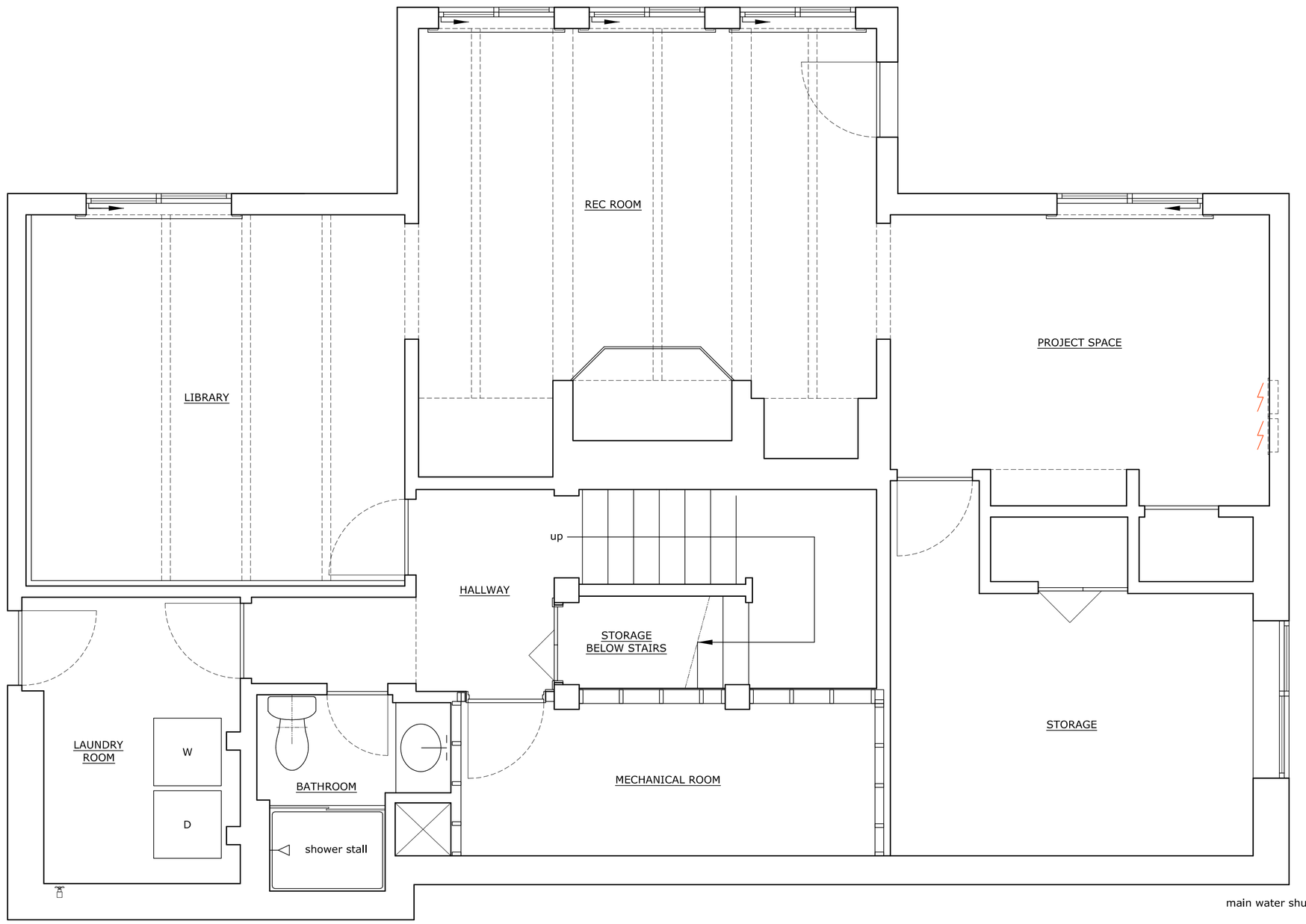
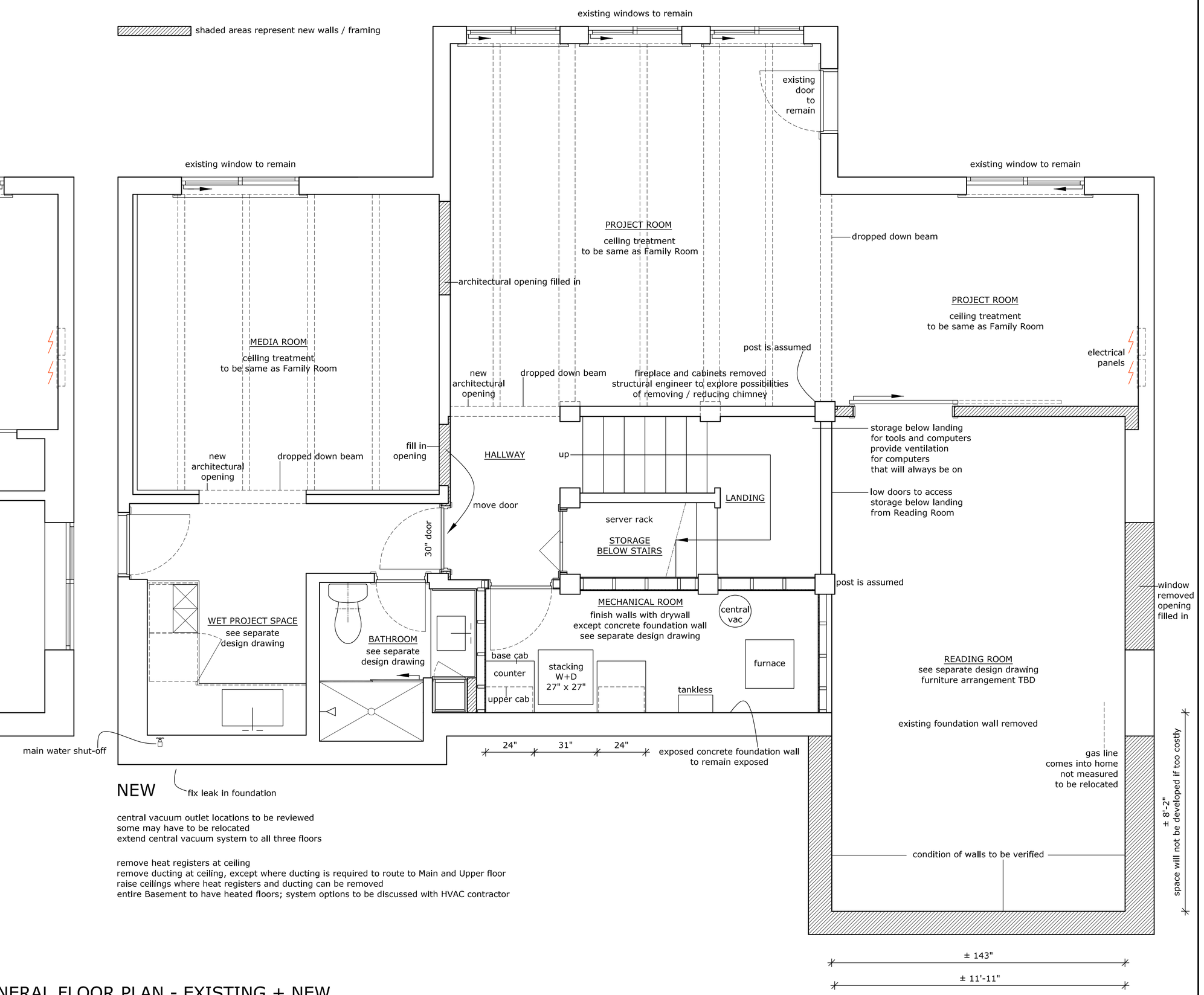
information on this drawing overrules all information on previous drawings - Tom Bakker Design, LLC is not responsible for engineering of any kind, be it structural, electrical or mechanical - all dimensions to be checked and confirmed on site - do not measure from drawings - if any discrepancies are detected please notify designer, builder or client - this drawing is not to be reproduced, changed or copied in any form or matter whatsoever



EXISTING



NEW

central vacuum outlet locations to be reviewed
some may have to be relocated
extend central vacuum system to all three floors

remove heat registers at ceiling
remove ducting at ceiling, except where ducting is required to route to Main and Upper floor
raise ceilings where heat registers and ducting can be removed
entire Basement to have heated floors; system options to be discussed with HVAC contractor

BASEMENT - GENERAL FLOOR PLAN - EXISTING + NEW

notes:
1: Removal of walls is subject to review and approval by a WA State licensed structural engineer.
2: It is the cabinet manufacturer's responsibility to ensure that space and clearance requirements for appliances, as well as space requirements for appliance door swings, are built according to manufacturer's specifications.
3: If the cabinet manufacturer, or any other trade, detects structural or drywall deficiencies that affect styling, please notify client, builder and/or Tom Bakker Design promptly to discuss solution.
4: All dimensions indicated on this drawing are to FINISHED surfaces.

drawing title:	Basement - general floor plan - existing + new
scale:	3/8"=1'-0"
sheet size:	24" x 36"
date:	August 8, 2020
revision date:	November 16, 2020

TOM BAKKER design
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client: Ray and Kari Ramadorai
project: Private Residence - Sammamish, WA
home remodel
project no: 2007

10
drawing number