

City and County of Denver  
**APPROVED BUILDING PLANS**

LOG #: **2024-LOG-0011669**  
DATE: **11/18/2024**  
REVIEWER: **Gary Wegher**

This review shall not be construed to mean acceptance of any code violations shown on these plans, unless specifically authorized in writing by Administrative Modification or Board of Appeals decision. No review is made for compliance with ADA or any other law not adopted as part of the building code for the City and County of Denver.

City and County of Denver  
**ZONING PERMITTING  
CONSTRUCTION APPROVAL**

ZONE DISTRICT: **U-SU-C**  
LOG #: **2024-LOG-0011669**  
DATE: **11/18/2024**  
REVIEWER: **Gary Wegher**

## APPROVED WITH CONDITIONS – DENVER BUILDING CODE

This project is approved with the following conditions. The applicant is required to ensure that the items below are addressed and comply with adopted codes prior to construction. Some or all of the conditions below may apply and are dependent on field conditions. These items do not require an additional plan submittal unless there is a deviation from these conditions.

### 1. Adopted Codes / Compliance

- All work must comply with 2022 Denver Residential Code (DRC), 2022 Denver Energy Code (DEC) and 2022 Denver Building Code (DBC).
- The issuance of a permit or the approval of drawings shall not be construed to mean approval of any violation of the building code. Reference DBC Section 130.1.
- Electrical, plumbing, and mechanical systems have not been reviewed and are subject to separate permits.

### 2. Habitable Space / Habitable Rooms

- Definition of Habitable Space: A space in a building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces. Reference R202.
- Habitable rooms, except kitchens, shall have a floor area of not less than 70 square feet. Reference DRC Section R304.1.
- Habitable rooms shall be not less than 7 feet in any horizontal dimension. Reference DRC Section R304.2.

### 3. R302 Fire Resistant Construction

- Floor assemblies shall be provided with 1/2-inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member, unless meeting an exception. Reference DRC Section R302.13.
- Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum. Reference DRC Section R302.7.

### 4. R305 Ceiling Height – All Spaces

- Habitable space and hallways shall have a ceiling height of not less than 7 feet. Reference DRC Section R305.1.
- Bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches. Reference DRC Section R305.1.

## **5. R305 Ceiling Height – Basement Exceptions**

- a. The ceiling height in basements built prior to October 1990 shall be a minimum of 6 feet 8 inches, with a minimum clearance of 6 feet 4 inches to any ceiling projection caused by beams, ducts, or pipes. Reference DRC Section R305.1, Exception 5.
- b. Portions of basements that do not contain habitable space or hallways shall have a ceiling height of not less than 6 feet 8 inches. Reference DRC Section R305.1.1.
- c. Beams, girders, ducts, or other obstructions in basements shall be permitted to project to within 6 feet 4 inches of the finished floor. Reference DRC Section R305.1, Exception 3.

## **6. R308 Glazing**

- a. Safety glazing is required in hazardous locations. Reference DRC Section R308.4.

## **7. R310 Emergency Escape and Rescue Openings**

- a. Basements, habitable attics, accessory structures with living space, and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Reference DRC Section R310.1.
- b. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court having a minimum width of 36 inches that opens to a public way. Reference DRC Section R310.1.
- c. Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet. Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet. Reference DRC Section R310.2.1.
- d. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width shall be 20 inches. Reference DRC Section R310.2.2.
- e. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches above the floor. Reference DRC Section R310.2.3.
- f. Emergency escape and rescue openings where the bottom of the clear opening is below the adjacent grade shall be provided with an area (window) well. Reference DRC Section R310.4.
- g. The horizontal area of the area well shall be not less than 9 square feet with a horizontal projection and width of not less than 36 inches. Reference DRC Section R310.4.1.
- h. Area wells with a vertical depth greater than 44 inches shall be equipped with an approved, permanently affixed ladder or steps. Reference DRC Section R310.4.2.
- i. Where a door is provided as the required emergency escape and rescue opening, it shall be side-hinged door or a sliding door. Reference DRC Section R310.3.

## **8. R314 Smoke Alarms**

- a. Provide smoke detectors in accordance with DRC Section R314.

## **9. R315 Carbon Monoxide Alarms**

- a. Provide Carbon Monoxide Alarms in accordance with DRC Section R315.
- b. Colorado House Bill 09-1091 - Notwithstanding any other provision of law, every dwelling that includes either fuel-fired appliances/ replacements, or an attached garage where on or after July 1, 2009, interior alterations, repairs, or additions, any of which require a building permit, occurs or where one or more rooms lawfully used for sleeping purposes are added shall have an operable Carbon Monoxide Alarm installed within fifteen feet of the entrance to each room lawfully used for sleeping purposes or a location as specified in any Building Code adopted by the State or any local Government Entity.

## **10. R311 Means of Egress**

- a. The headroom in stairways shall be not less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway. Reference DRC Section R311.7.2.
- b. Stairways shall be not less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height,

including treads and landings, shall be not less than 31 ½ inches where a handrail is installed on one side and 27 inches where handrails are installed on both sides. Reference DRC Section R311.7.1.

- c. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers. Reference DRC Section R311.7.8.
- d. Existing Stairs
  - i. Stairs not otherwise being altered or modified shall be permitted to maintain their current clear width at, above, and below existing handrails. Reference DRC Section AJ106.8.1.1.
  - ii. Stairs not otherwise being altered shall be permitted to maintain the current finished headroom. Headroom height on existing stairs being altered or modified shall not be reduced below the existing stairway finished headroom. Reference DRC Section AJ106.8.1.2.
  - iii. Stairs not otherwise being altered shall be permitted to maintain the current landing depth and width. Landings serving existing stairs being altered or modified shall not be reduced below the existing stairway landing depth and width. Reference DRC Section AJ106.8.1.3.
  - iv. Floor levels without any living space converted to living space, or a portion thereof, shall be provided with vertical egress in accordance with R311.4. Reference DRC Section AJ108.8.4.

## 11. R312 Guards and Window Fall Protection

- a. Guards shall be provided for those portions of open-sided walking surfaces, including floors, stairs, ramps, landings, decks, patios, and other hardscaped and landscaped surfaces designed and intended for walking that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Exception: A guard shall not be required at retaining walls adjacent to hardscaped or landscaped walking surfaces located 36 inches or more, measured horizontally and perpendicularly, from the top edge of the retaining wall. Reference DRC Section R312.1.1.
- b. Required guards at open-sided walking surfaces located greater than 72 inches above finished grade shall be not less than 36 inches in height as measured vertically above the adjacent walking surface, above any integral or built in, abutting raised horizontal surface, or the line connecting the nosings. Reference DRC Section R312.1.2 for exceptions.

## 12. Energy Efficiency – DEC Residential Provisions

- a. Reference DEC Table R402.1.3 for Insulation and Fenestration Requirements by Component
- b. Existing ceiling, wall, or floor cavities are not required to meet DEC Table R402.1.3 provided the exposed cavities are filled with insulation.
- c. Insulation – Basement Wall R-Value (min):
  - i. R-15 continuous,
  - ii. R-19 cavity, or
  - iii. R-5 continuous + R-13 cavity.
- d. Insulation – Crawlspace Wall R-Value (min):
  - i. R-15 continuous.
  - ii. R-19 cavity, or
  - iii. R-5 continuous + R-13 cavity.
- e. Insulation – Wood Frame Wall R-Value (min):
  - i. R-30 cavity,
  - ii. R-20 cavity + R-5 continuous,
  - iii. R-13 cavity + R-10 continuous, or
  - iv. R-0 cavity + R-20 continuous.
- f. U-factor:
  - i. Vertical fenestration U-Factor (min): 0.25 (see code section for exceptions), and
  - ii. Skylight fenestration U-Factor (min): 0.45

### 13. Complete Independent Dwelling Unit

- a. Reference DRC Section R101.2.5.
- b. A space in a structure will be deemed a dwelling unit if it contains all the following elements.
  - i. Provisions for living.
  - ii. Provisions for cooking.
  - iii. Provisions for sanitation.
  - iv. Provisions for bathing.
  - v. Provisions for sleeping including a bedroom or other area designated for sleeping.
  - vi. Independent egress to the exterior of the structure from an egress door.

Exception: A structure will be deemed one dwelling unit if it contains a non-separated, continuous, and open access path between spaces in a structure that would be considered more than one dwelling unit.

- c. Definition of *non-separated, continuous, and open access path*: A continuous and unobstructed path of vertical and/or horizontal egress travel that is not closed off by doors, contains a minimum clear width of 48 inches (1219 mm) at openings, and the standard width of a hallway or stair. Reference DRC Section 202.

### 14. Bathrooms

- a. Fixtures shall be spaced in accordance with DRC Figure R307.1. Reference DRC Section R307.1.
- b. Bathtub & shower floors, walls above bathtubs with installed showerheads, in shower compartments, shall be finished with a non-absorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. Reference DRC Section R307.2.
- c. Hinged shower doors shall open outward, and the access and egress opening shall have a clear and unobstructed finished width of not less than 22 inches. Reference DRC Section P2708.1 & P2708.1.1.
- d. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which shall be openable, or artificial light and a local exhaust fan that provides a minimum 50 cfm intermittent or 25 cfm continuous mechanical ventilation vented to the exterior. Reference DRC Sections R303.3 and M1505.

### 15. Mechanical

- a. Clothes dryer exhaust ducts to comply with DRC Section M1502.
- b. Kitchen hoods rated over 400 cfm shall be provided with a source of makeup air per DRC Section M1503 & M1503.6. See code sections for exceptions.
- c. Kitchen exhaust flow rate shall be a minimum 100 cfm intermittent, or 25 cfm continuous mechanical ventilation vented to the exterior. Reference DRC Section M1505.4.4.
- d. Microwave ovens installed over kitchen ranges shall comply with DRC Section M1504.
- e. Installation & location of warm air furnace shall comply with DRC Sections M1305 and G2406. Furnaces may be installed in attic space (DRC Section M1305.1.2) and in crawlspace (DRC Section M1305.1.3)

### 16. Plumbing

- a. Water heater location shall comply with DRC Section M2005.
- b. Water conservation shall comply with the Denver Plumbing Code.

### 17. Electrical

- a. New electrical shall comply with the National Electric Code.

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS ARE 2X6 WOOD STUD @16" O.C.
2. ALL INTERIOR WALLS ARE 2X4 WOOD STUD @16" O.C.
3. ALL DIMENSIONS ARE TO FACE OF WALL U.N.O.
4. ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
5. GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
6. NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
7. ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN/ BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.

WALL ASSEMBLIES

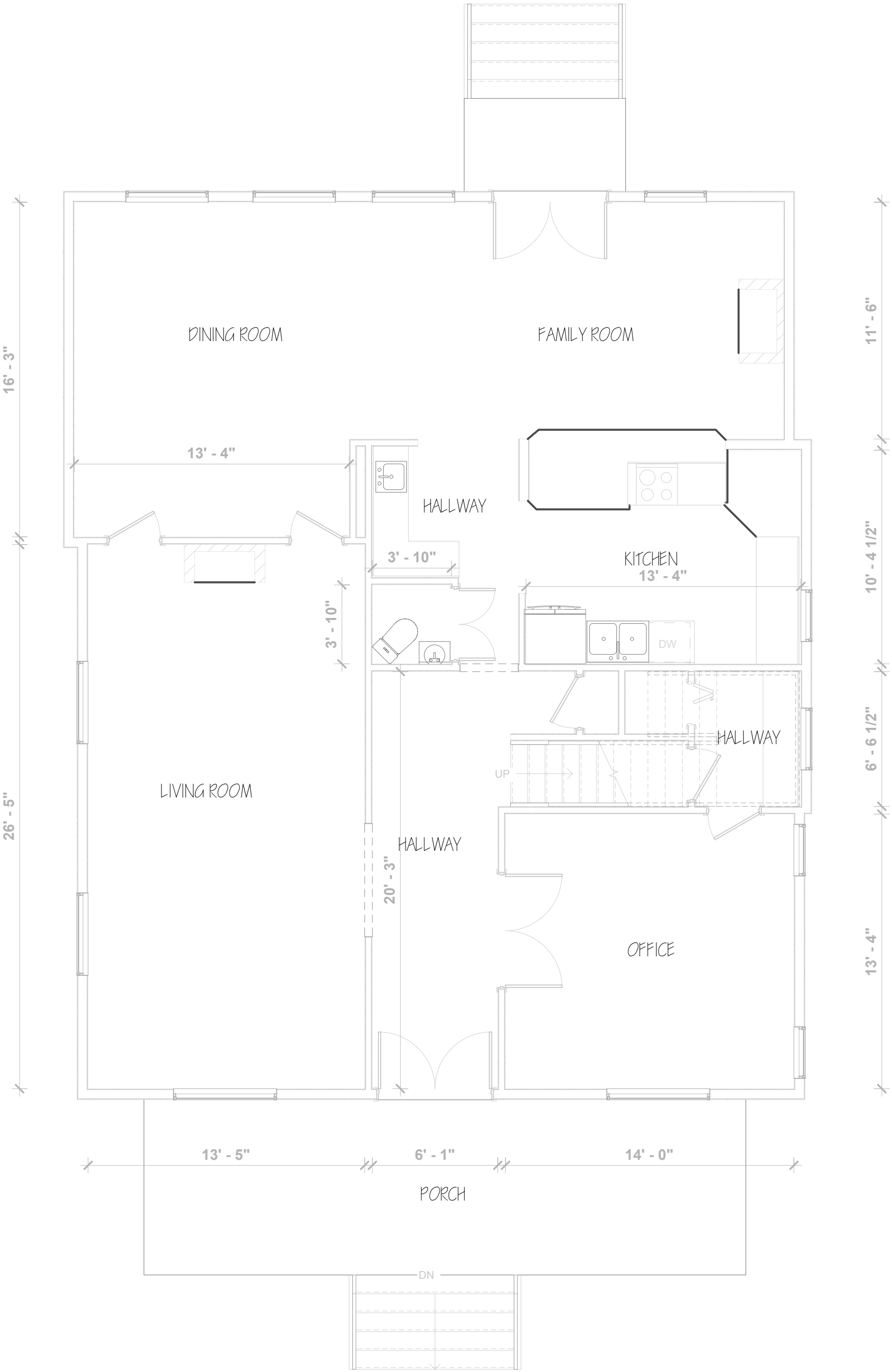
ITEM	DESCRIPTION
1	EXTERIOR WALL 2X6 WOOD STUD @16" O.C
2	INTERIOR WALL 2X4 WOOD STUD @16" O.C

Scope:

Main Floor: Kitchen remodel, bathroom and powder room remodels, all new doors, fixtures, paint, refinish flooring and replace where necessary.

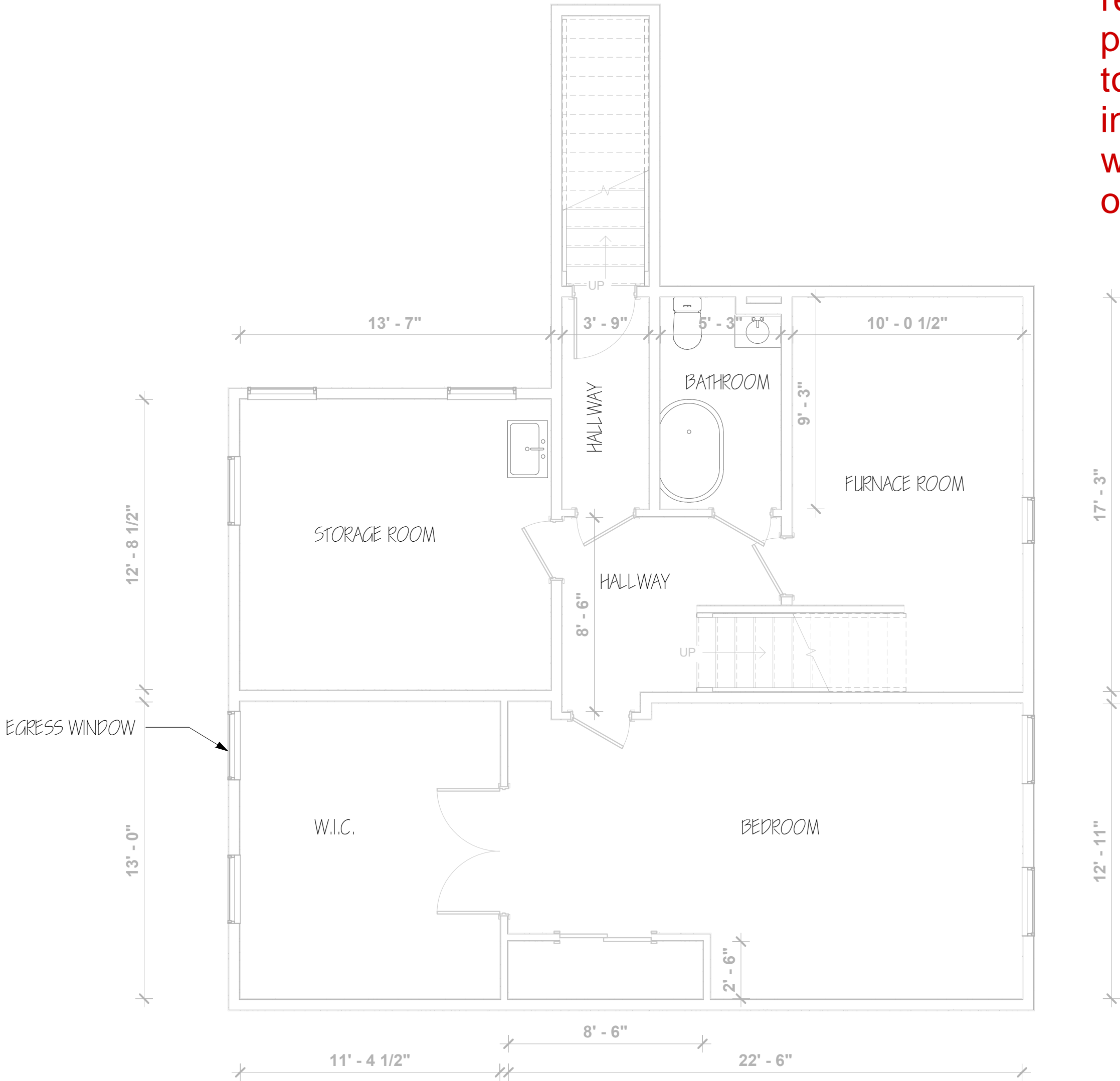
Basement: All new doors, fixtures, paint and Bathroom remodel.

PATIO



1 MAIN FLOOR PLAN

1/4" = 1'-0"



2 BASEMENT

1/4" = 1'-0"



CONSULTANT

Remove and Replace Note: This is a remove and replace project that will require all finishes to be replaced. These plans to not propose any material change to the essence of the building and instead identify all areas of the home which will receive updated finishes in order to restore it to modern standards.

PROJECT

HOUSE RENOVATION PLANS

PROJECT # 20241019

711 Race St.

REVISIONS

No.	Description	Date
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PROJECT STATUS

PROPOSED PLANS

ISSUE DATE

11.12.2024

SHEET NAME

EXISTING FLOOR PLANS

SHEET NUMBER

A1.1



FLOOR PLAN NOTES

FLOOR PLAN

1.

ALL EXTERIOR WALLS ARE 2X6 WOOD STUD @16" O.C.
2.

ALL INTERIOR WALLS ARE 2X4 WOOD STUD @16" O.C.
3.

ALL DIMENSIONS ARE TO FACE OF WALL U.N.O.
4.

ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
5.

GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
6.

NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
7.

ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN/ BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.

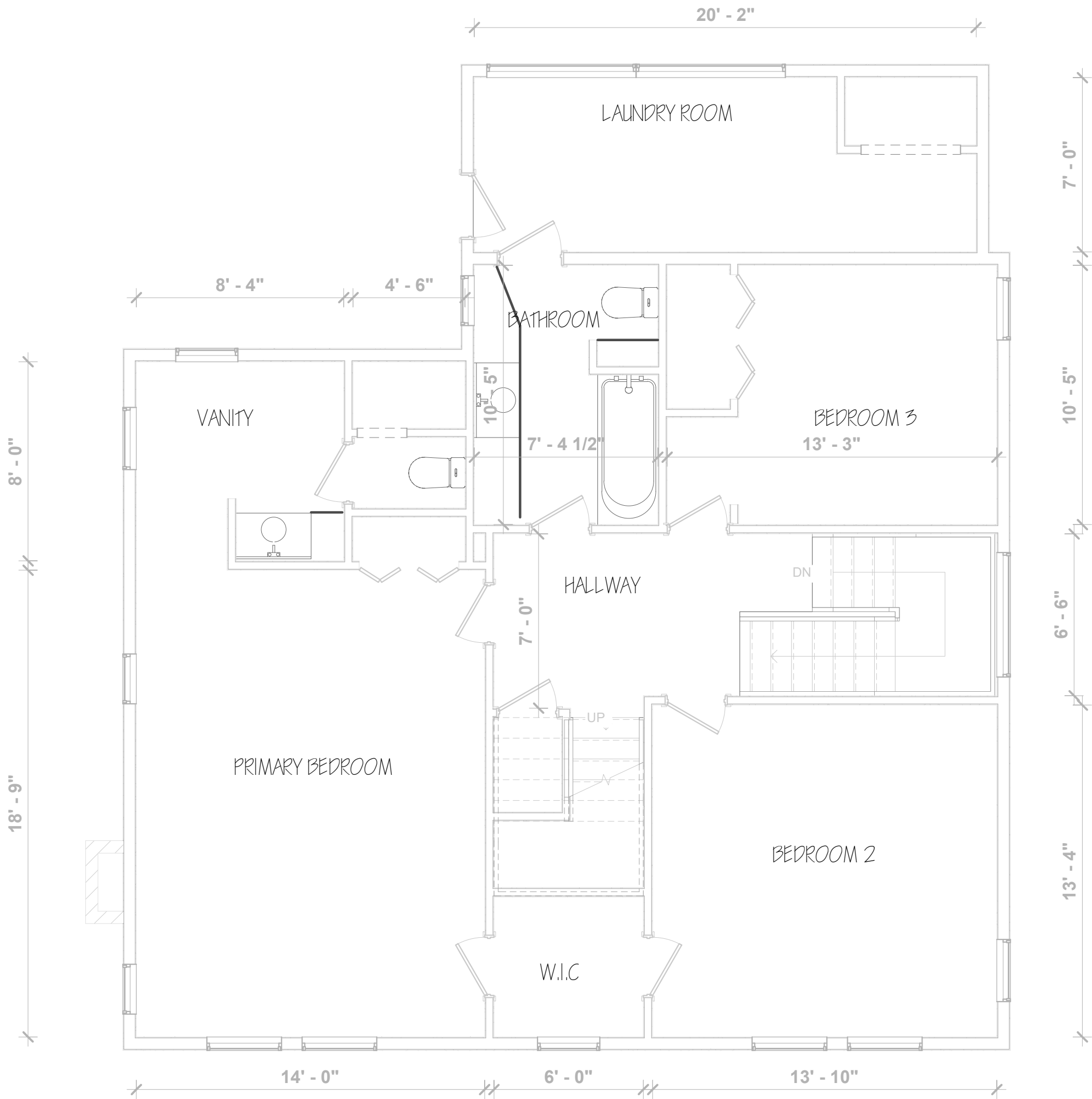
WALL ASSEMBLIES

ITEM	DESCRIPTION
1	EXTERIOR WALL 2X6 WOOD STUD @16" O.C
2	INTERIOR WALL 2X4 WOOD STUD @16" O.C

Scope:

Second Floor: All new doors, fixtures, paint and Master Bath and additional bathroom remodel.

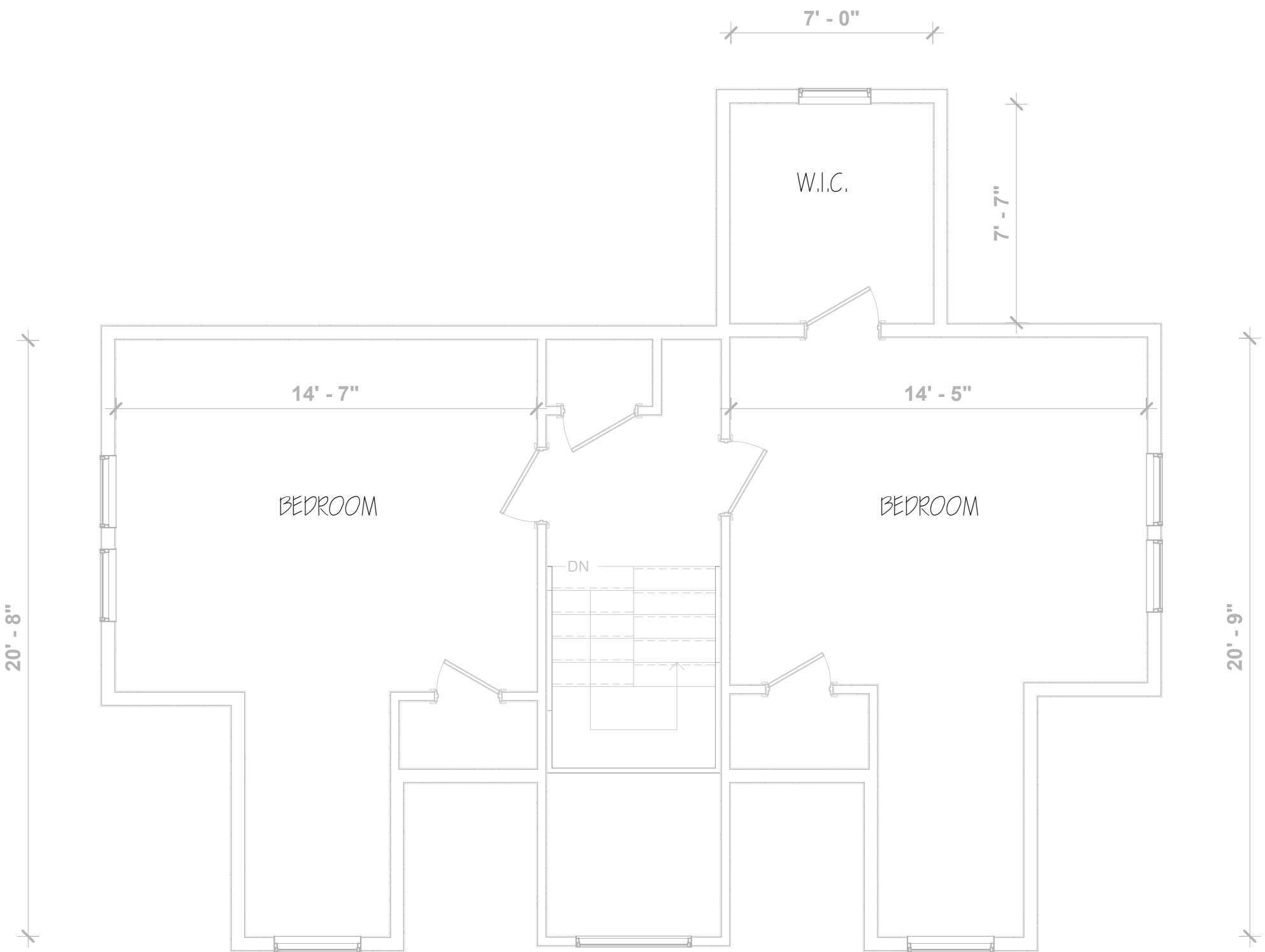
Third Floor: All new doors, fixtures, and paint



1

SECOND FLOOR

1/4" = 1'-0"



2

THIRD FLOOR

1/4" = 1'-0"



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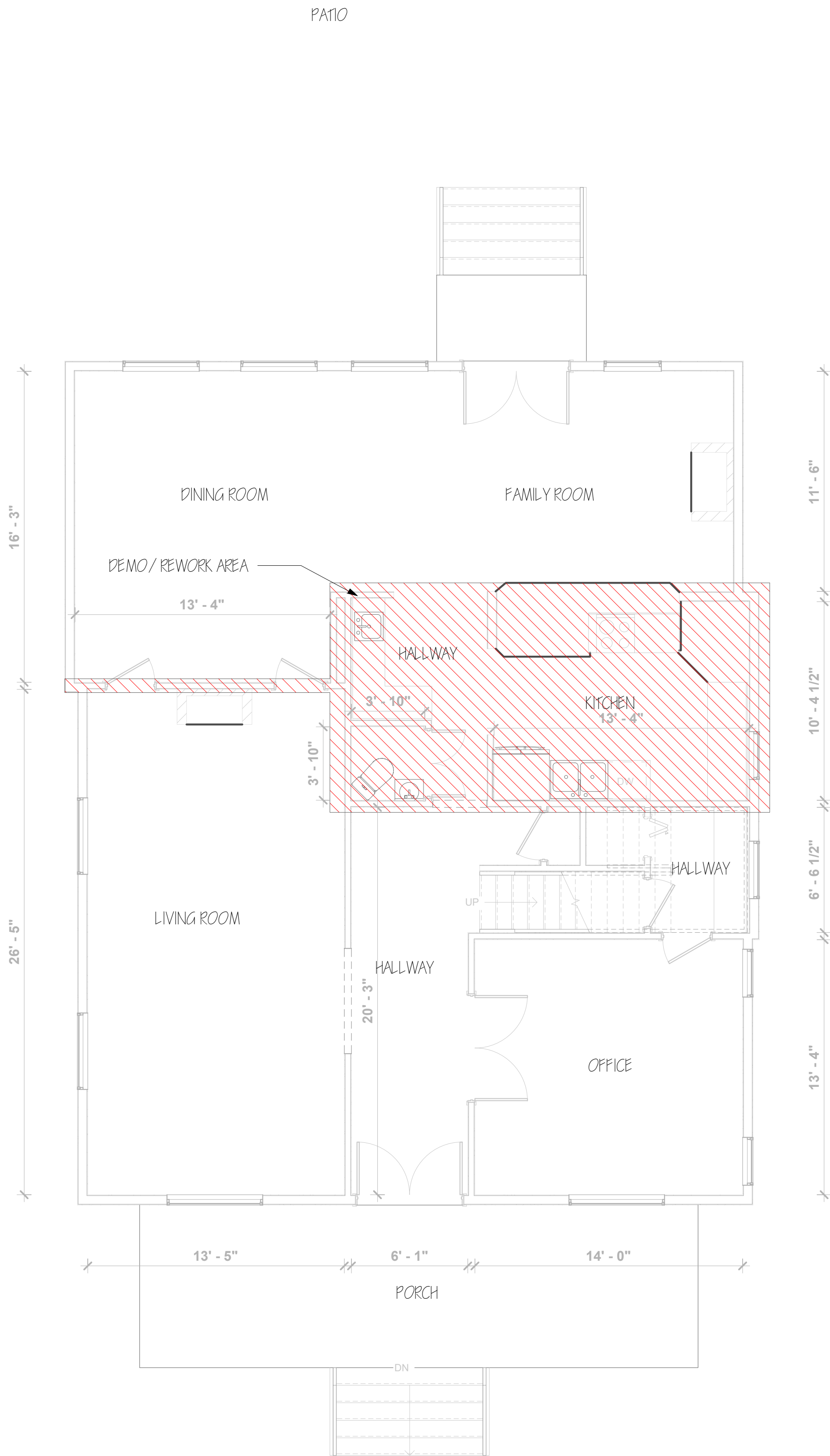
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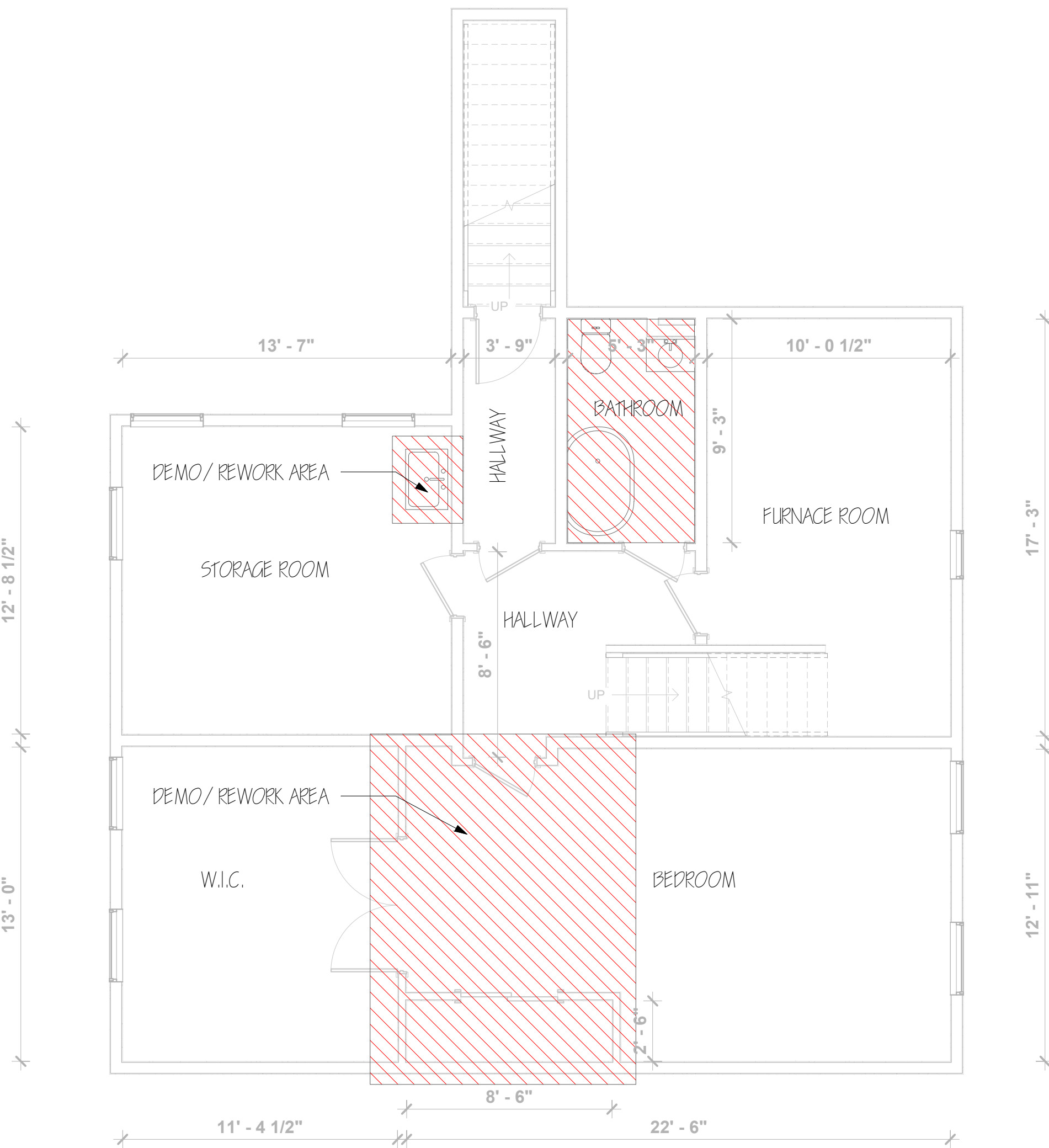
EXISTING FLOOR  
PLANS

SHEET NUMBER

A1.2



**1** MAIN FLOOR PLAN  
1/4" = 1'-0"



**2** BASEMENT DEMO PLAN  
1/4" = 1'-0"



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PROJECT  
**HOUSE  
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PROJECT # 20241019

711 Race St.

REVISIONS

No.	Description	Date
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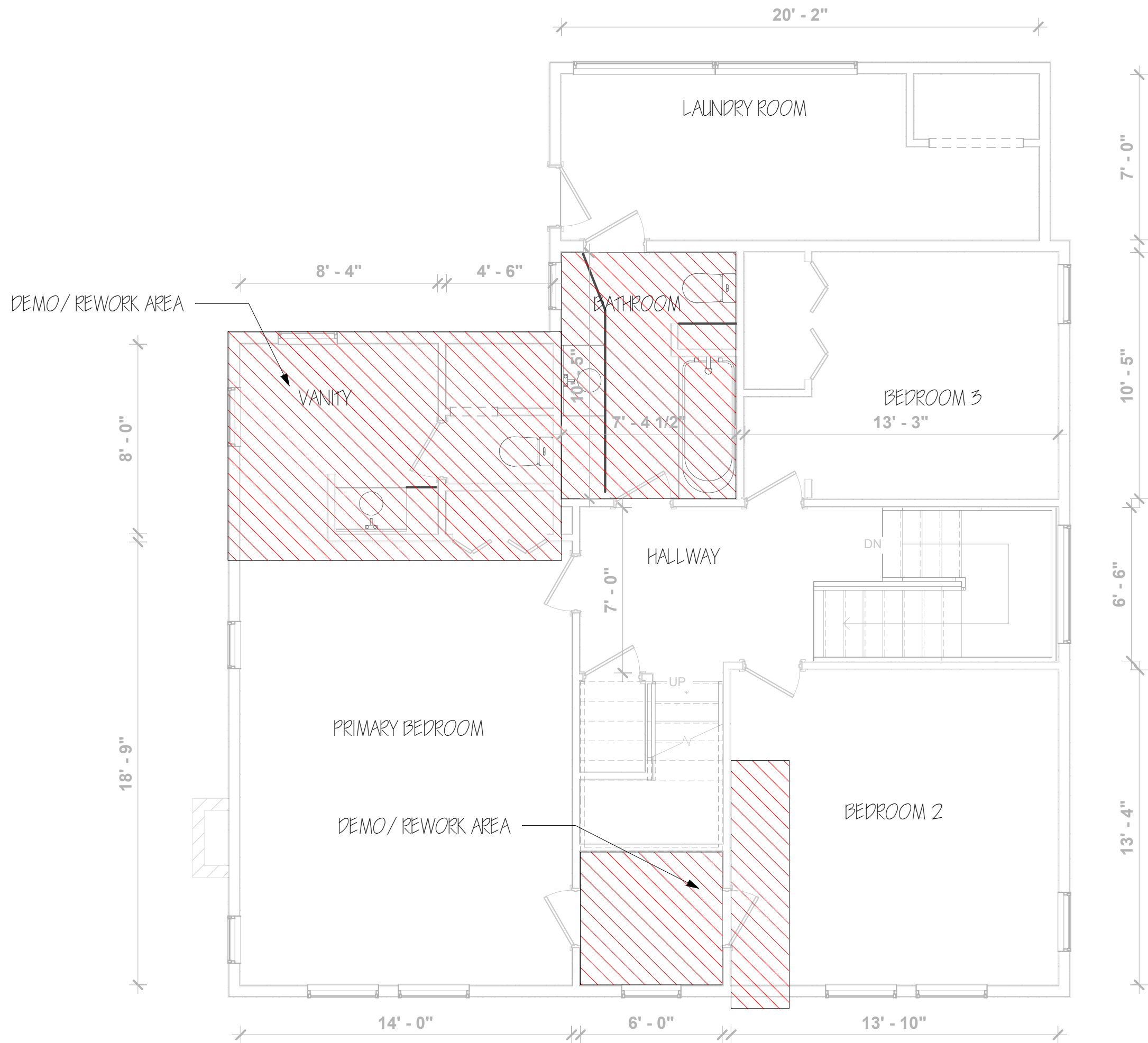
PROJECT STATUS  
**PROPOSED PLANS**

ISSUE DATE  
**11.12.2024**

SHEET NAME  
**DEMOLISH PLANS**

SHEET NUMBER

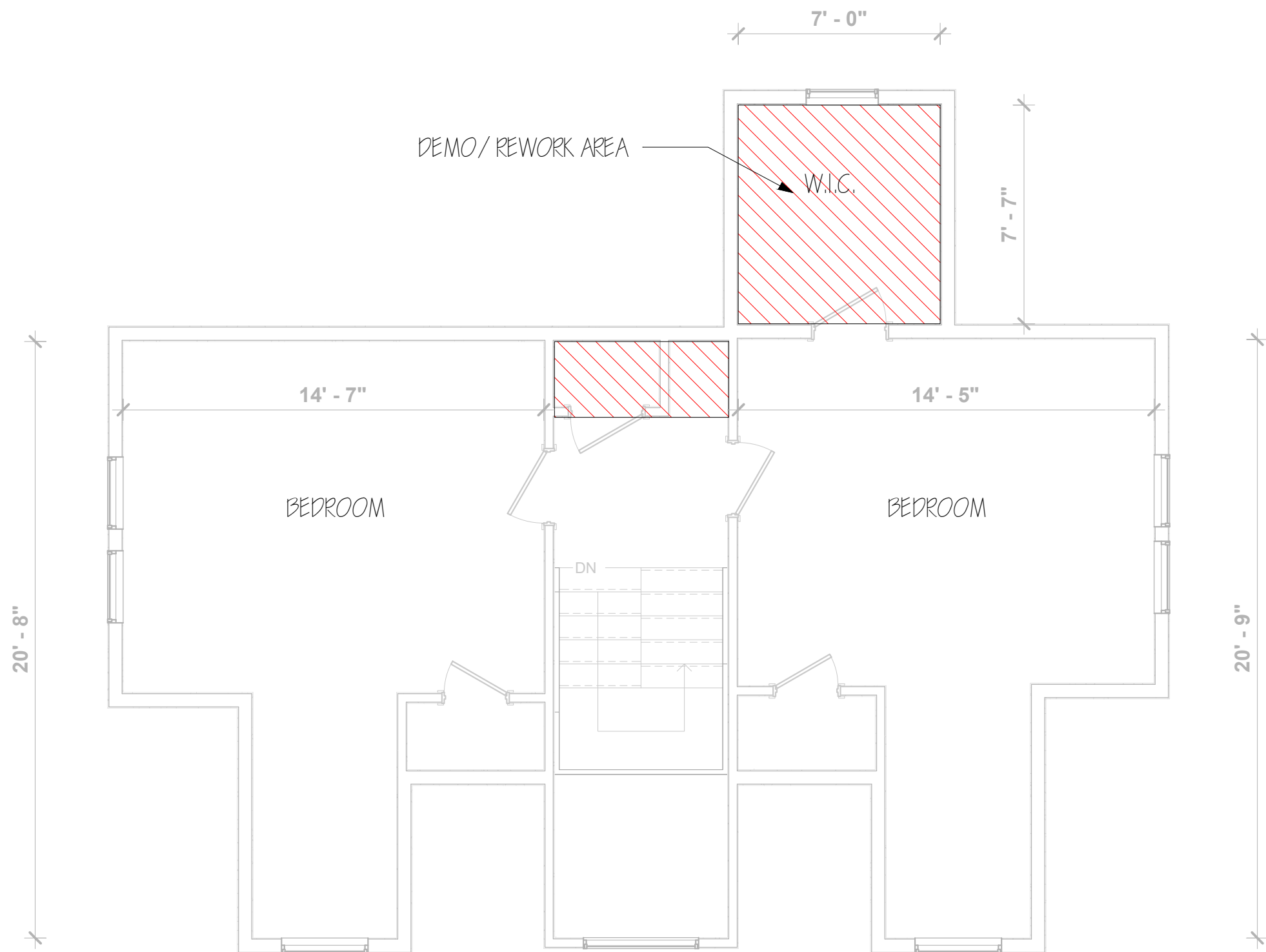
**A1.3**



1

SECOND FLOOR DEMO PLAN

1/4" = 1'-0"



2

THIRD FLOOR DEMO PLAN

1/4" = 1'-0"



CONSULTANT

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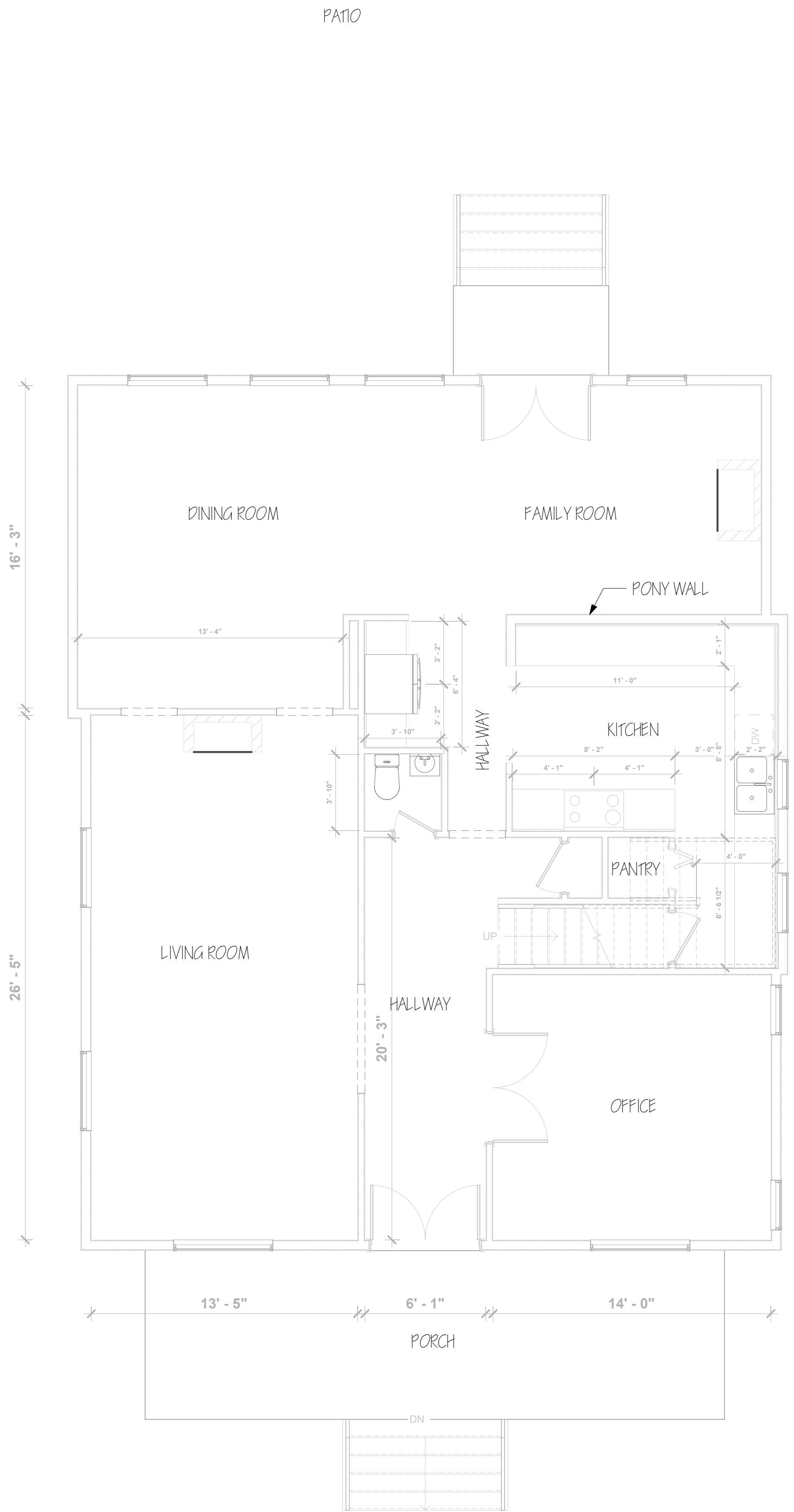
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DEMOLISH PLANS

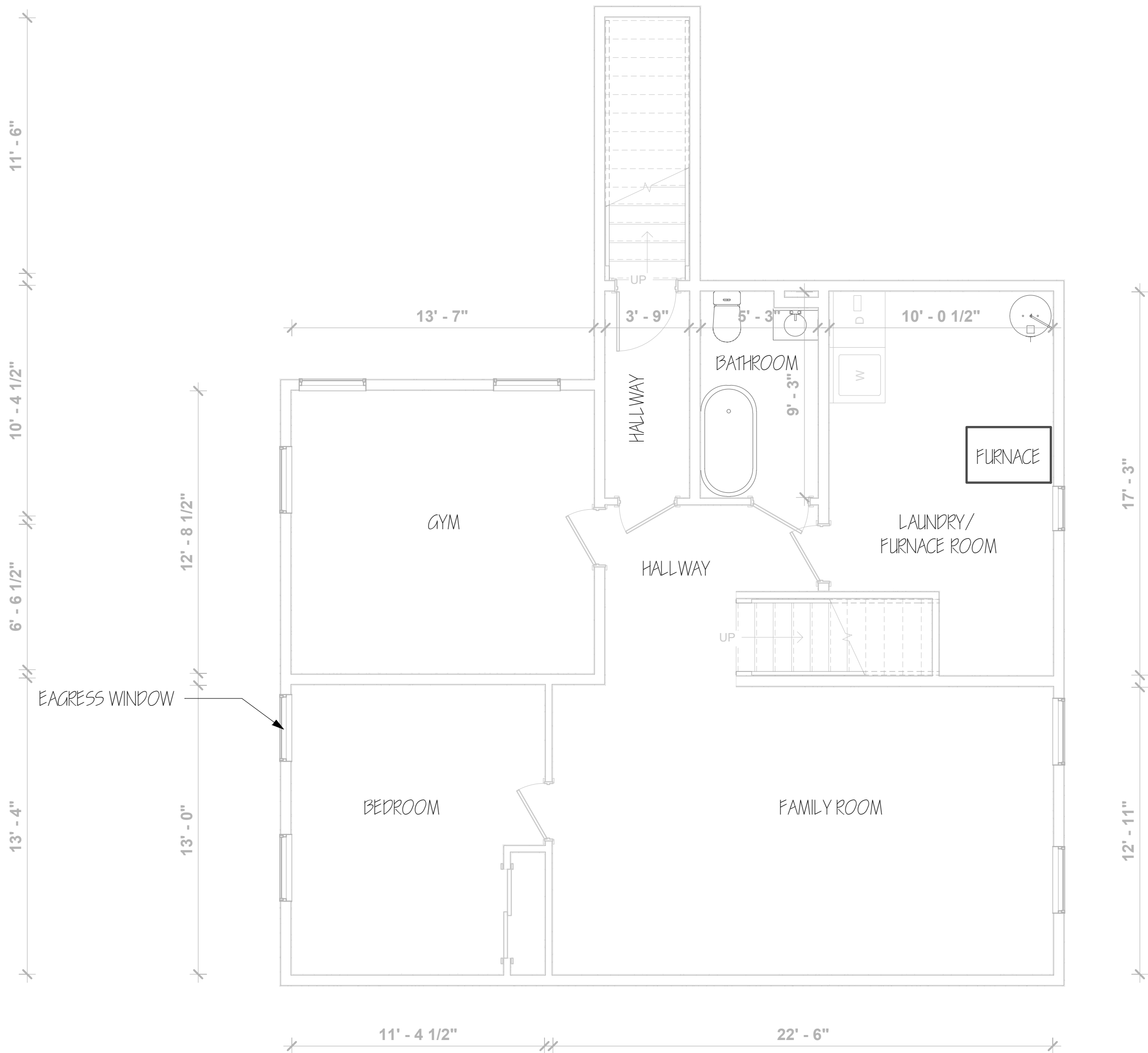
SHEET NUMBER

A1.4





**1** MAIN FLOOR PLAN  
1/4" = 1'-0"



**2** BASEMENT PROPOSED  
1/4" = 1'-0"



**Remove and Replace Note:** This is a remove and replace project that will require all finishes to be replaced. These plans to not propose any material change to the essence of the building and instead identify all areas of the home which will receive updated finishes in order to restore it to modern standards.

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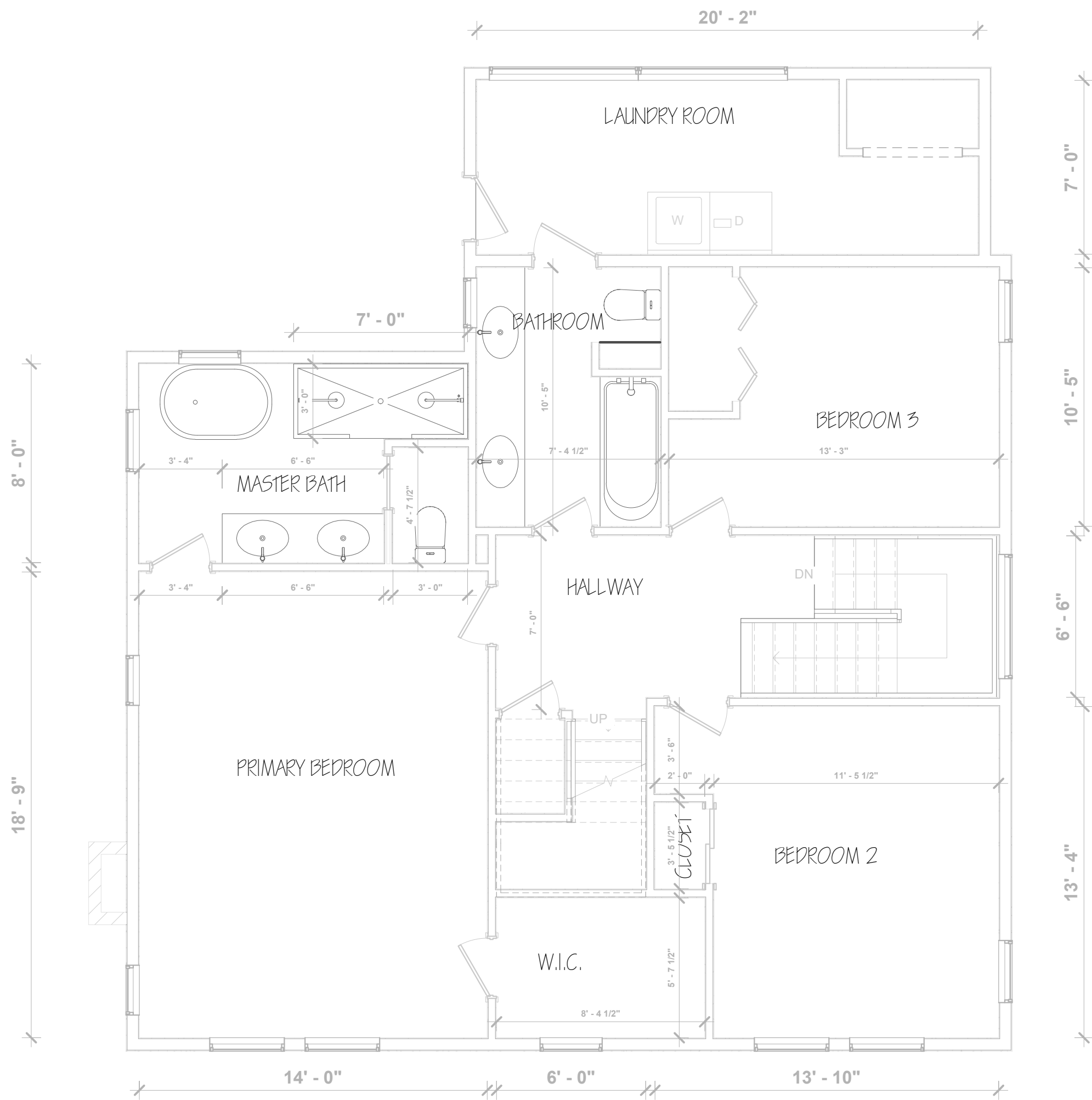
ISSUE DATE

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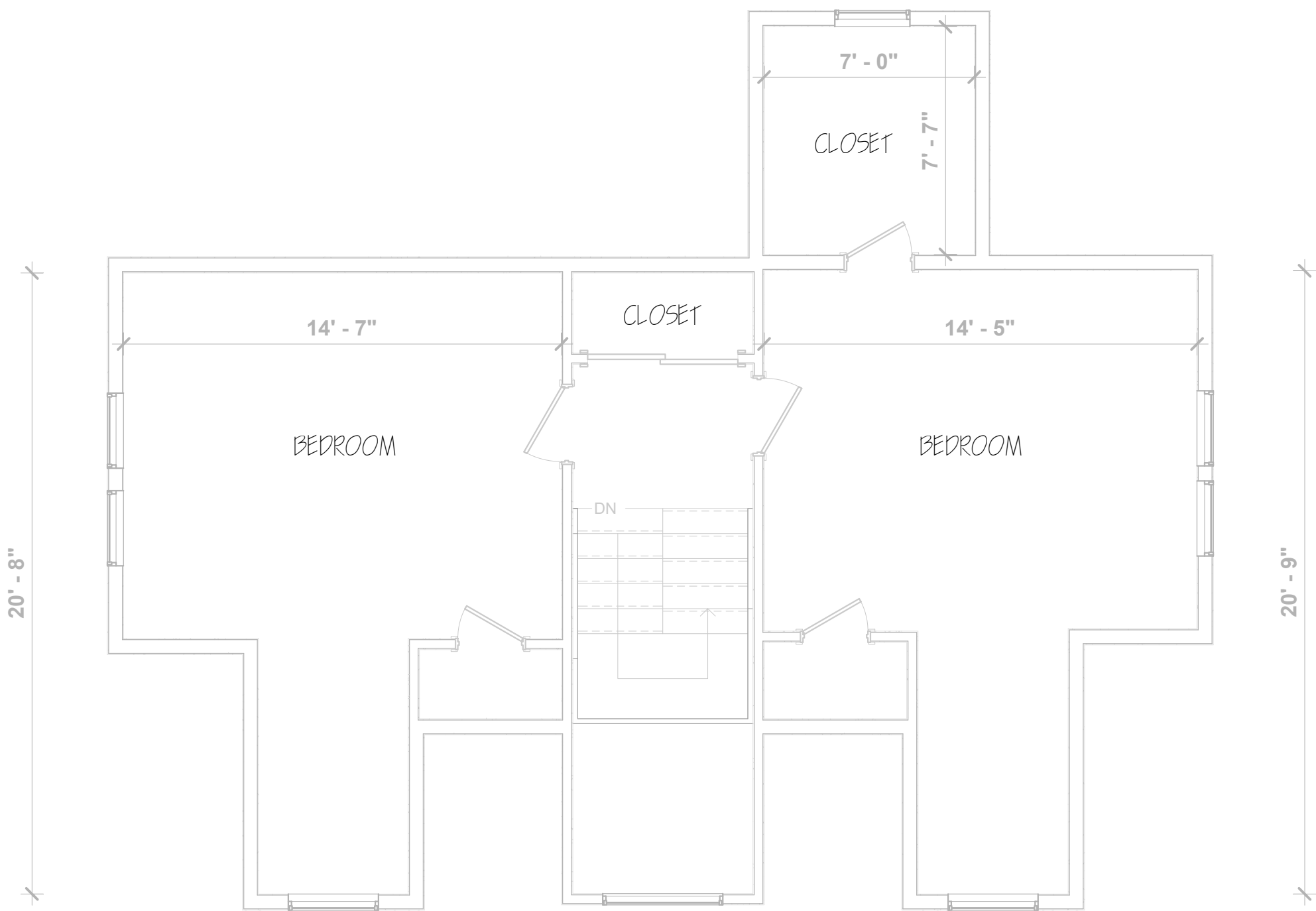
SHEET NAME

PROPOSED PLANS

SHEET NUMBER	
A1.5	



**1** SECOND FLOOR PROPOSED  
1/4" = 1'-0"



**2** THIRD FLOOR PROPOSED  
1/4" = 1'-0"



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ISSUE DATE

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SHEET NAME

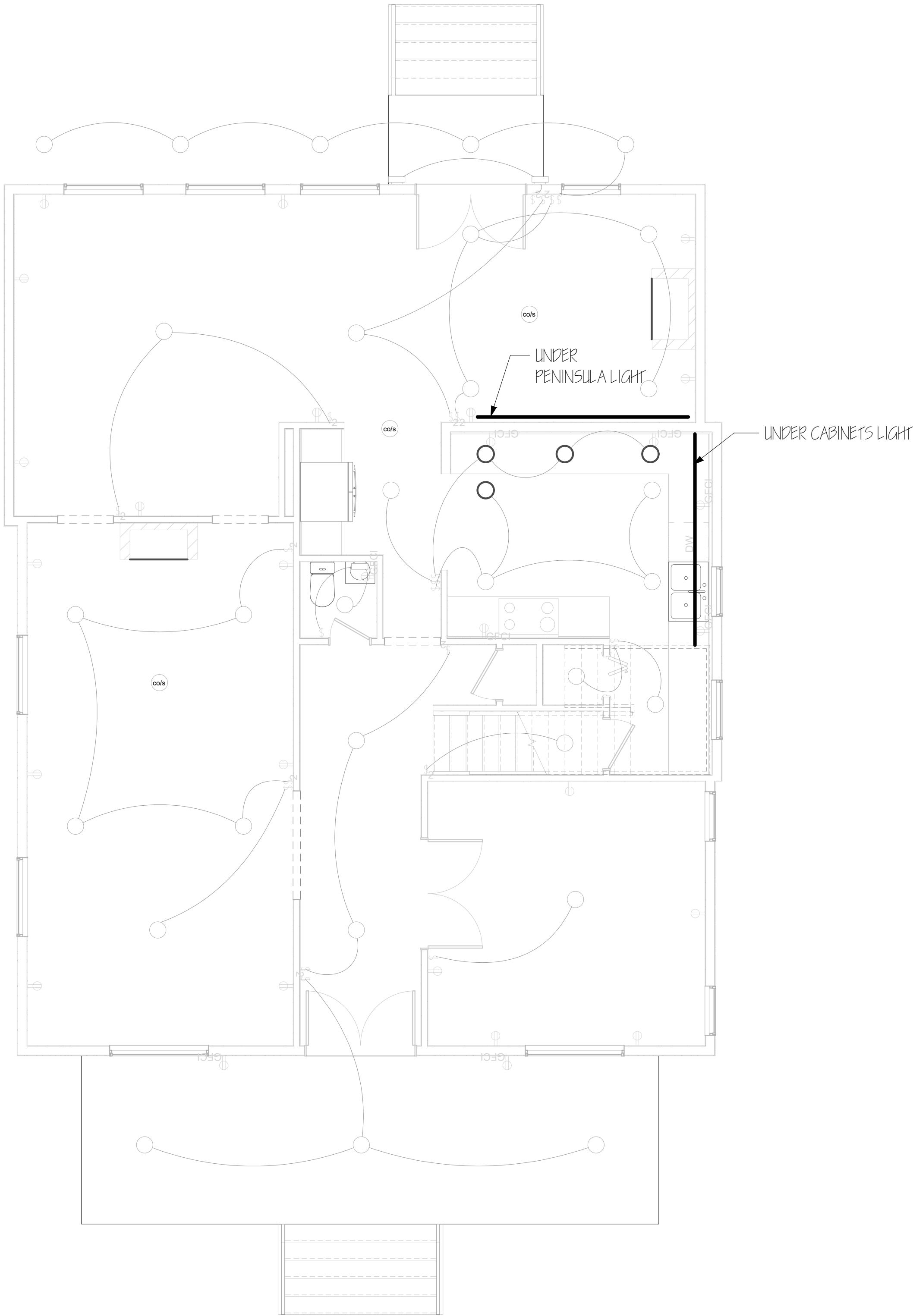
PROPOSED PLANS	
SHEET NUMBER	

A1.6

GENERAL NOTES

REFLECTED CEILING PLAN

1. OWNER TO PICK OUT LIGHT FIXTURES.
2. LIGHT FIXTURE LAYOUT BY OWNER.
3. LIGHT FIXTURE LAYOUT FOR SCHEMATIC DESIGN PURPOSES ONLY.
4. ALL LIGHT FIXTURES TO BE CENTERED IN ROOM U.N.O.



1

FIRST FLOOR

1/4" = 1'-0"

ELECTRICAL LEGEND

All may not be used

	Single Pole Switch		GFCI Outlet		Motion Sense Light		Floor Outlet		Ethernet
	Two Way Switch		Weather Proof Outlet		Wall Light External		Ceiling Fan with Light		Exhaust Fan
	Smoke Detector		Carbon Mono-Oxide Smoke Detector		Chandelier Light		Telephone Outlet		Weather Proof Switch
	Power Outlet		Recessed Light		Counter Outlet		220 V Plug		Minisplit System
	24" Flouricent Light		Electrical Box 200A		Pendant Light		Speaker		Under cabinet/peninsula light

2

BASEMENT PROPOSED ELECTRICAL

1/4" = 1'-0"



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HOUSE RENOVATION PLANS

PROJECT # 20241019

711 Race St.

REVISIONS		
No.	Description	Date

PROJECT STATUS

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11.12.2024

SHEET NAME

ELECTRICAL PLANS

SHEET NUMBER

E1.1



- 24x36
- GENERAL NOTES

REFLECTED CEILING PLAN
1.

OWNER TO PICK OUT LIGHT FIXTURES.
2.

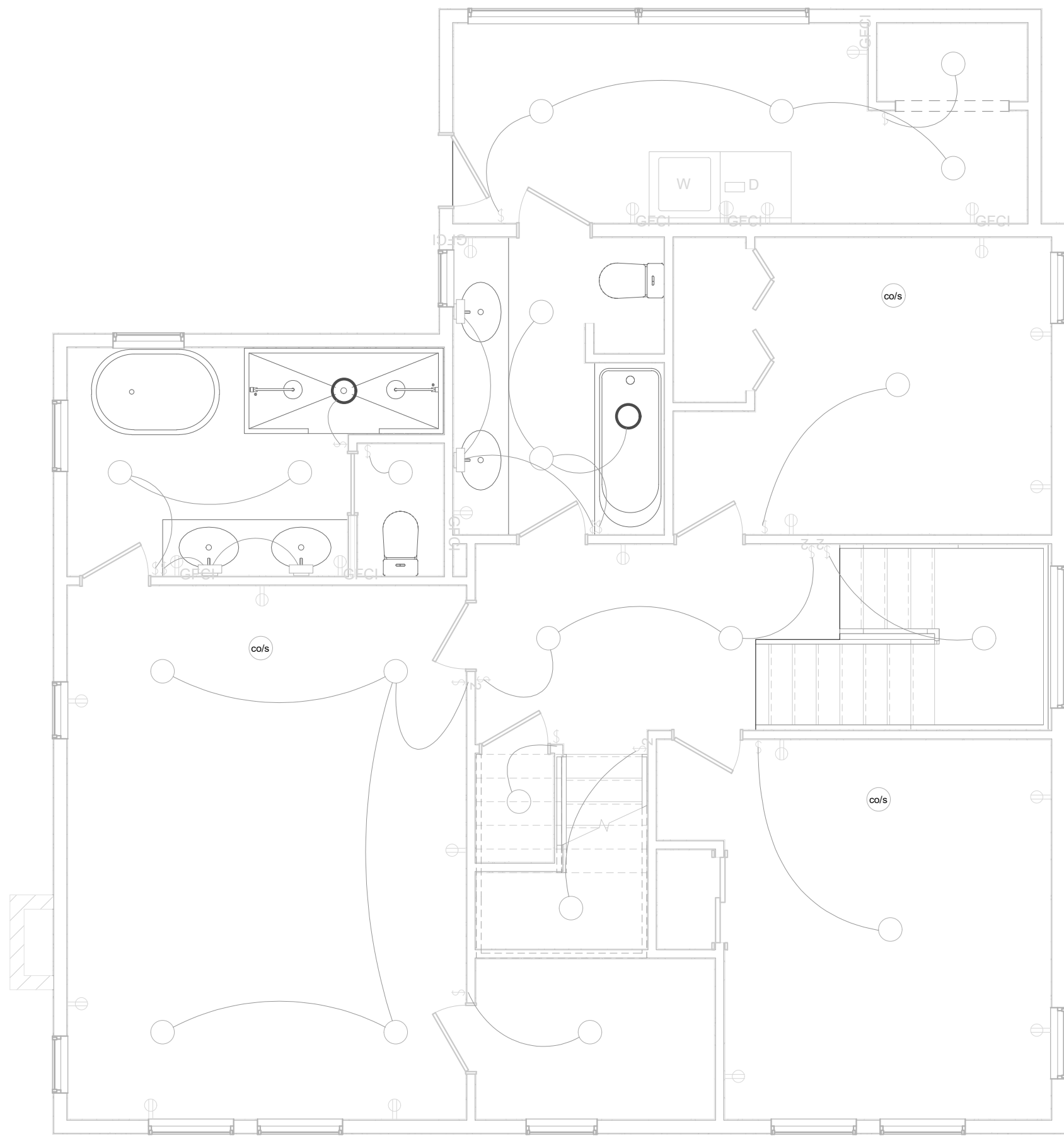
LIGHT FIXTURE LAYOUT BY OWNER.
3.

LIGHT FIXTURE LAYOUT FOR SCHEMATIC DESIGN PURPOSES ONLY.
4.

ALL LIGHT FIXTURES TO BE CENTERED IN ROOM U.N.O.



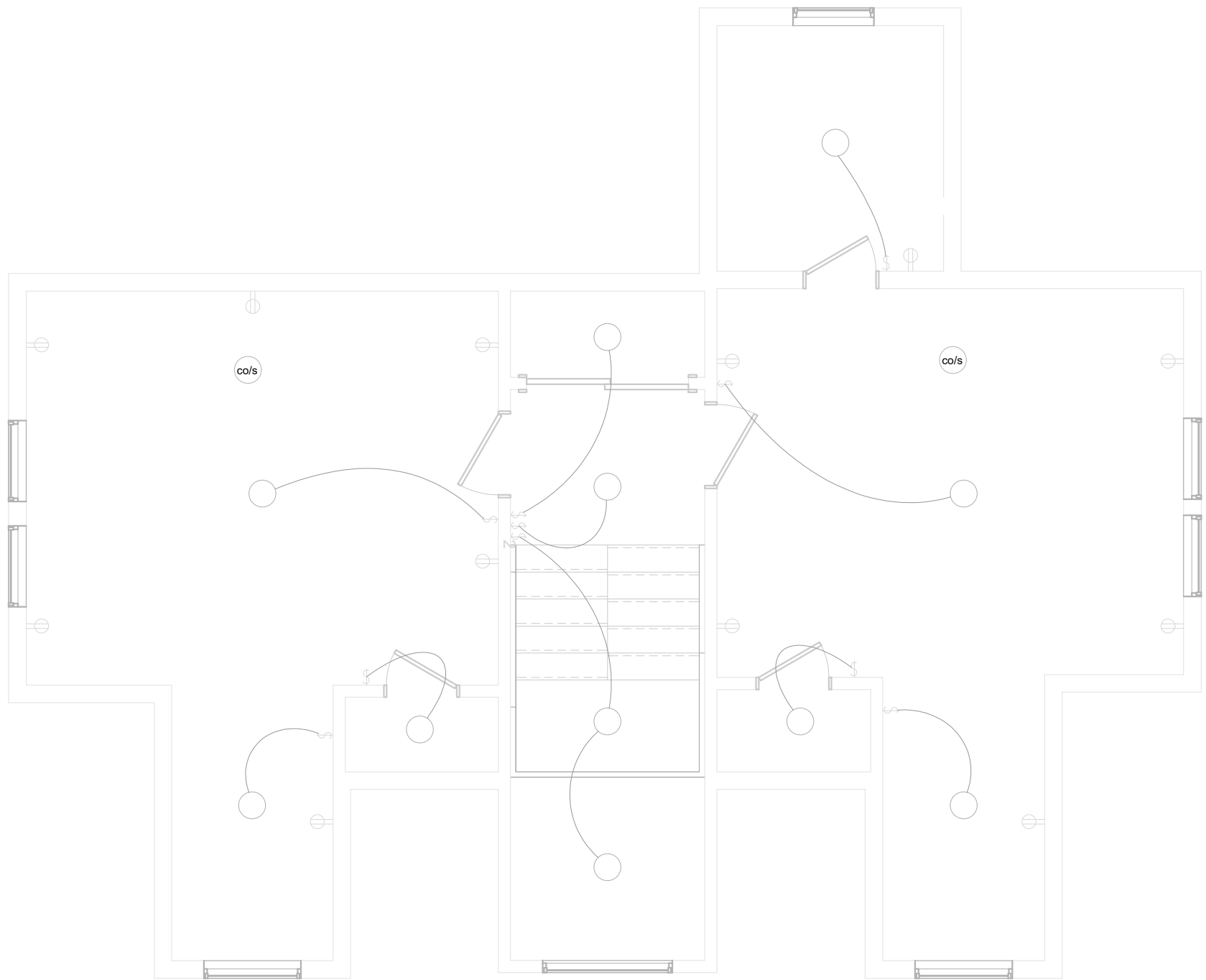
Remove and Replace Note: This is a remove and replace project that will require all finishes to be replaced. These plans to not propose any material change to the essence of the building and instead identify all areas of the home which will receive updated finishes in order to restore it to modern standards.



1

SECOND FLOOR PROPOSED ELECTRICAL

1/4" = 1'-0"



2

THIRD FLOOR PROPOSED ELECTRICAL

1/4" = 1'-0"

ELECTRICAL LEGEND		All may not be used	
	Single Pole Switch		GFCI Outlet
	Two Way Switch		Weather Proof Outlet
	Smoke Detector		Carbon Mono-Oxide Smoke Detector
	Power Outlet		Recessed Light
	24" Fluorocent Light		Electrical Box 200A
	Motion Sense Light		Wall Light External
	Chandelier Light		Counter Outlet
	Pendant Light		Floor Outlet
	Ceiling Fan with Light		Telephone Outlet
	220 V Plug		Minisplit System
	Speaker		Under cabinet/peninsula light
	Ethernet		Exhaust Fan
	Weather Proof Switch		

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711 Race St.

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PROJECT STATUS

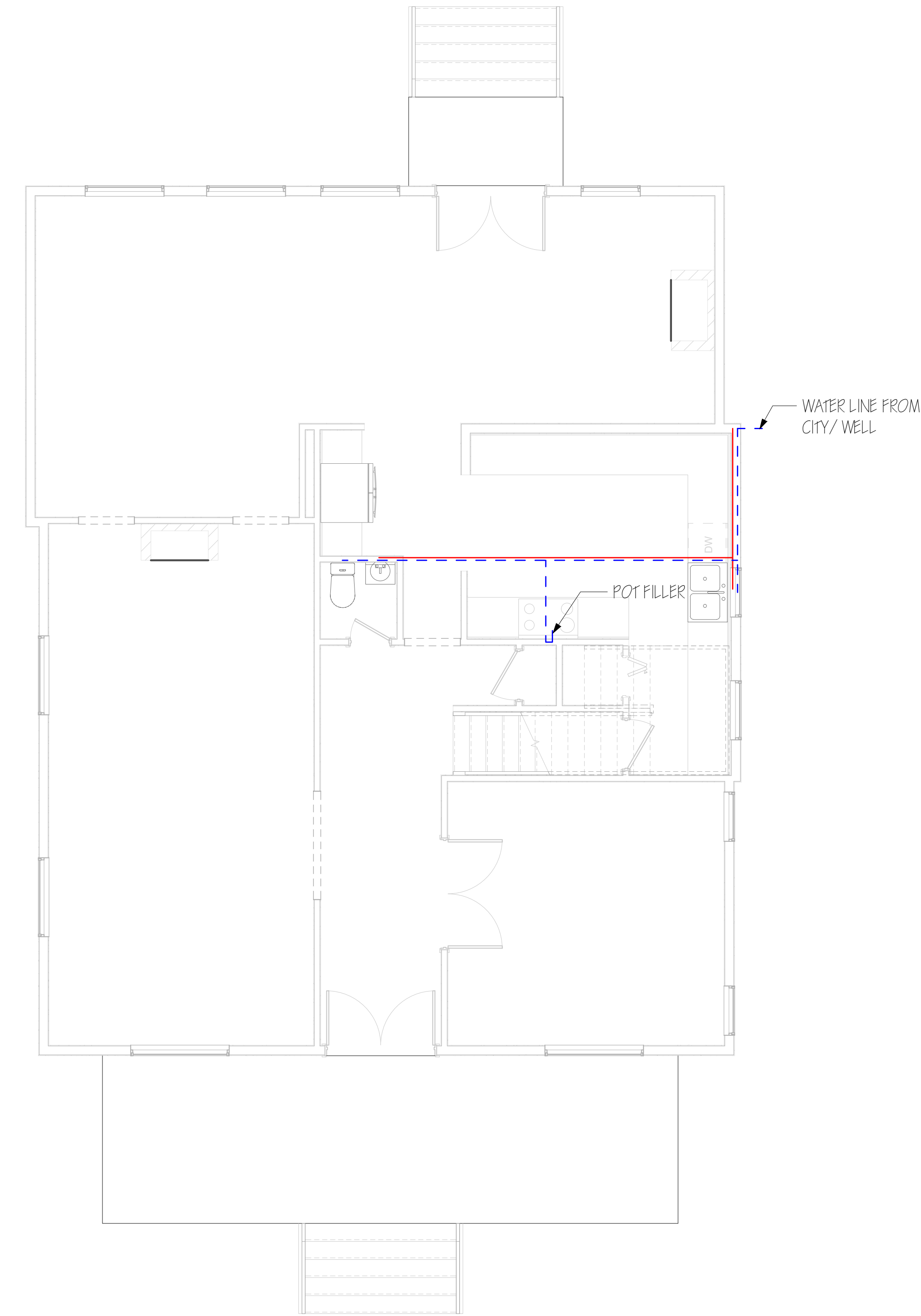
PROPOSED PLANS

ISSUE DATE

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SHEET NAME





**1** FIRST FLOOR  
1/4" = 1'-0"

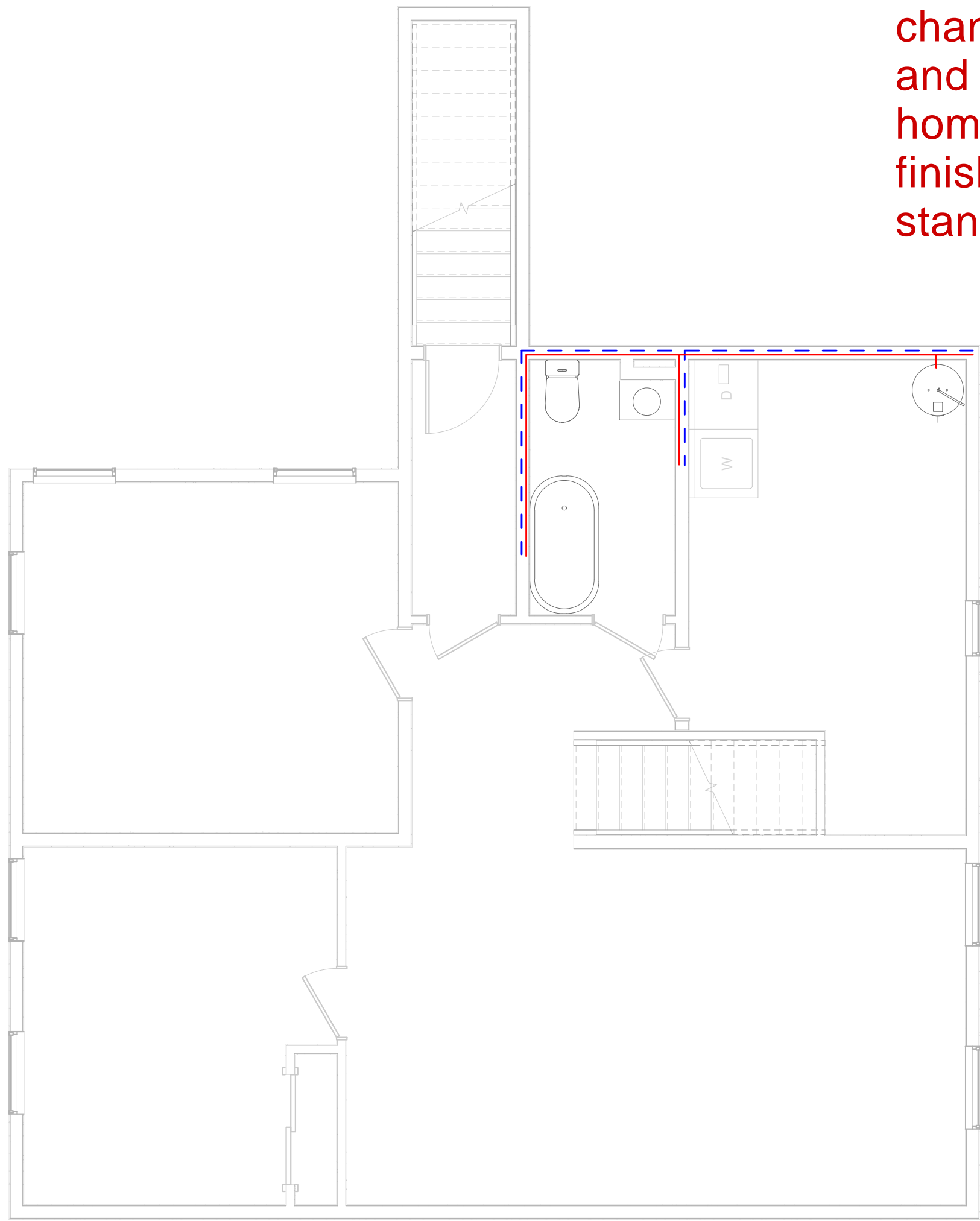
**Plumbing Legend**

- Hot Water : ——— (red line)
- Cold Water : ——— (blue dashed line)
- Sewage : ——— (green dashed line)
- Water Drain : • (black dot)

**NOTES:**  
**Sewage Line:** The sewage line should cross the water line at a minimum depth of 6 inches below the water line.

**Water Inlet Location:** The location of the water inlet depends on the position of the well or city main line.

**Sewage Line Exit Point and Slope:** The location of the sewage line exit point and its slope depend on the placement of the septic system or city septic point.



**2** BASEMENT PROPOSED PLUMBING  
1/4" = 1'-0"



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ISSUE DATE  
**11.12.2024**

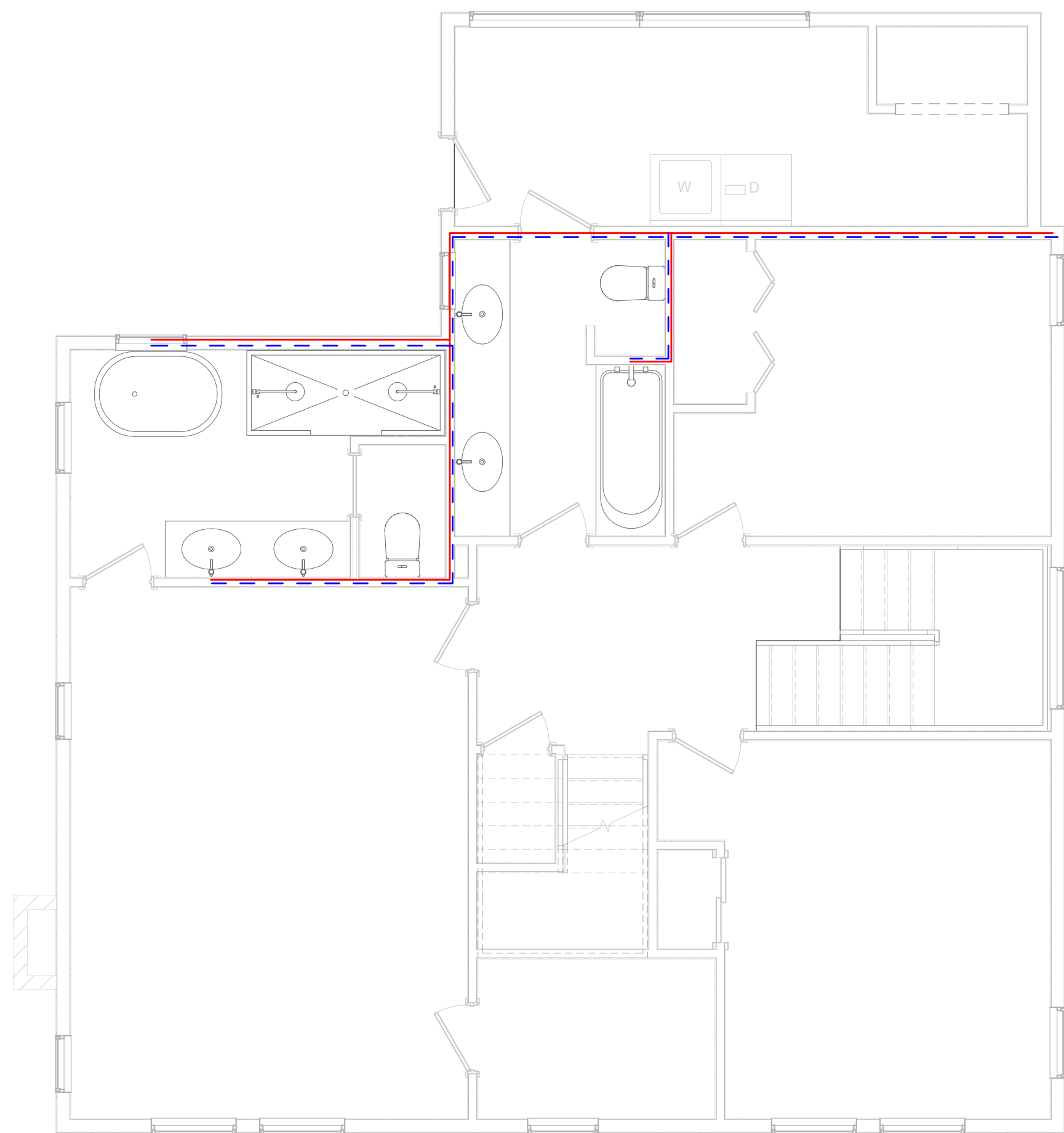
SHEET NAME

**PLUMBING PLAN**

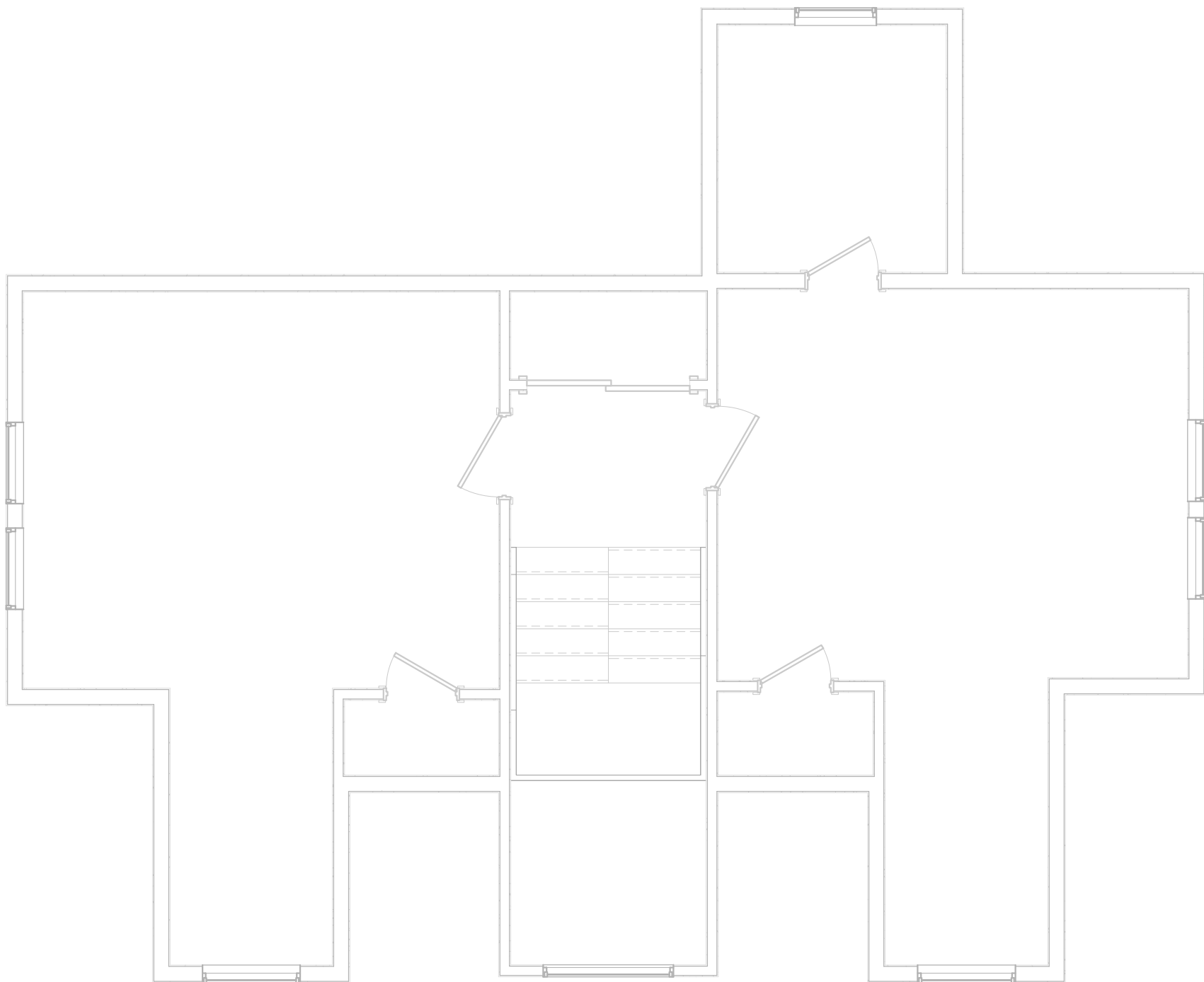
SHEET NUMBER  
**P1.1**



CONSULTANT



**1** SECOND FLOOR PROPOSED PLUMBING  
1/4" = 1'-0"



**2** THIRD FLOOR PROPOSED PLUMBING  
1/4" = 1'-0"

PROJECT  
**HOUSE RENOVATION PLANS**  
PROJECT # 20241019  
**711 Race St.**

REVISIONS		
No.	Description	Date

PROJECT STATUS  
**PROPOSED PLANS**  
ISSUE DATE

**11.12.2024**  
SHEET NAME

**PLUMBING PLANS**  
SHEET NUMBER

**P1.2**