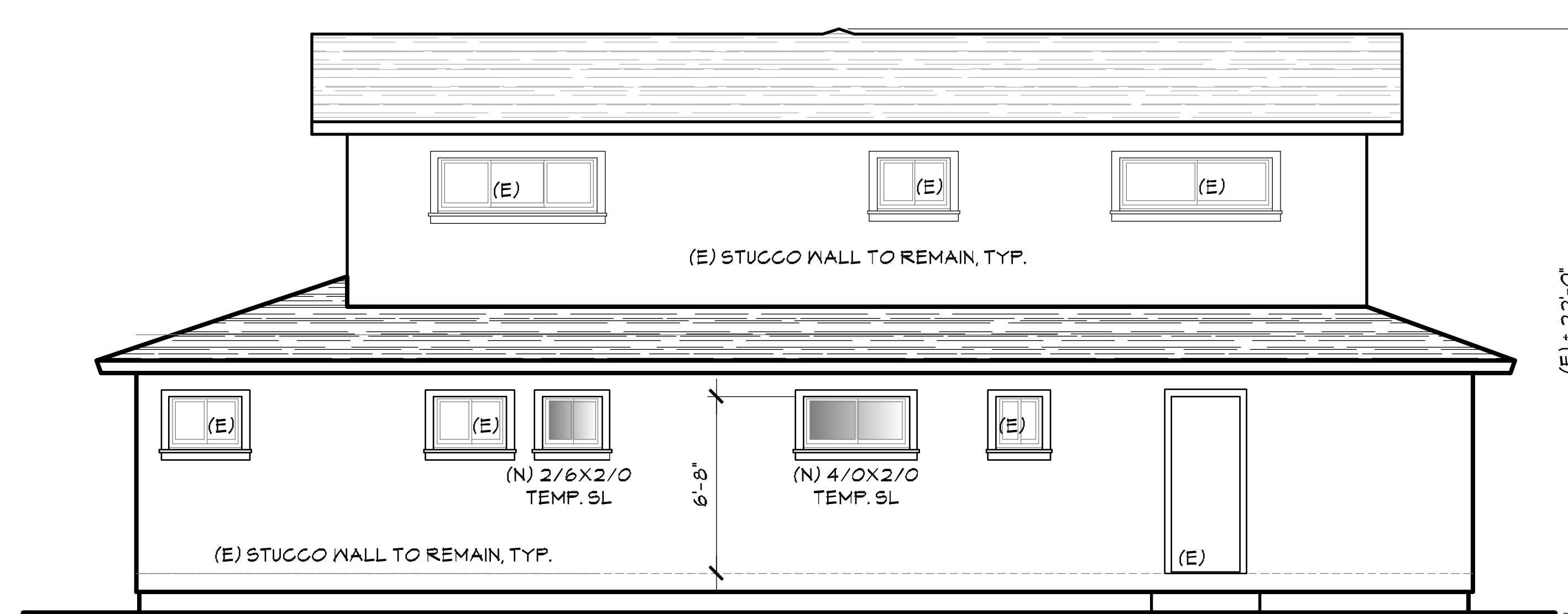
A. FRONT ELEVATION

SCALE: 3/16" = 1'-0"



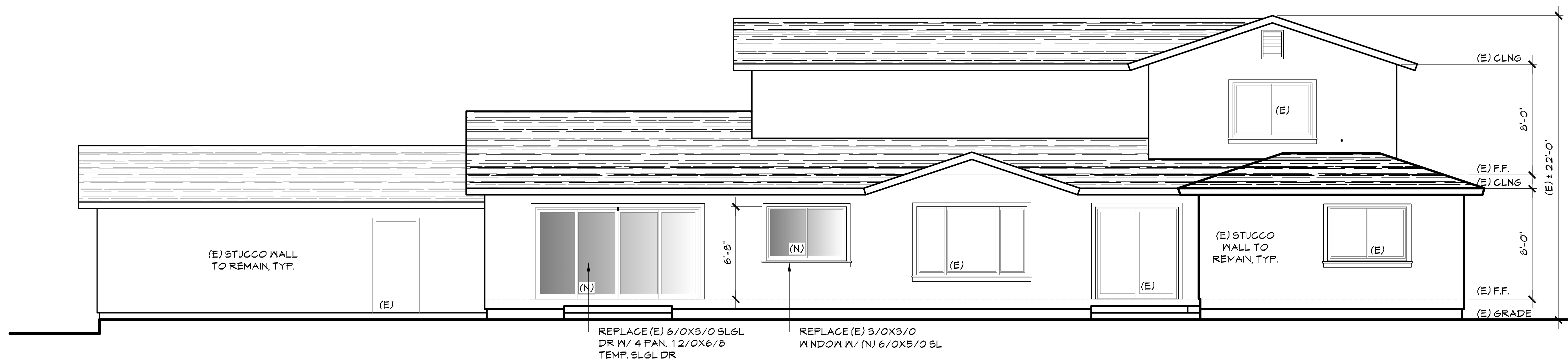
B. RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



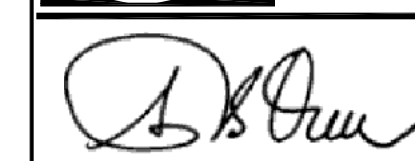
C. LEFT ELEVATION

SCALE: 3/16" = 1'-0"



D. REAR ELEVATION

SCALE: 3/16" = 1'-0"



ELEVATIONS

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