



1 **Basement Floor Plan**
1/8" = 1'-0"
725 sqft.

Drawing Approval

Buyer:

Buyer:

Date:

- Provide gap between T&G OSB subfloor sheets as per manufacturer specs.
- Rough in washer on left/dryer on right
- Contractors must request an updated set of plans before beginning each phase of the project.
- Cabinet plans must be requested when needed. Plans on drawings are only a placeholder.
- All truss locations must be verified with plumbing fixture locations. Shift as req. for plumbing walls and fixtures.
- Framing sub contractor to provide backing for handrail.
- Framing sub contractor to provide backing for tub.
- Field frame vault in kitchen w/ 2x6 to match vault in truss.
- Provide attic access (see detail xx/xx). Minimum 21 1/2"W X 30" L X 18" H Location as indicated on plans.
- Firewall must be completely sheeted w/ OSB up to roof deck. If garage roof truss is against firewall 2x4 uprights must be placed as req. to install drywall.
- Frame Cantilever in garage down to floor.
- Fasten all half walls to floor system
- Glue perimeter wall plates
- Fireblock areas required by local code
- Garage slab height with floor drain (-2") around perimeter. Without floor drain (-1") at back wall and (-4") at garage door.
- All plumbing walls on exterior need to be placed after insulation.
- Exterior lighting dimensions taken from top of foundation to center line of wire. See elevations for dimensions.
- Continuous handrail backer to be installed between 32"-36" high from top of tread.
- Interior door framing to be 4" from corner unless noted otherwise or centered in space.

Plan Notes:

2340_3 Level
CLASSIC FINISH
Foundation: 2020 Standard
Truss: 2020 Modified

Address: 451 59th Ave. S, Grand Forks, ND
Prepared By: BDH
Disclaimer: Plans were neither prepared by, nor under the supervision of a professional Architect or Engineer. Responsibility for the usage of correct structural materials, spans, load bearing and construction methods are the responsibility of the respective trades.

Basement
Layout