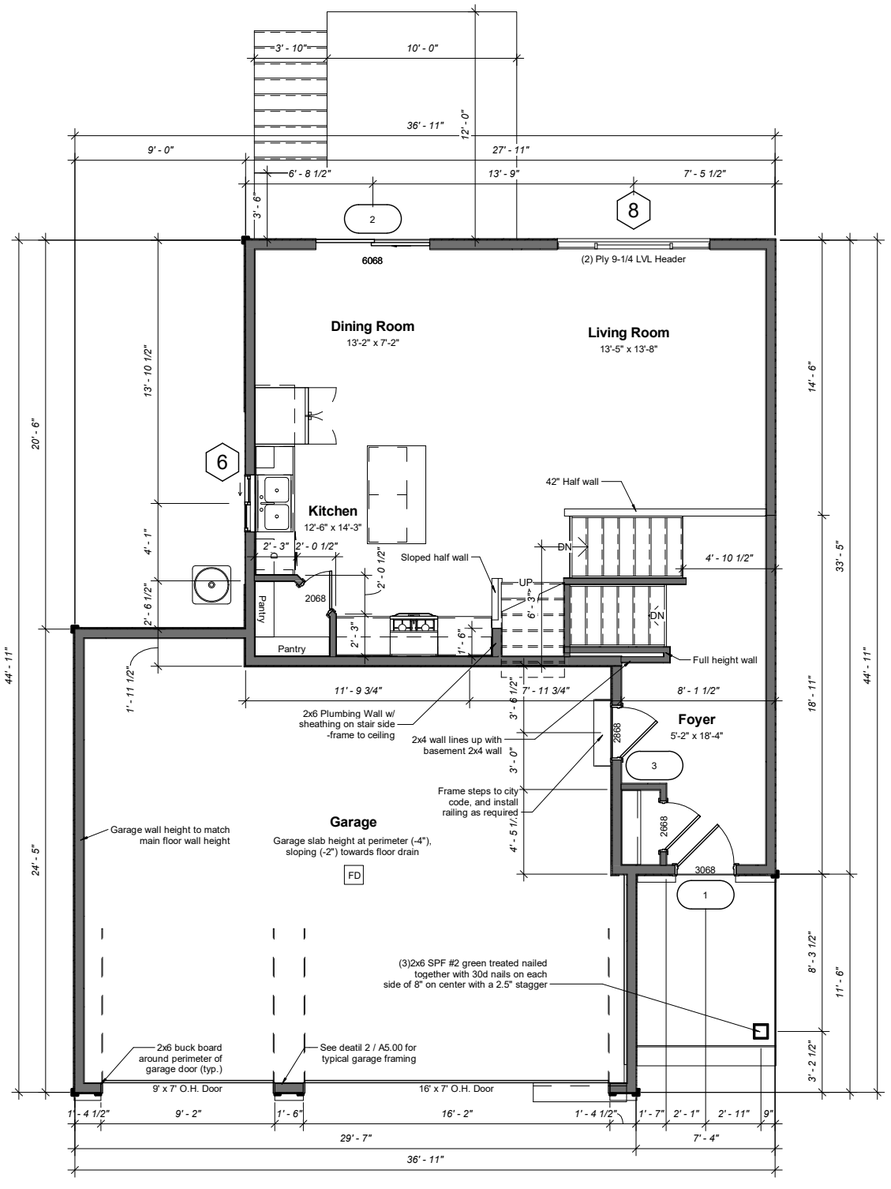
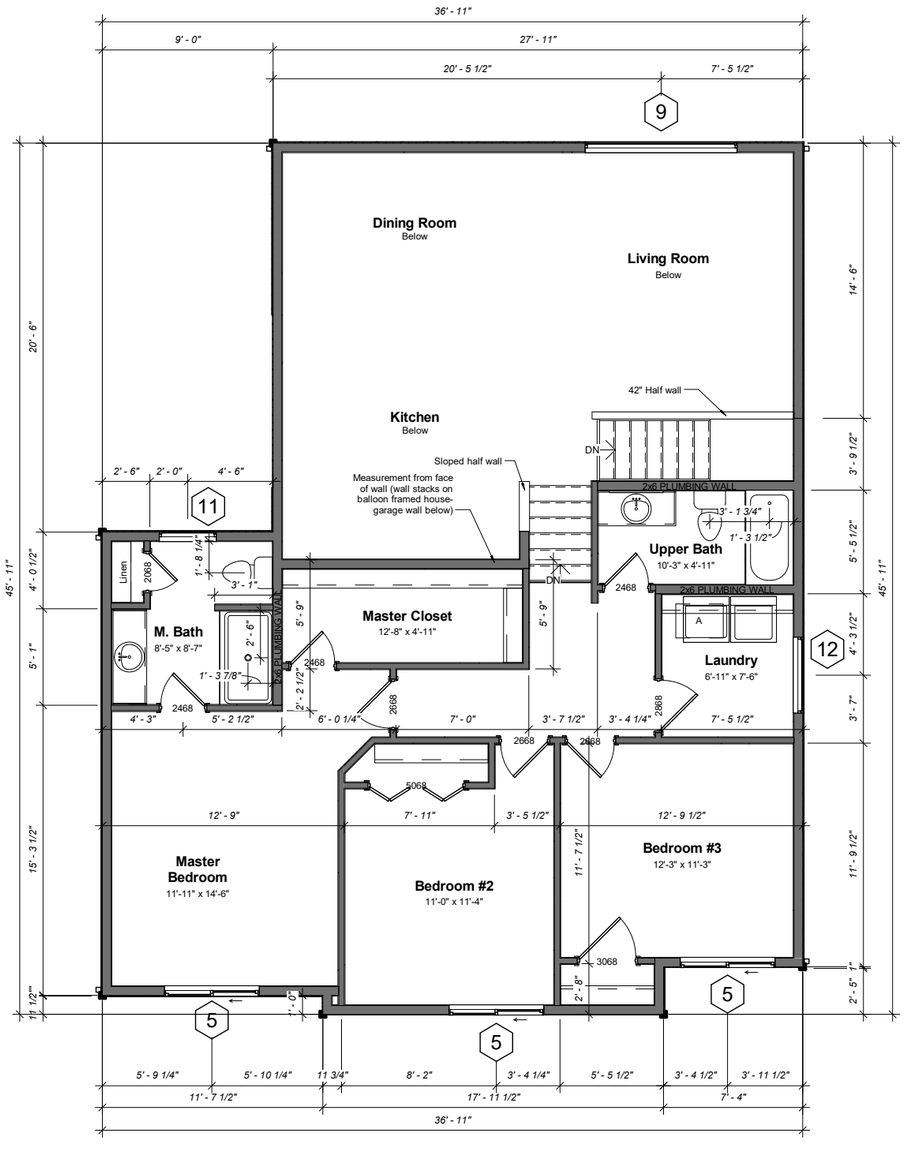


1 Main Floor Plan
1/8" = 1'-0"

725 sqft.
Garage = 671 sqft.



2 Upper Floor Plan
1/8" = 1'-0"
893 sqft.

THOMSEN HOMES

Drawing Approval

Buyer:

Buyer:

Date:

1. Provide gap between T&G OSB subfloor sheets as per manufacturer specs.
2. Rough in washer on left/dryer on right
3. Contractors must request an updated set of plans before beginning each phase of the project.
4. Cabinet plans must be requested when needed. Plans on drawings are only a placeholder.
5. All truss locations must be verified with plumbing fixture locations. Shift as req. for plumbing walls and fixtures.
6. Framing sub contractor to provide backing for handrail.
7. Framing sub contractor to provide backing for tub.
8. Field frame vault in kitchen w/ 2x6 to match vault in truss.
9. Provide attic access (see detail xx/xx). Minimum 21 1/2"W X 30" L X 18" H Location as indicated on plans. A
10. 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.
11. Frame Cantilever in garage down to floor.
12. Fasten all half walls to floor system
13. Glue perimeter wall plates
14. Fireblock areas required by local code
15. Garage slab height with floor drain (- 2") around perimeter. Without floor drain (-1") at back wall and (-4") at garage door.
16. All plumbing walls on exterior need to be placed after insulation.
17. Exterior lighting dimensions taken from top of foundation to center line of wire. See elevations for dimensions.
18. Continuous handrail backer to be installed between 32"-36" high from top of tread.
19. 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: CDF

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.

Floor Plans

Sheet
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