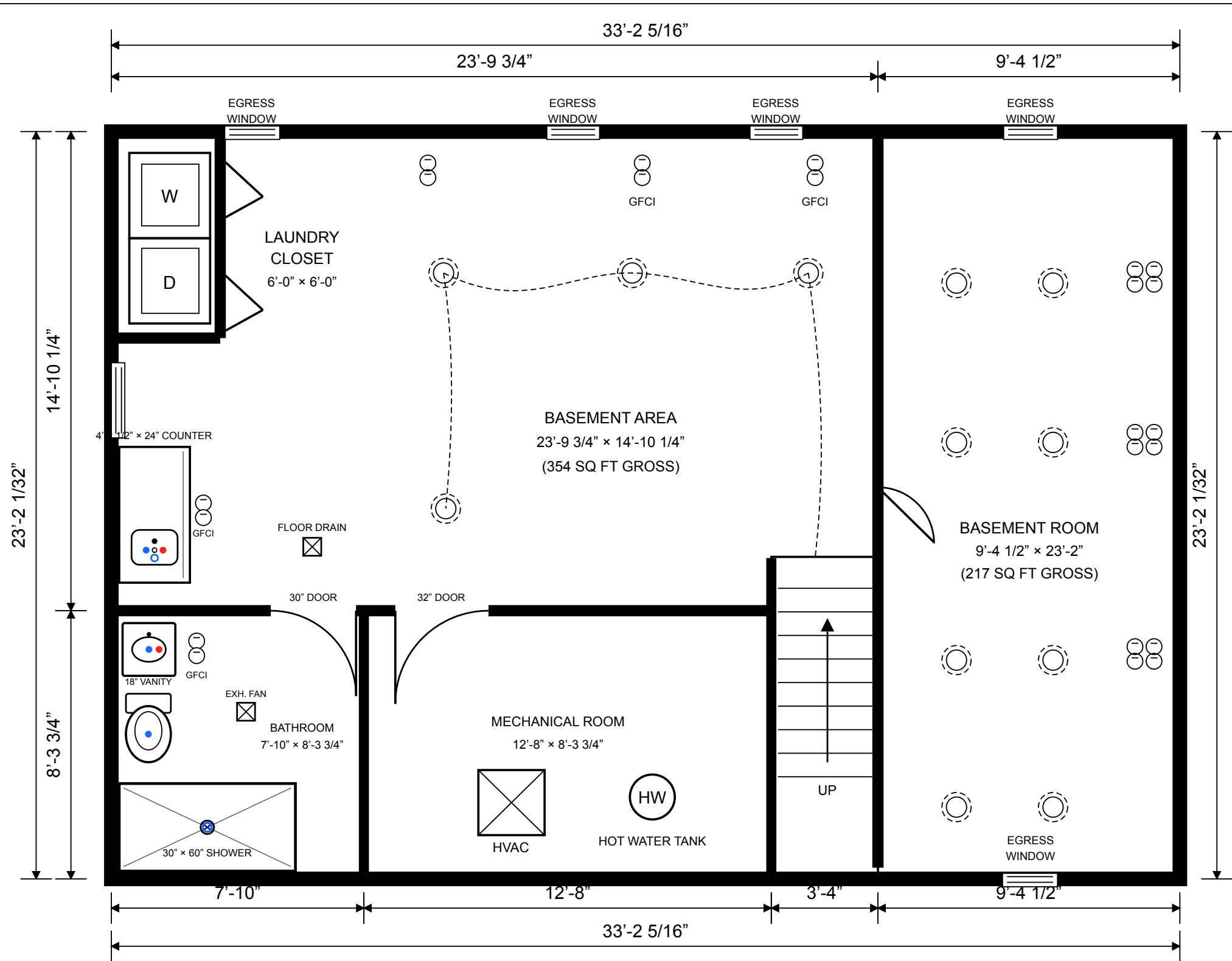




GENERAL NOTES

1. ALL WORK TO COMPLY WITH
2. MICHIGAN RESIDENTIAL CODE.
3. VERIFY ALL DIMENSIONS ON SITE.
4. ALL OUTLETS 18" AFF UNO.
5. ALL SWITCHES 48" AFF TO TOP OF BOX.
6. PROVIDE AFCI PROTECTION FOR LIVING AREAS.

ELECTRICAL LEGEND

1. RECESSED LED LIGHT
2. DUPLEX RECEPTACLE
3. GFCI DUPLEX RECEPTACLE
4. SINGLE POLE SWITCH
5. 3-WAY SWITCH
6. EXHAUST FAN / LIGHT COMBO
7. WALL LIGHT (VANITY)

PLUMBING LEGEND

1. COLD WATER SUPPLY
2. HOT WATER SUPPLY
3. VENT PIPE
4. SANITARY DRAIN (3" MIN)
5. FLOOR DRAIN

ELECTRICAL NOTES

1. ALL RECEPTACLES ON 20A CIRCUITS PER CODE.
2. GFCI PROTECTION AS SHOWN AND REQUIRED.
3. SMOKE/CO DETECTORS HARDWIRED WITH BACKUP.
4. ALL LIGHTS ARE HIGH EFFICIENCY LED.
5. PROVIDE BLOCKING FOR TV / FUTURE BAR OUTLETS.

FRAMING NOTES

1. EXTERIOR WALLS: 2x4 @ 16" O.C.
2. INTERIOR WALLS: 2x4 @ 16" O.C.
3. RIM JOIST: 2x4
4. CEILING JOISTS: EXISTING

INSULATION NOTES

1. EXTERIOR WALLS: R-13 BATT
2. INTERIOR WALLS: UNINSULATED (TYP.)
3. RIM JOIST: R-13 RIGID
4. CEILING: R-30 BATT

AREA CALCULATION

1. TOTAL PLAN AREA: 769 SQ FT
2. WEST SECTION: 552 SQ FT
3. EAST SECTION: 217 SQ FT

PLUMBING NOTES

1. 30" x 60" SHOWER; 18" VANITY.
2. ALL DRAINS EXISTING; VERIFY ON SITE.
3. VENT FIXTURES; FAN TO EXTERIOR.

BASEMENT PLAN – FRAMING, ELECTRICAL & PLUMBING
SCALE: 1/4" = 1'-0"

PROJECT: BASEMENT FINISH	DATE: 5/5/26	DRAWN BY: DRCG LLC
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BASEMENT FINISH - SCOPE OF WORK & CONSTRUCTION NOTES

PROJECT: BASEMENT FINISH | DATE: 5/5/26 | DRAWN BY: DRCG LLC

PROJECT DESCRIPTION

Finish the existing residential basement within the existing foundation footprint. Construct non-load-bearing interior partitions to create finished basement areas, a bathroom, mechanical room, laundry closet, and separate finished room. No exterior addition or alteration of load-bearing walls is proposed.

WORK INCLUDED

- Frame new interior partitions, doors, and equipment enclosures as shown.
- Install insulation, drywall, doors, trim, flooring, paint, and finish materials.
- Construct bathroom with 30 in. x 60 in. shower, toilet, and 18 in. vanity.
- Install bathroom exhaust fan vented to the exterior and GFCI receptacle.
- Existing floor drain immediately outside the bathroom to remain.
- Enclose the washer and dryer within the framed laundry closet.
- Install west-wall counter and sink; connect to existing drain and approved hot, cold, and vent piping.
- Maintain service access and clearances around HVAC equipment and water heater.
- Install recessed LED lighting, switches, receptacles, smoke alarms, and CO alarms.
- Extend or modify plumbing, electrical, ventilation, and HVAC systems as required.
- Existing stairs and egress windows remain.

GENERAL CONSTRUCTION NOTES

1. Verify all dimensions and existing conditions in the field before construction.
2. All new interior walls are non-load-bearing 2x4 framing at 16 in. on center unless noted otherwise.
3. Provide approved fire blocking, draft stopping, and penetrations sealed as required.
4. Use moisture-resistant materials and approved waterproofing within bathroom wet areas.
5. Provide safety glazing where required by location.
6. Provide GFCI and AFCI protection where required by the adopted electrical code.
7. Bathroom receptacle and laundry equipment circuits shall comply with applicable code requirements.
8. Vent bathroom exhaust and dryer independently to the exterior; do not terminate in concealed spaces.
9. Plumbing fixture drains, traps, vents, cleanouts, and water supplies shall comply with adopted code.
10. All sanitary and floor drains shown are existing; verify their locations and condition in the field.
11. Maintain manufacturer-required combustion-air, working-space, and service clearances at equipment.
12. Smoke and carbon-monoxide alarms shall be installed and interconnected where required.
13. Existing egress openings shall remain unobstructed and operational.
14. No sleeping room is proposed unless separately reviewed and approved.
15. All work is subject to inspection and applicable Michigan and local code requirements.

SUBMISSION NOTE

This drawing is based on the supplied layout and is not a surveyed record. Dimensions and existing conditions must be verified on site. Final approval remains subject to the authority having jurisdiction and trade-permit requirements.