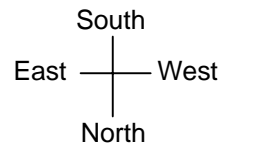


BASEMENT REMODEL

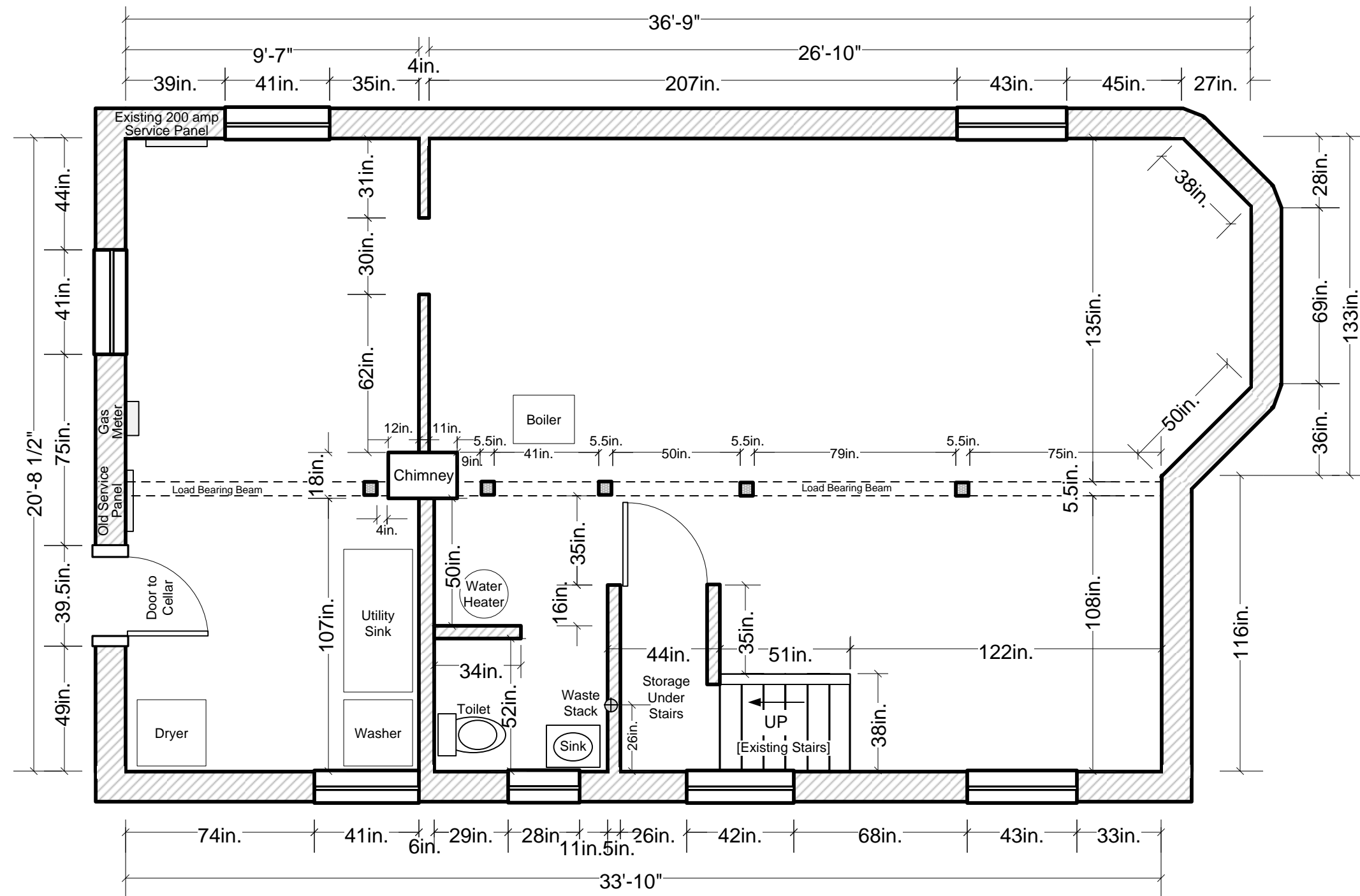
Design Drawings By
Beth Niemand
Niemand Interiors
www.niemandinteriors.com
312.498.5838



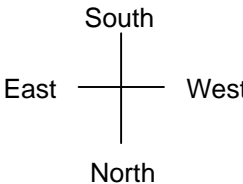
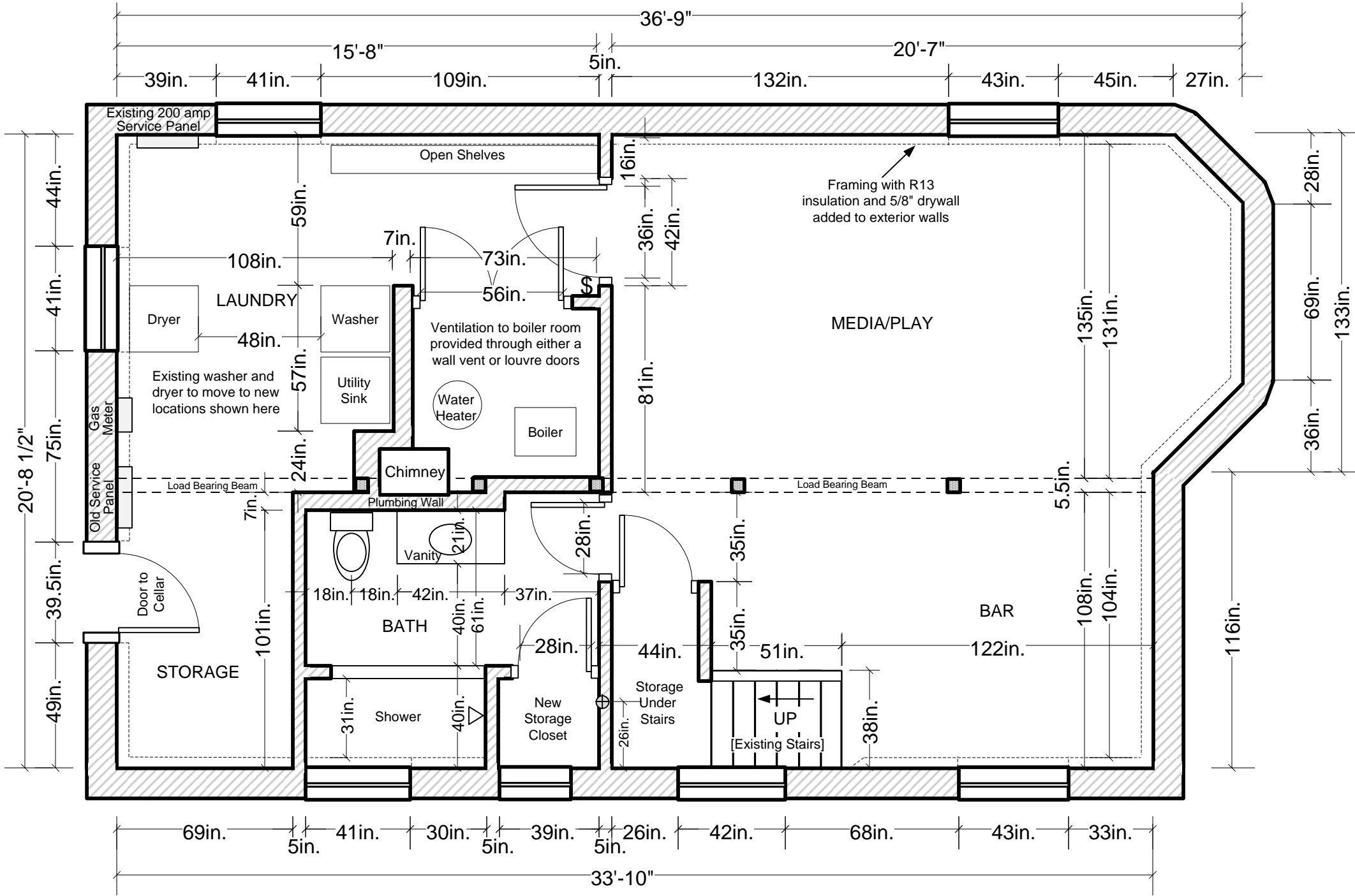
Basement Remodel EXISTING Floor Plan



Scale: 1/4" = 1'-0"
when printed on
11x17 paper



Basement Remodel NEW Floor Plan



Scale: 1/4" = 1'-0"
when printed on
11x17 paper

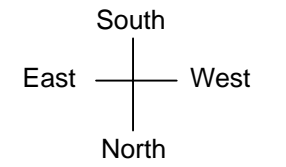
- PLUMBING NOTES:**
- Washing machine, utility sink, bath sink and toilet already exist.
 - Ejector pit, sump pit and shower are new.
 - Existing washer, dryer and utility sink to move to new locations shown here

- ELECTRICAL NOTES:**
- Using existing service panel with 200 amp service.
 - NEW lighting, switches and outlets are shown on the electrical plan on Page 5.
 - All NEW outlets to be 20 amp GFI

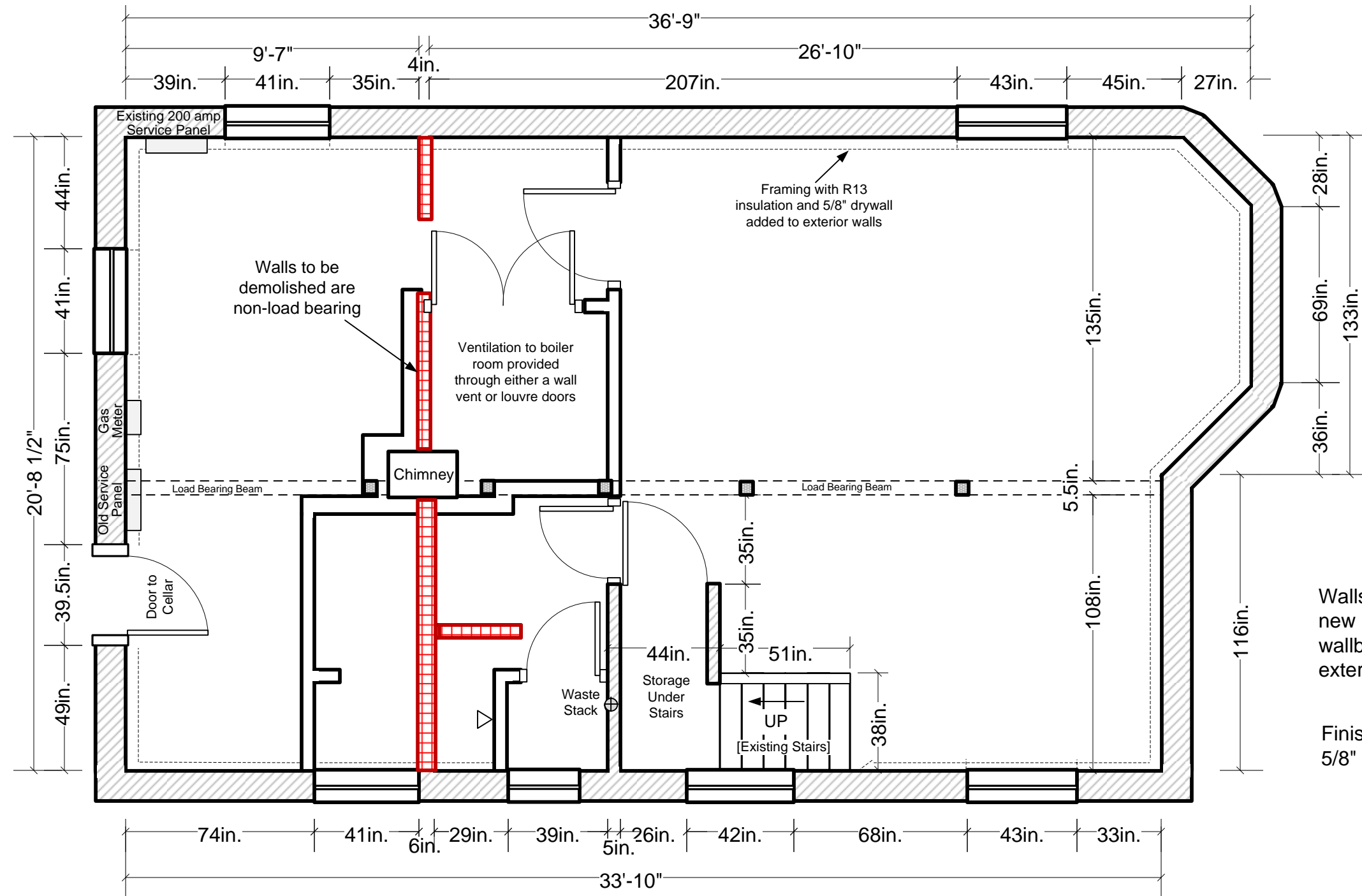
- GENERAL NOTES:**
- Exterior walls to be framed with R13 insulation and 5/8" drywall, shown here with dashed lines
 - Window sizes and locations to remain as existing.
 - Stairs to remain as existing.

Design Drawings by
Beth Niemand for
Niemand Interiors
www.niemandinteriors.com

Basement Remodel Demolition and Framing Plan


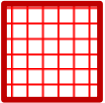
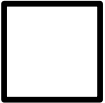


Scale: 1/4" = 1'-0"
when printed on 11x17 paper

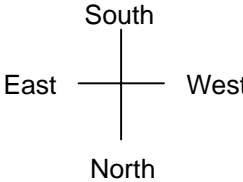


Walls consist of 2x4 framing with new R13 insulation and 5/8" gypsum wallboard. Drywall to be added to exterior walls except where noted.

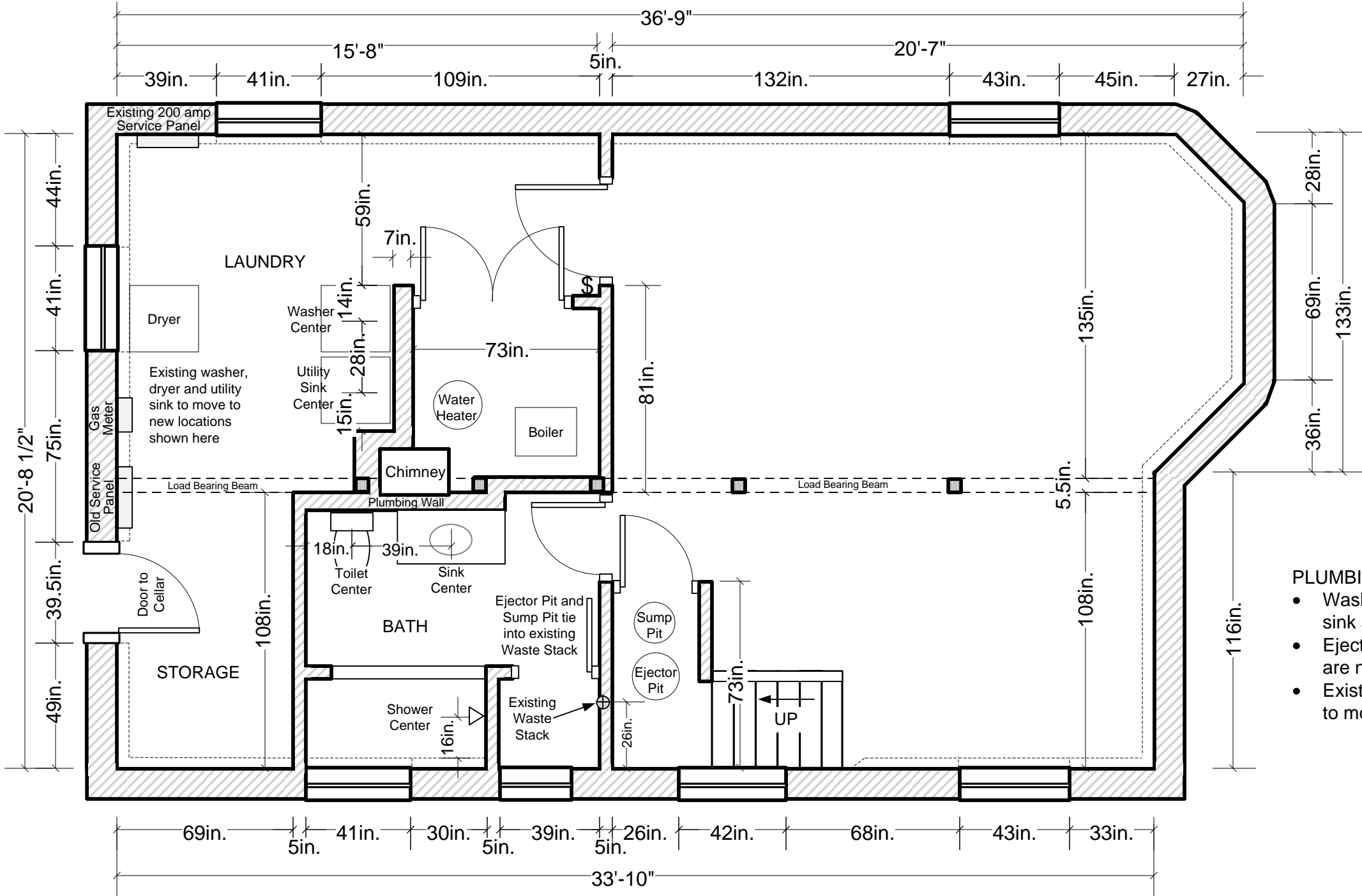
Finished ceiling height with new 5/8" gypsum wallboard to be 6'-10"

-  All existing exterior and interior walls to remain as existing are shown with a black outline and diagonal fill.
-  Existing interior walls to be demolished are shown with a red outline and a red grid fill. Walls to be demolished are non-load bearing.
-  New walls to be framed are shown with a black outline and no fill.

Basement Remodel Plumbing Plan

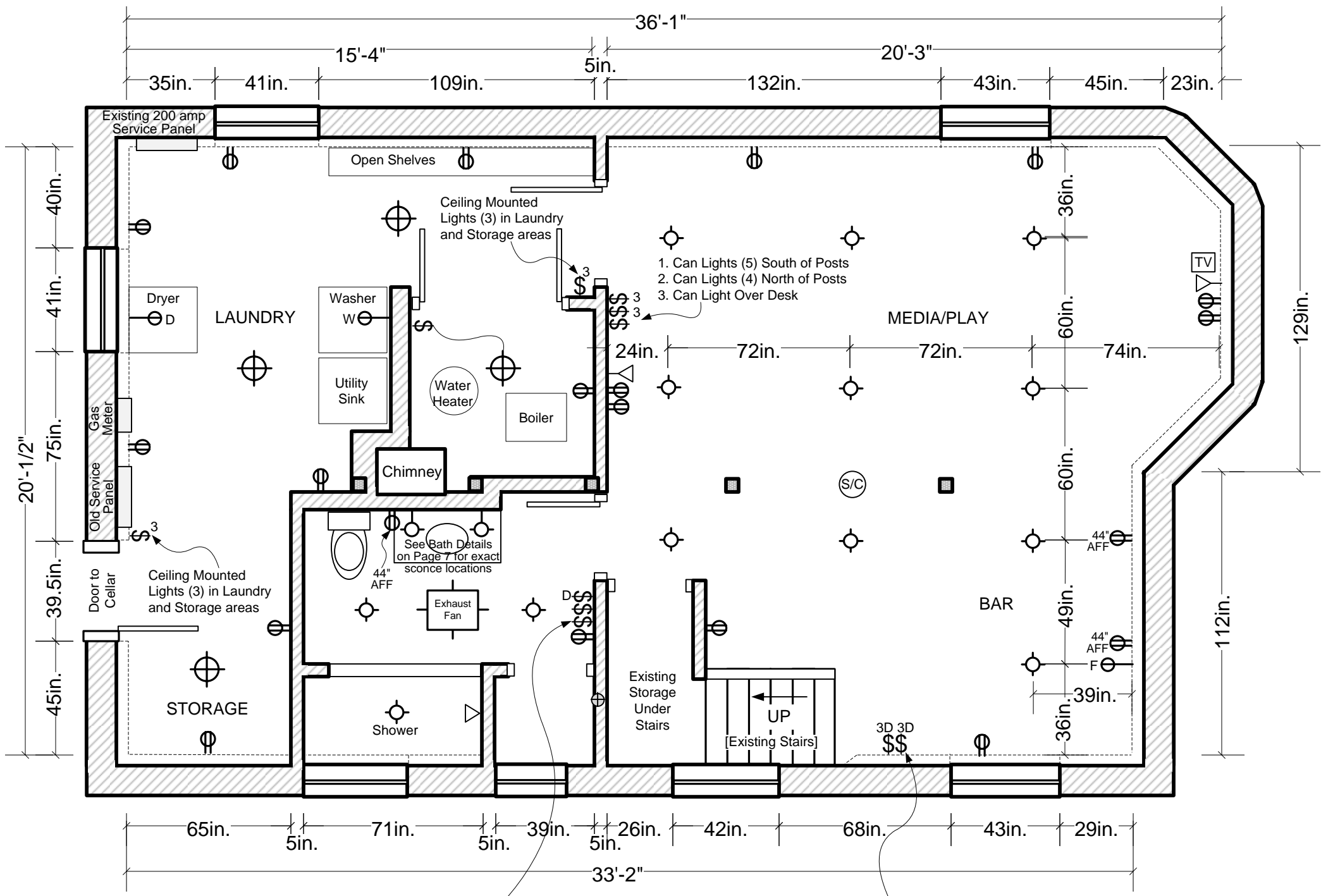
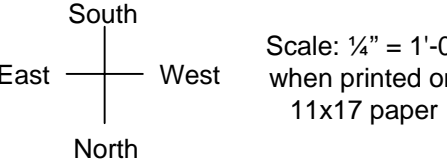


Scale: 1/4" = 1'-0"
when printed on
11x17 paper



- PLUMBING NOTES:**
- Washing machine, utility sink, bath sink and toilet already exist.
 - Ejector pit, sump pit and shower are new.
 - Existing washer, dryer and utility sink to move to new locations shown here

Basement Remodel Electrical Plan



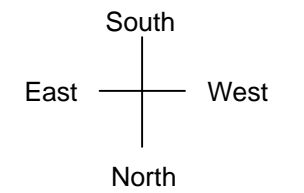
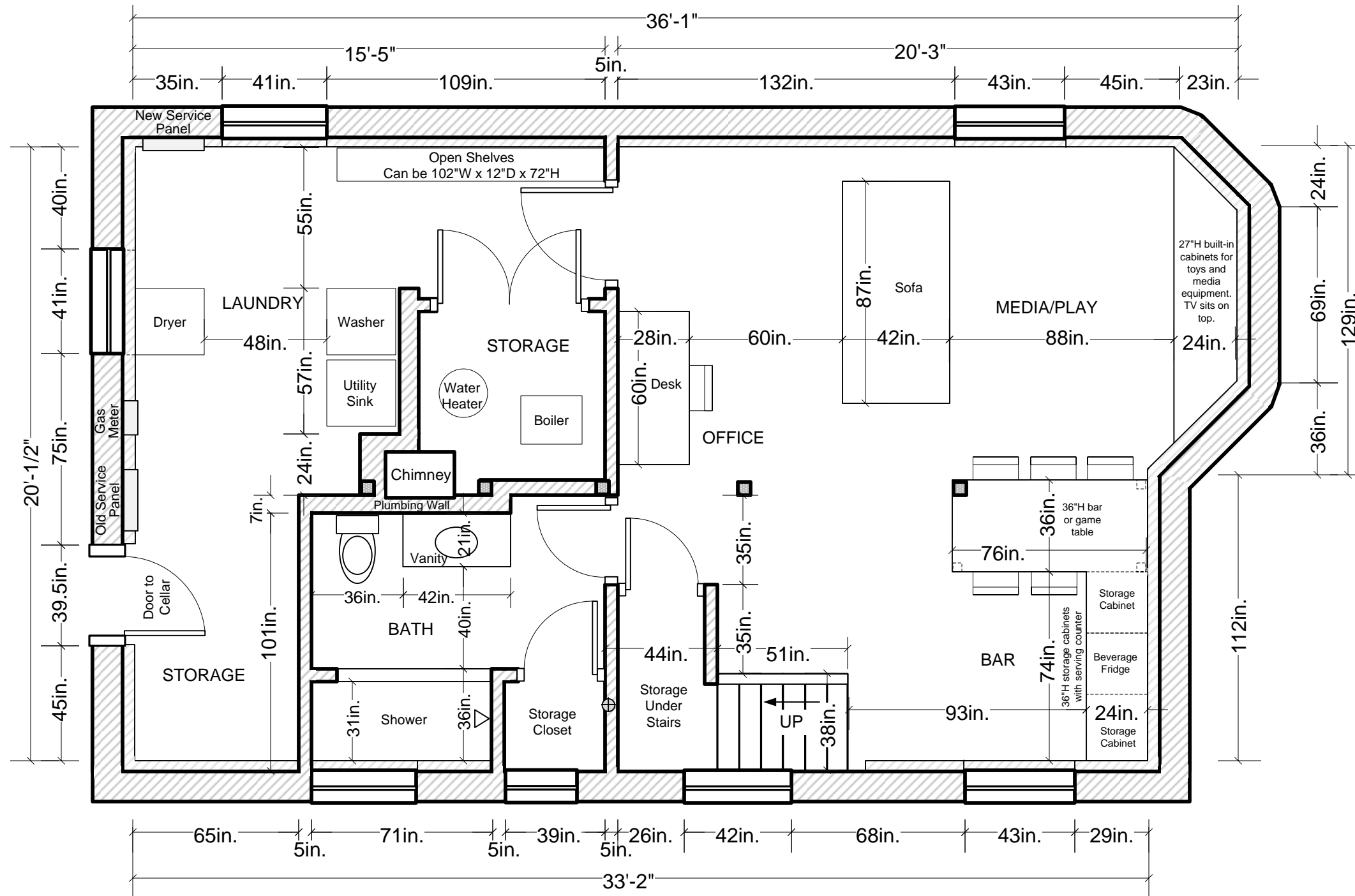
- ELECTRICAL NOTES:**
- Using existing service panel with 200 AMP service.
 - Exhaust fan in bath to be vented through exterior wall.
 - Outlets to be located/spaced as required by code. All outlets to be 20 amp GFI.

	4" Can Lights
	Bath Sconce
	Ceiling Mounted Fixture
	Single Pole Switch
	3-Way Switch
	Single Pole Dimmer Switch
	3-Way Dimmer Switch
	Receptacles (All GFI, all 12" AFF unless noted)
	Receptacles for Washer and Dryer
	Receptacle for (future) Beverage Fridge
	Phone Jack
	Cable TV Jack
	Smoke/Carbon Monoxide Detector

1. Sconces over vanity on Dimmer
 2. Can Lights (2) and Shower Can Light (1)
 3. Exhaust Fan
1. Can Lights (4) North of Posts on Dimmer
 2. Can Lights (5) South of Posts on Dimmer

Design Drawings by
Beth Niemand for
Niemand Interiors
www.niemandinteriors.com

Basement Remodel Furniture Space Plan

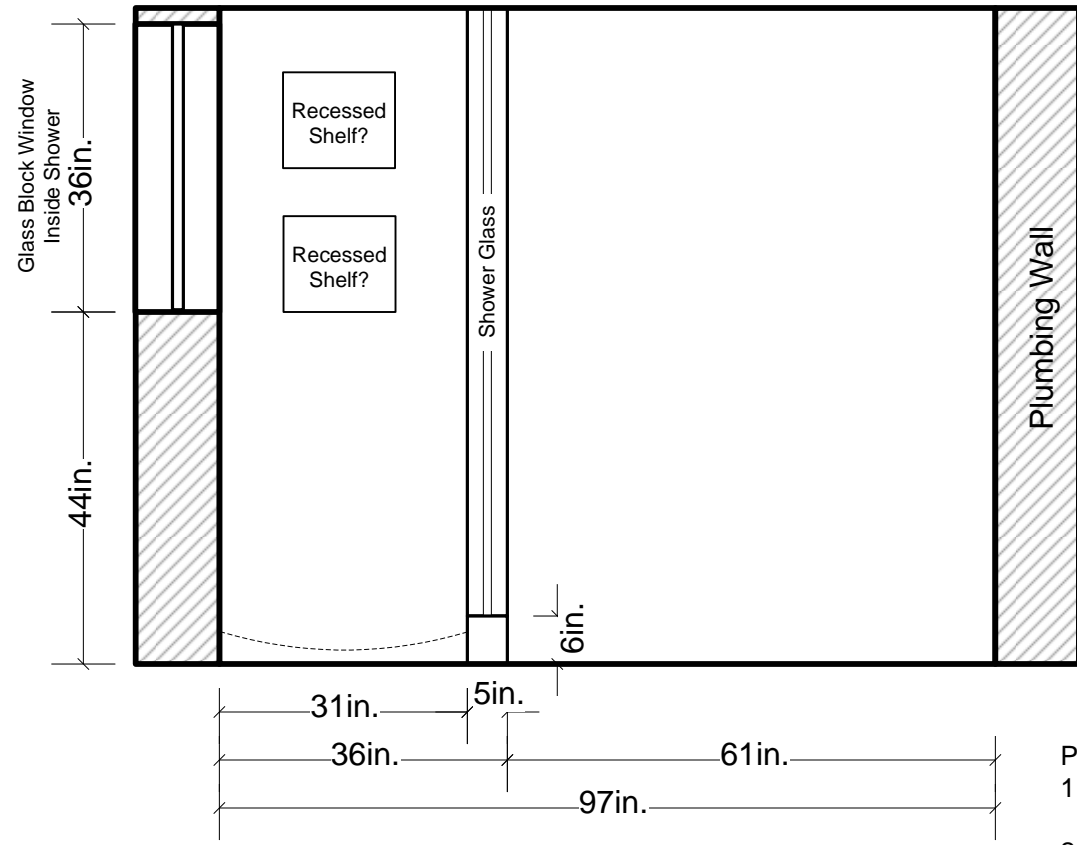


Scale: 1/4" = 1'-0"
when printed on
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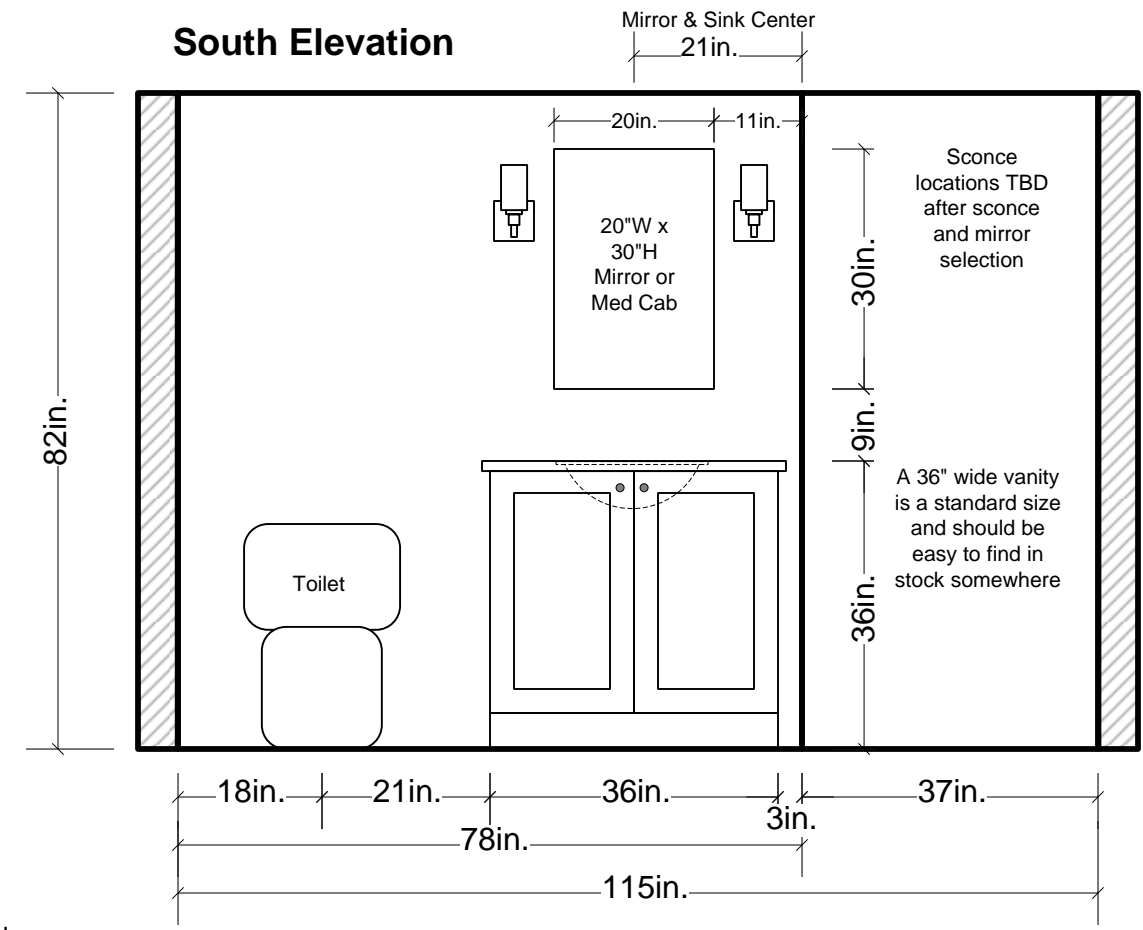
This plan shows a space plan for furniture.

Basement Remodel Bath Elevations

East Elevation

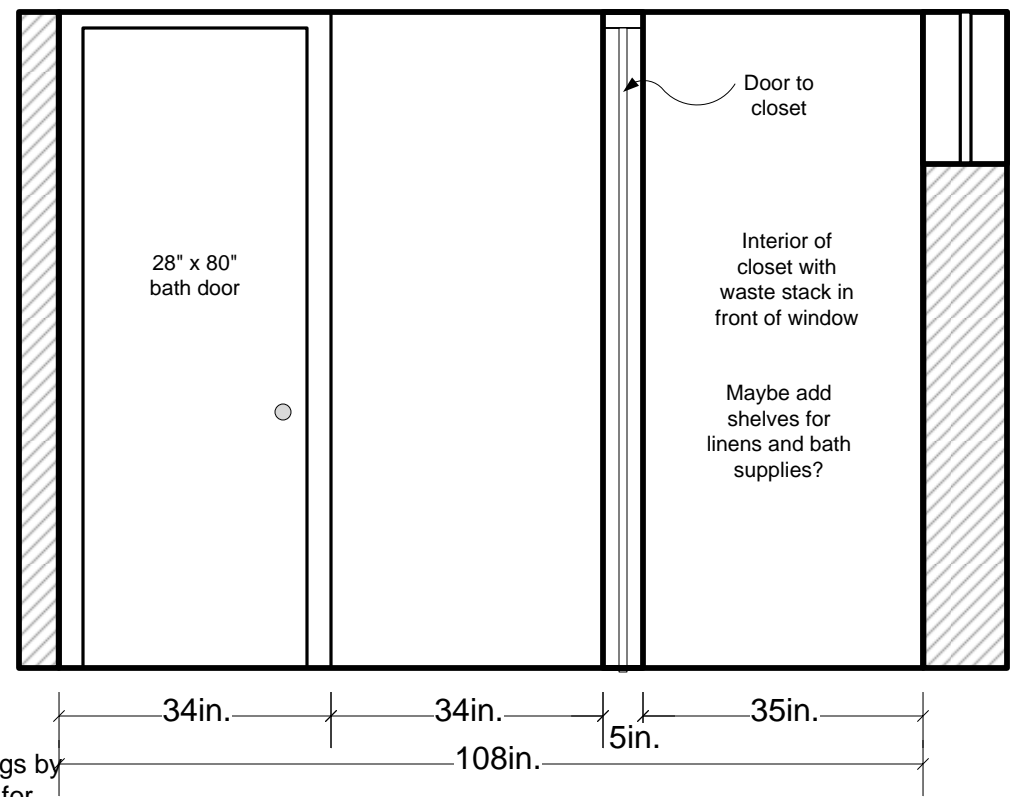


South Elevation

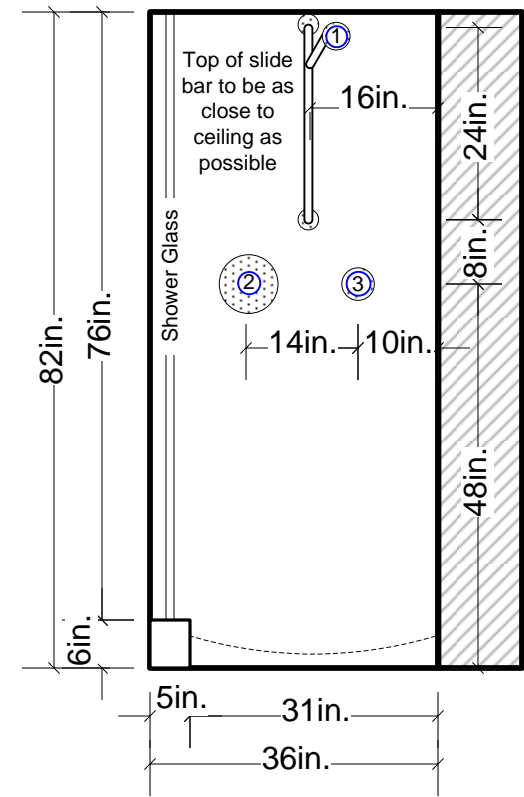


- Plumbing Fixtures:
 1. Handheld Mounted on Slidebar
 2. Pressure Balance Valve
 3. Wall Union for Handheld Hose

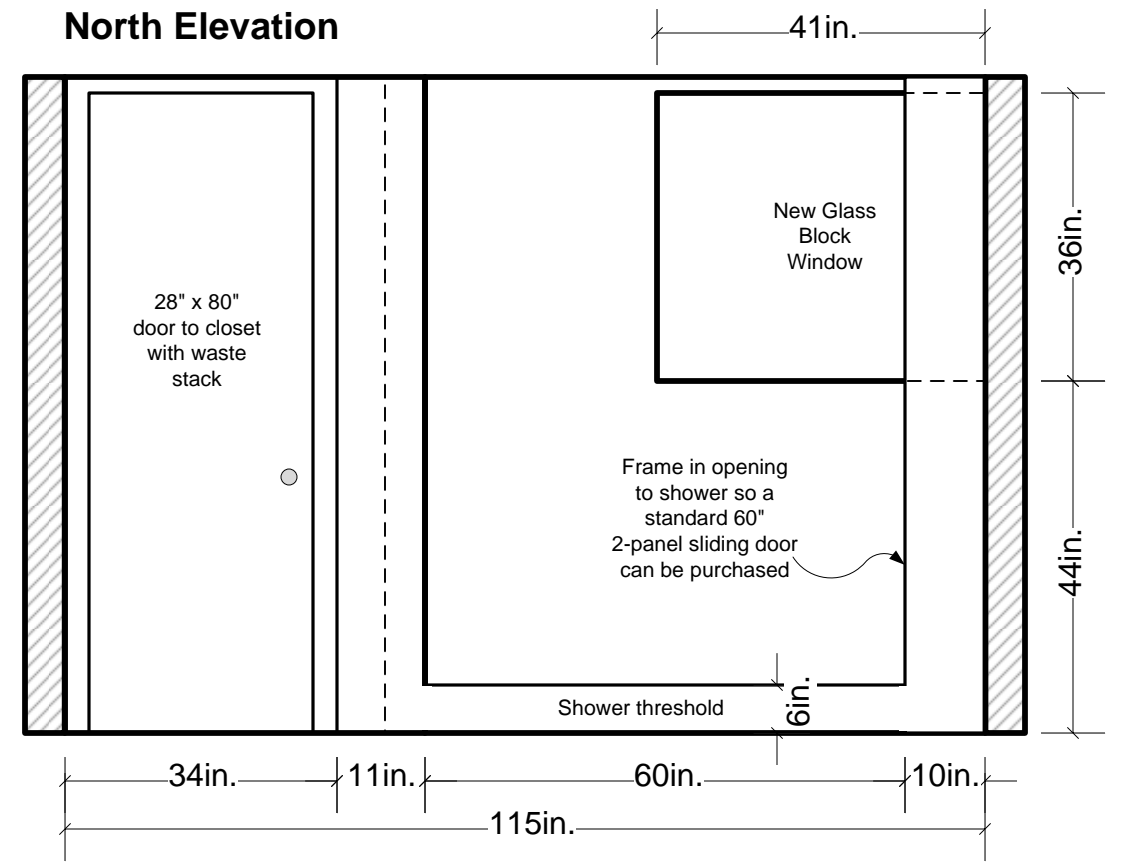
West Elevation



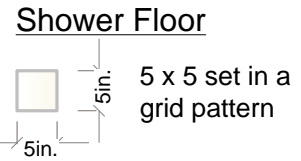
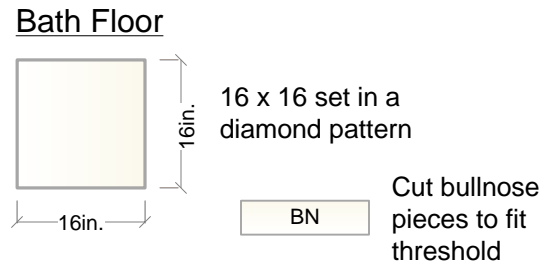
West Shower Elevation



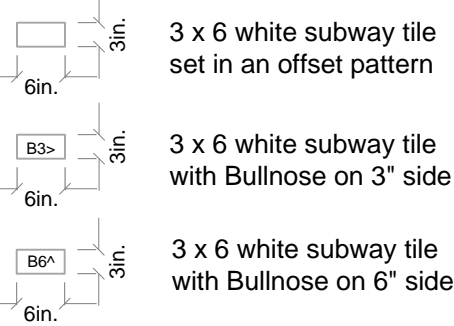
North Elevation



Basement Remodel Bath Tile Plan

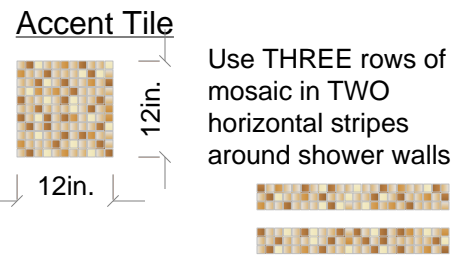
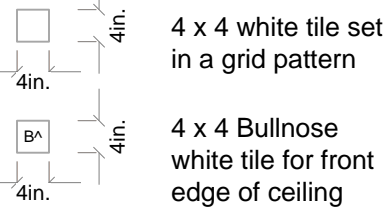


Shower Walls, Window Ledge, Edges of Recessed Shelves



Use 3" BN on top, bottom and sides of recessed shelves

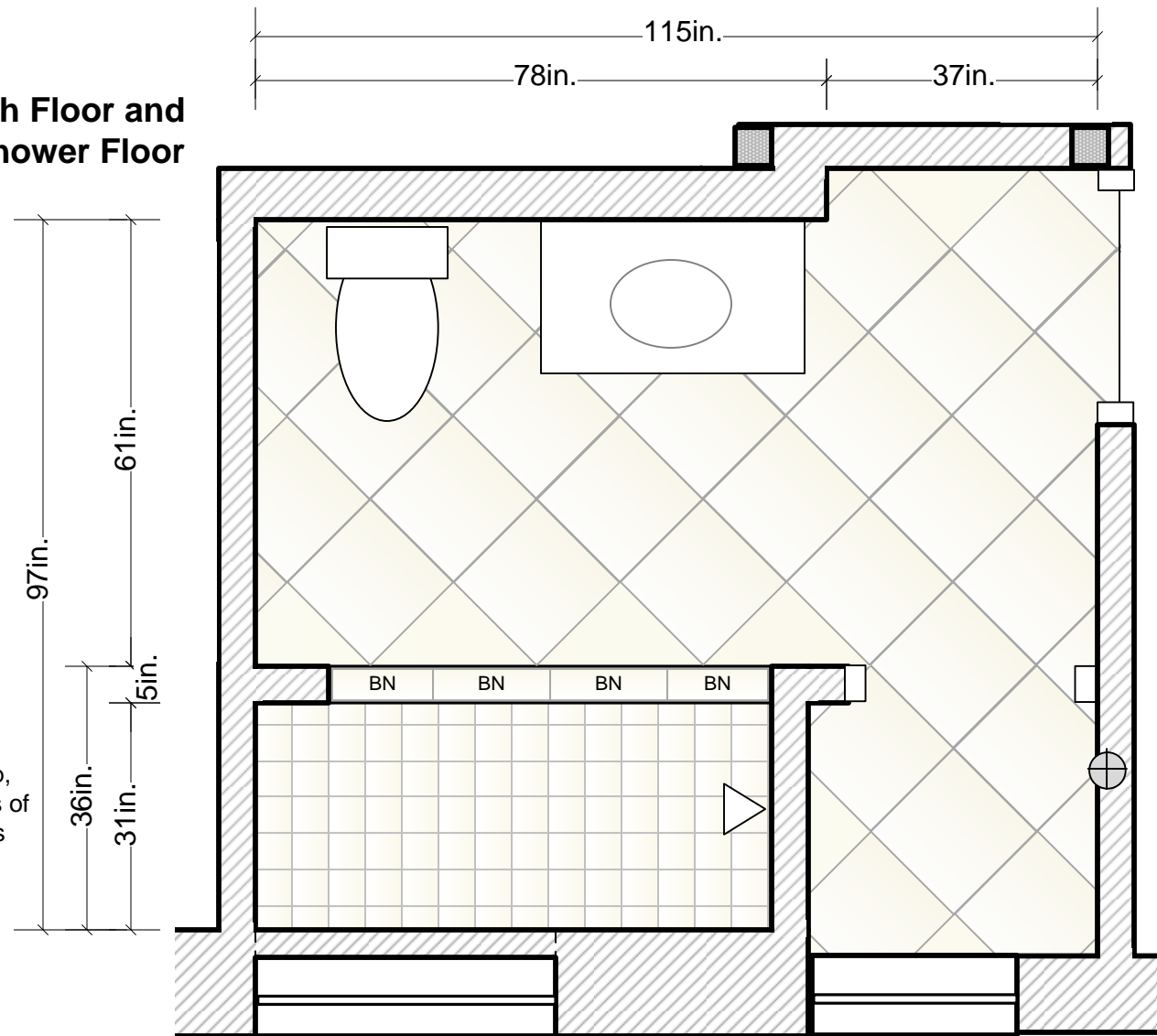
Shower Ceiling



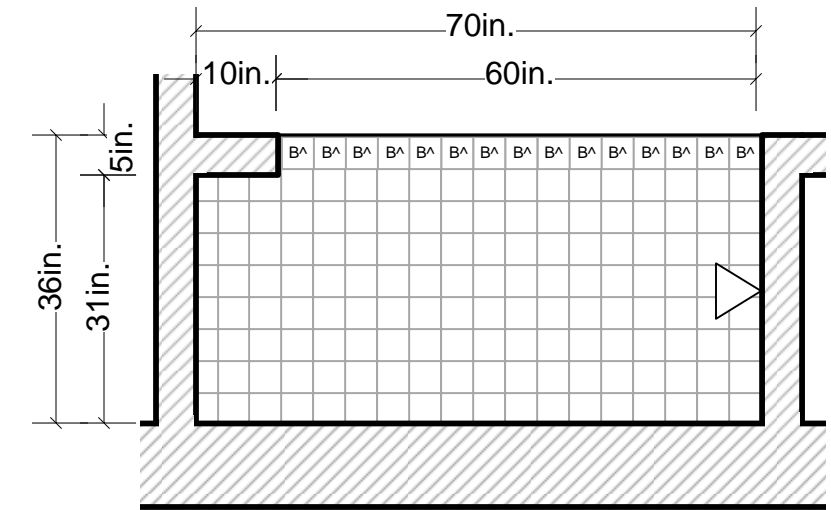
Also use mosaic on the BACK of the recessed shelves. (But not the top, bottom and sides of the shelves.)

GROUT NOTES:
 Grout color is: TBD
 Grout spacing for tile to be 1/16" or 1/8" at the discretion of the tile installer

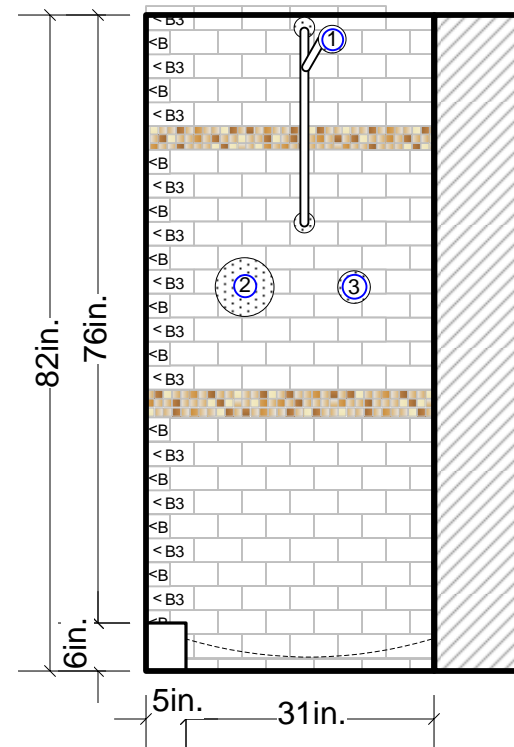
Bath Floor and Shower Floor



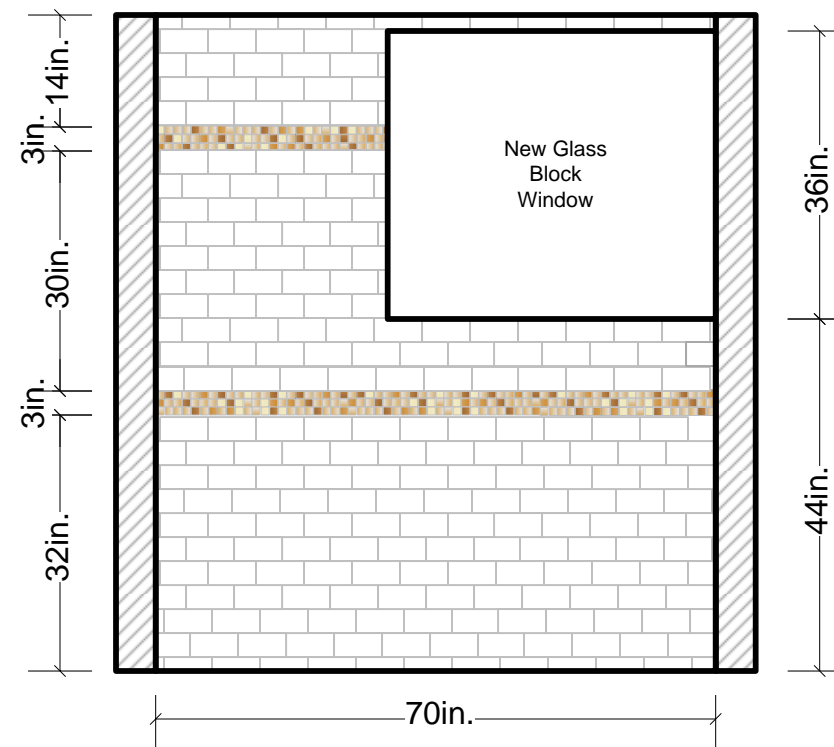
Shower Ceiling



West Elevation



North Elevation



East Elevation

