

BOONE COUNTY BUILDERS

870-849-2202

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Harrison, AR 72601
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Basement House

THESE PLANS ARE THE SOLE PROPERTY OF BOONE COUNTY BUILDERS. ANY UNAUTHORIZED REPRODUCTION OF THESE PLANS IS STRICTLY PROHIBITED.

HOMEOWNER & CONTRACTOR TO VERIFY
ALL DIMENSIONS, STRUCTURAL DETAILS,
BUILDING CODES AND GRAD
REQUIREMENTS.

Sheet Title:

Customer Info: Basement House



DATE:

7/2/2025

SCALE:

SHEET:

1



Front View

- GENERAL NOTES**
- EXTERIOR FINISH NOTES:**
1. EXTERIOR FINISH TO BE 29 GA SHEET METAL OVER HOUSE WRAP AND 1/16 OSB.
 2. ROOFING TO BE 30 YEAR 29 GA SHEET METAL OVER ROOFING FELT OVER 5/8 PLYWOOD OR 3/2 OSB.
 3. DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
 4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
 5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
 6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
 7. BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.



Rear View

RENDERING
FOR ILLUSTRATION ONLY

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Sheet Title:
**FRONT & REAR
VIEW**

Customer Info:
Basement House

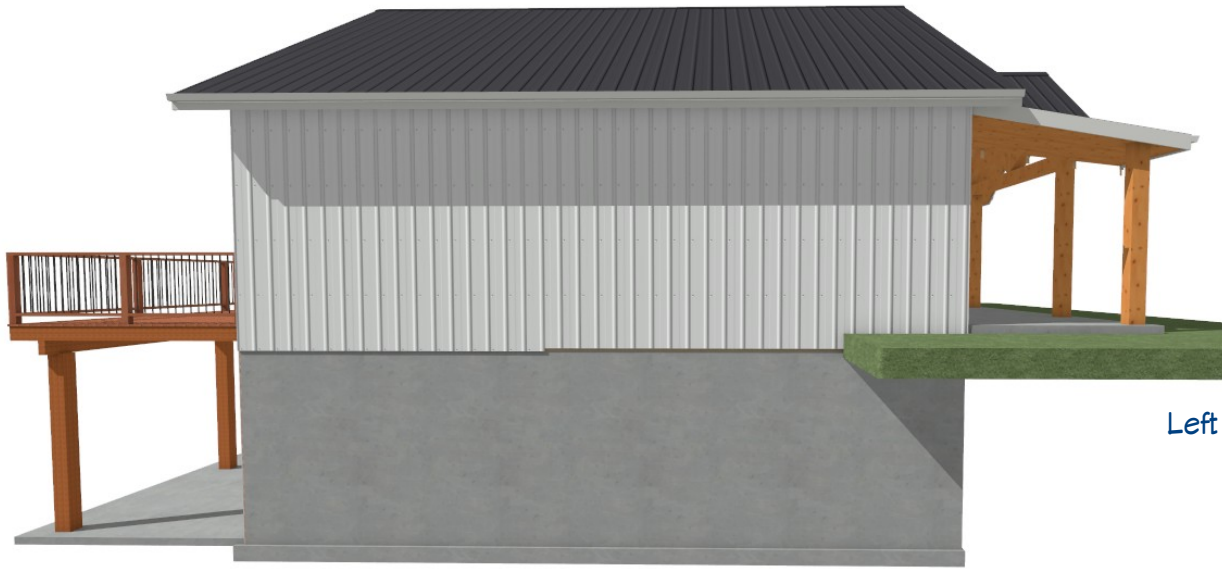


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2



Left View



Right View

GENERAL NOTES

EXTERIOR FINISH NOTES:

1. EXTERIOR FINISH TO BE 24 GA SHEET METAL OVER HOUSE WRAP AND 7/16 OSB FLYWOOD/OSB WINDOW & DOOR TRIM SHEET METAL COLOR BY OWNER.
2. ROOFING TO BE 30 YEAR 24 GA SHEET METAL OVER ROOFING FELT OVER 5/8 FLYWOOD OR 4/12 OSB.
3. DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
7. BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

RENDERING

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LEFT & RIGHT VIEW

Sheet Title:

Customer Info: Basement House

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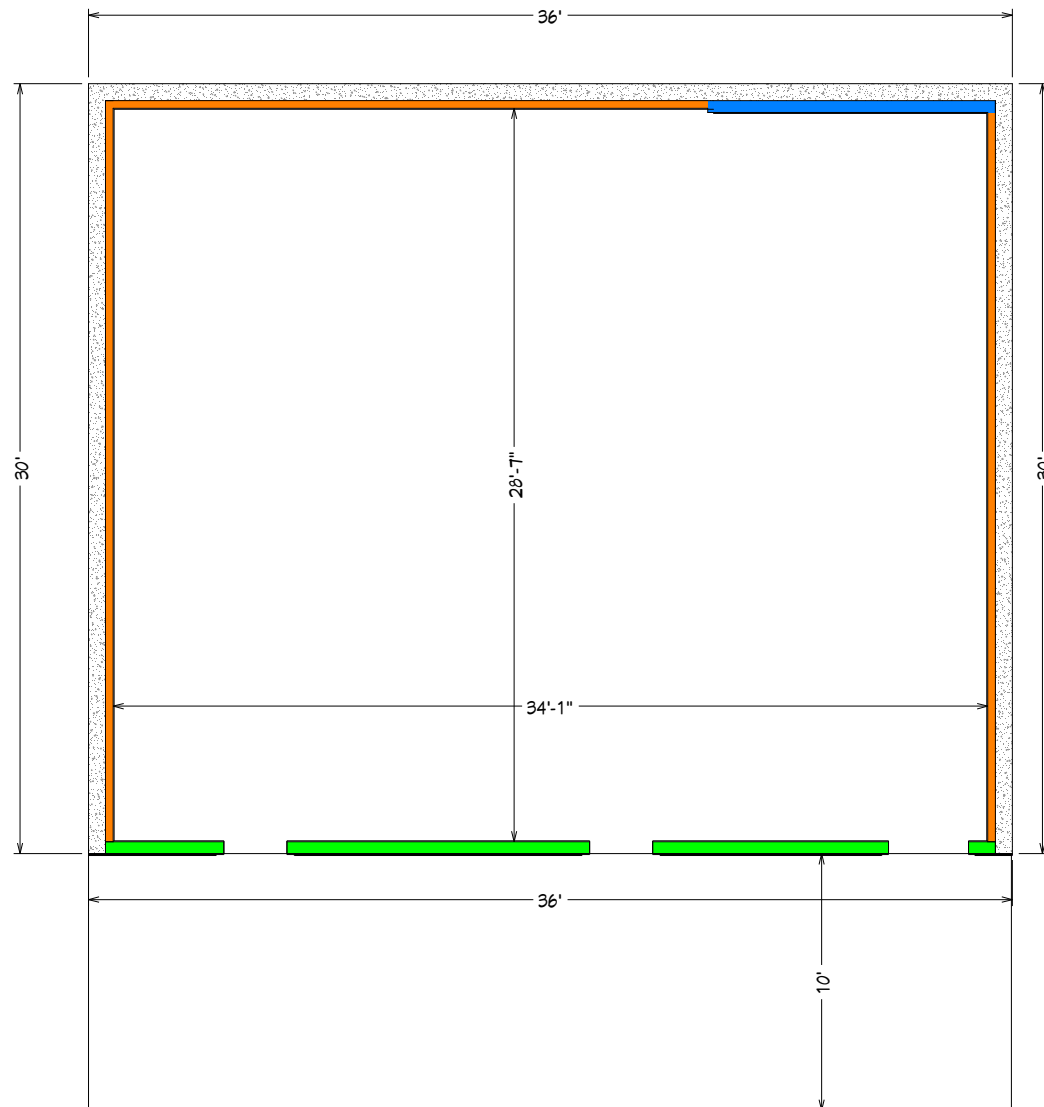
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7/2/2025

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GENERAL NOTES

FOUNDATION

- 1 HEIGHT ABOVE FINISHED GRADE, CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4 INCHES WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES ELSE WHERE.
- 2 BACKFILL PLACEMENT - BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
- 3 MINIMUM DEPTH - ALL EXTERIOR FOOTINGS AND FOUNDATION SYSTEMS SHALL EXTEND BELOW THE FROST LINE SPECIFIED.
- 4 ALL EXTERIOR FOOTING SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND.
- EXCEPTION:** FROST-PROTECTED FOOTINGS CONSTRUCTED IN ACCORDANCE WITH FOOTINGS AND FOUNDATIONS ERECTED ON SOLID ROCK SHALL NOT BE REQUIRED TO EXTEND BELOW THE FROST LINE.
5. INTERIOR FOOTINGS SUPPORTING BEARING OR BRACING WALLS AND CAST MONOLITHICALLY WITH A SLAB ON GRADE SHALL EXTEND TO A DEPTH OF NOT LESS THAN 12 INCHES BELOW THE TOP OF SLAB.
6. SLOPE - THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL.
7. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10 PERCENT SLOPE)
8. FOOTINGS SHALL STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED 1 UNIT VERTICAL TO 10 UNITS HORIZONTAL (10 PERCENT SLOPE)

FOOTINGS

- 1 ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOLID OR FULLY GROUTED MASONRY OR CONCRETE FOOTINGS, WOOD FOUNDATIONS OR OTHER APPROVED STRUCTURAL SYSTEMS WHICH SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACTER OF THE SOIL.
- 2 FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL.
- 3 CONCRETE FOOTINGS LOCATED SHALL HAVE MINIMUM REINFORCEMENT, BOTTOM REINFORCEMENT SHALL BE LOCATED A MINIMUM OF 3 INCHES CLEAR FROM THE BOTTOM OF THE FOOTINGS.
- 4 WHERE A CONSTRUCTION JOINT IS CREATED BETWEEN A CONCRETE FOOTING AND A STEM WALL, A MINIMUM OF ONE #4 BAR SHALL BE PROVIDED AT NOT MORE THAN 4 FEET ON CENTER. THE VERTICAL BAR SHALL EXTEND TO 3 INCHES CLEAR OF THE BOTTOM OF THE FOOTING, HAVE A STANDARD HOOK AND EXTEND A MINIMUM OF 14 INCHES INTO THE STEM WALL.
- 5 WHERE A GROUTED MASONRY STEM WALL IS SUPPORTED ON A CONCRETE FOOTING AND STEM WALL, A MINIMUM OF ONE #4 BAR SHALL BE PROVIDED AT NOT MORE THAN FOUR FEET ON CENTER. THE VERTICAL BAR SHALL EXTEND TO 3 INCHES CLEAR OF THE BOTTOM OF THE FOOTING AND HAVE A STANDARD HOOK.

IMPORTANT NOTICE

- EFFECTIVE BY NATIONAL ELECTRICAL CODE REQUIRES ELECTRICAL GROUNDING CONNECTED TO THE REBAR IN THE FOUNDATION. ACCORDING TO THE BOARD ONE OF THE FOLLOWING METHODS IS ACCEPTABLE.
- 1 ENCASE AT LEAST 20 FEET OF #4 ANYG BAR COPPER CONDUCTOR IN THE CONCRETE FOOTING;
 - 2 CONNECT A LENGTH OF #4 ANYG COPPER TO REBAR WITH A CLAMP SUITABLE FOR CONCRETE ENCASEMENT, SUCH AS A COMMON GROUND ROD CLAMP. STUB A PIECE OF REINFORCING ROD OUT OF THE FOOTING AT A CONVENIENT LOCATION (PREFERABLY NEAR THE ELECTRIC PANEL) REBARS SHALL BE PERMITTED TO BE JOINED TOGETHER BY USUAL TIE WIRES OR OTHER EFFECTIVE MEANS)

FOUNDATION SHOULD BE DESIGNED OR REVIEWED BY A STRUCTURAL ENGINEER

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HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES AND GRAD REQUIREMENTS.

FOUNDATION VIEW

Sheet Title:

Customer Info: Basement House

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DATE:

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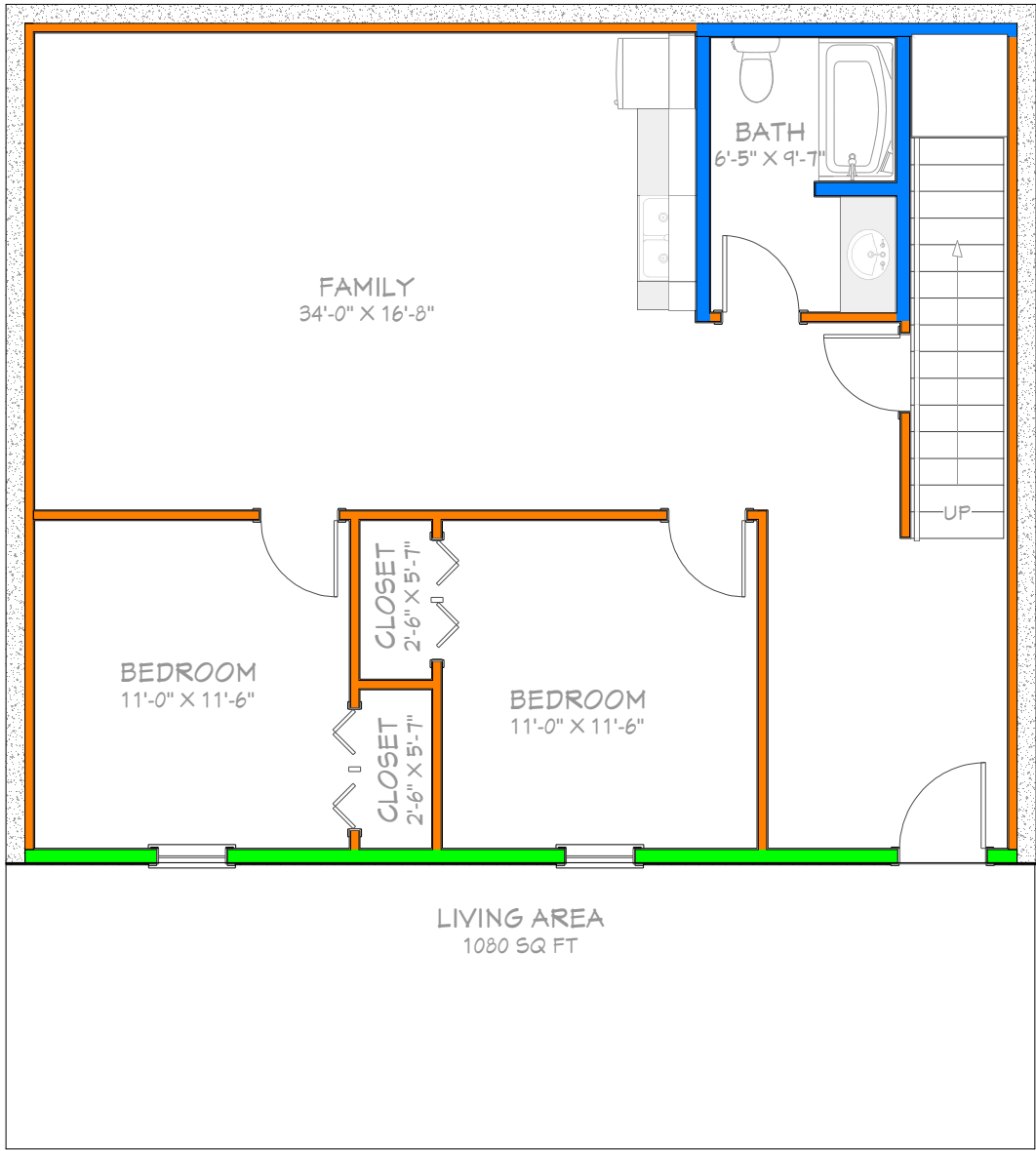
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FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE ROUGH OPENING.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)



GENERAL NOTES

- 1 VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
2 REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION. REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURE REQUIREMENTS FOR ATTIC, CRAWL SPACE OR GARAGE LOCATIONS.
HVAC EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT () TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22" X 36".
3 SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4 INSULATE AROUND ALL BATHS AND UTILITY ROOM.
5 TYPICAL EXT.WALL 2X6X9 @ 16" O.C., INT.WALL 2X4X9 UNLESS OTHERWISE DIMENSIONED.
6 PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE AS REQUIRED BY CODE.

Wall Notes:

- 1 EXTERIOR HOUSEWRAP CONTINUE APPLICATION UP THROUGH SOFFIT AREA AND COVER COMPLETE GABLE ENDS.
2 MIN OF 1/2" DRYWALL ON ALL INTERIOR WALLS.
3 IT IS THE OWNERS / BUILDERS RESPONSIBILITY TO FOLLOW ALL CURRENT LAWS REGARDING AIR QUALITY STANDARDS, AIR VENTING, FRESH AIR EXCHANGE, MOISTURE CONTROL AND SURFACE AND UNDERGROUND WATER CONTROL TO PREVENT MOISTURE INTRUSION AND RETENTION SO AS TO AVOID MOLD OR OTHER MOISTURE RELATED ISSUES.
4 FOLLOW LOCAL REGULATIONS FOR CONTROL OF TERMITES OR OTHER LOCAL PESTS CONDITIONS THAT MAY ADVERSELY AFFECT THE STRUCTURE.
5 INTERIOR WALL AND CEILING FINISHES SHOULD BE INDICATED BY THE OWNER OR BUILDER ON THE FLOOR PLAN

ENERGY NOTES:

- 1 CAULK ALL EXTERIOR TOE PLATES WITH LATEX CAULK
2 CAULK ALL WIRE AND PIPE HOLES WHERE THEY PENETRATE ALL UPPER AND LOWER EXTERIOR PLATES.
3 USE BLOWN-IN WALL INSULATION IF AT ALL POSSIBLE. IF BATT INSULATION IS USED PACK BEHIND ALL ELECTRIC BOXES.
4 SEAL ALL JOINT IN HVAC DUCTS WITH LEAKAGE NO MORE THAN 3%, 3" FIBER MESH TAPE SHOULD BE USED ON ALL COLLARS TO PLENUM CONNECTIONS AND ALL GAPS THAT ARE 1/4" OR WIDER. INSULATE DUCTS WITH R-5 OR GREATER
5 FOAM INSULATION BETWEEN ALL EXTERIOR WINDOWS AND DOORS EDGES AND ROUGH OPENING FRAME. USE NON-EXPANDING FOAM (P.R. GRACE/POLY-CELL ONE OR EQUAL)
6 PROVIDE BACK DRAFT DAMPER ON KITCHEN HOOD VENT, DRYER VENT AND BATHROOM VENT.
7 INSULATE ALL HOT WATER PIPES.
8 INSULATE ALL FLOOR JOIST UNDER CRAWL SPACE WITH BATT OR SPRAY INSULATION. IF BATT INSULATION IS USED PAPER FACING TOWARDS TO INSIDE OF THE HOUSE, STAPLE TO FLOOR JOIST.

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Sheet Title: Basement Floor Plan

Customer Info: Basement House



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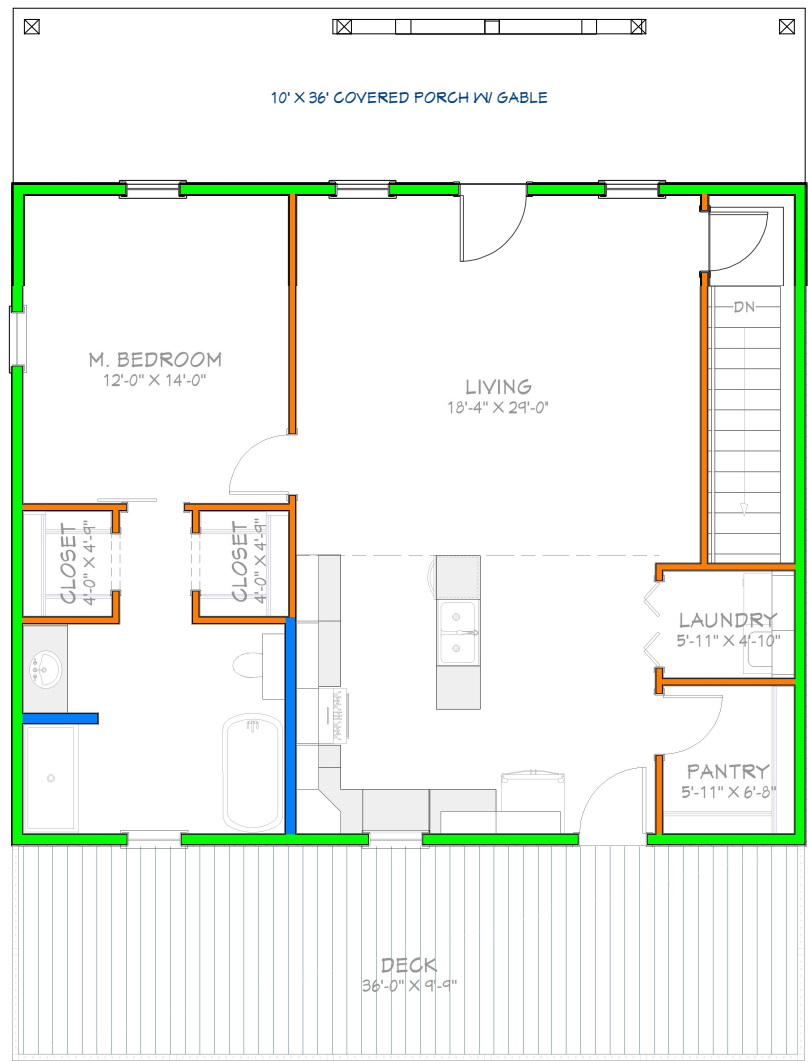
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FLOOR PLAN NOTES:

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GENERAL NOTES

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HVAC EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (X) TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22" X 36".
3 SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4 INSULATE AROUND ALL BATHS AND UTILITY ROOM.
5 TYPICAL EXT. WALL 2X6X9 @ 16" O.C., INT. WALL 2X4X9 UNLESS OTHERWISE DIMENSIONED.
6 PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE AS REQUIRED BY CODE.

KIALL Notes:

- 1 EXTERIOR HOUSEWRAP CONTINUE APPLICATION UP THROUGH SOFFIT AREA AND COVER COMPLETE GABLE ENDS.
2 MIN OF 1/2" DRYWALL ON ALL INTERIOR WALLS.
3 IT IS THE OWNERS / BUILDERS RESPONSIBILITY TO FOLLOW ALL CURRENT LAWS REGARDING AIR QUALITY STANDARDS, AIR VENTING, FRESH AIR EXCHANGE, MOISTURE CONTROL AND SURFACE AND UNDERGROUND WATER CONTROL TO PREVENT MOISTURE INTRUSION AND RETENTION SO AS TO AVOID MOLD OR OTHER MOISTURE RELATED ISSUES.
4 FOLLOW LOCAL REGULATIONS FOR CONTROL OF TERMITES OR OTHER LOCAL PESTS CONDITIONS THAT MAY ADVERSELY AFFECT THE STRUCTURE.
5 INTERIOR WALL AND CEILING FINISHES SHOULD BE INDICATED BY THE OWNER OR BUILDER ON THE FLOOR PLAN

ENERGY NOTES:

- 1 CAULK ALL EXTERIOR TOE PLATES WITH LATEX CAULK
2 CAULK ALL WIRE AND PIPE HOLES WHERE THEY PENETRATE ALL UPPER AND LOWER EXTERIOR PLATES.
3 USE BLOWN-IN WALL INSULATION IF AT ALL POSSIBLE. IF BATT INSULATION IS USED PACK BEHIND ALL ELECTRIC BOXES.
4 SEAL ALL JOINT IN HVAC DUCTS WITH LEAKAGE NO MORE THAN 3%, 3" FIBER MESH TAPE SHOULD BE USED ON ALL COLLARS TO PLENUM CONNECTIONS AND ALL GAPS THAT ARE 1/4" OR WIDER. INSULATE DUCTS WITH R-5 OR GREATER.
5 FOAM INSULATION BETWEEN ALL EXTERIOR WINDOWS AND DOORS EDGES AND ROUGH OPENING FRAME. USE NON-EXPANDING FOAM (V.R. GRACE/POLY-CELL ONE OR EQUAL)
6 PROVIDE BACK DRAFT DAMPER ON KITCHEN HOOD VENT, DRYER VENT AND BATHROOM VENT.
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8 INSULATE ALL FLOOR JOIST UNDER CRAWL SPACE WITH BATT OR SPRAY INSULATION. IF BATT INSULATION IS USED PAPER FACING TOWARDS TO INSIDE OF THE HOUSE, STAPLE TO FLOOR JOIST.

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Sheet Title:
Main Floor Plan

Customer Info:
Basement House



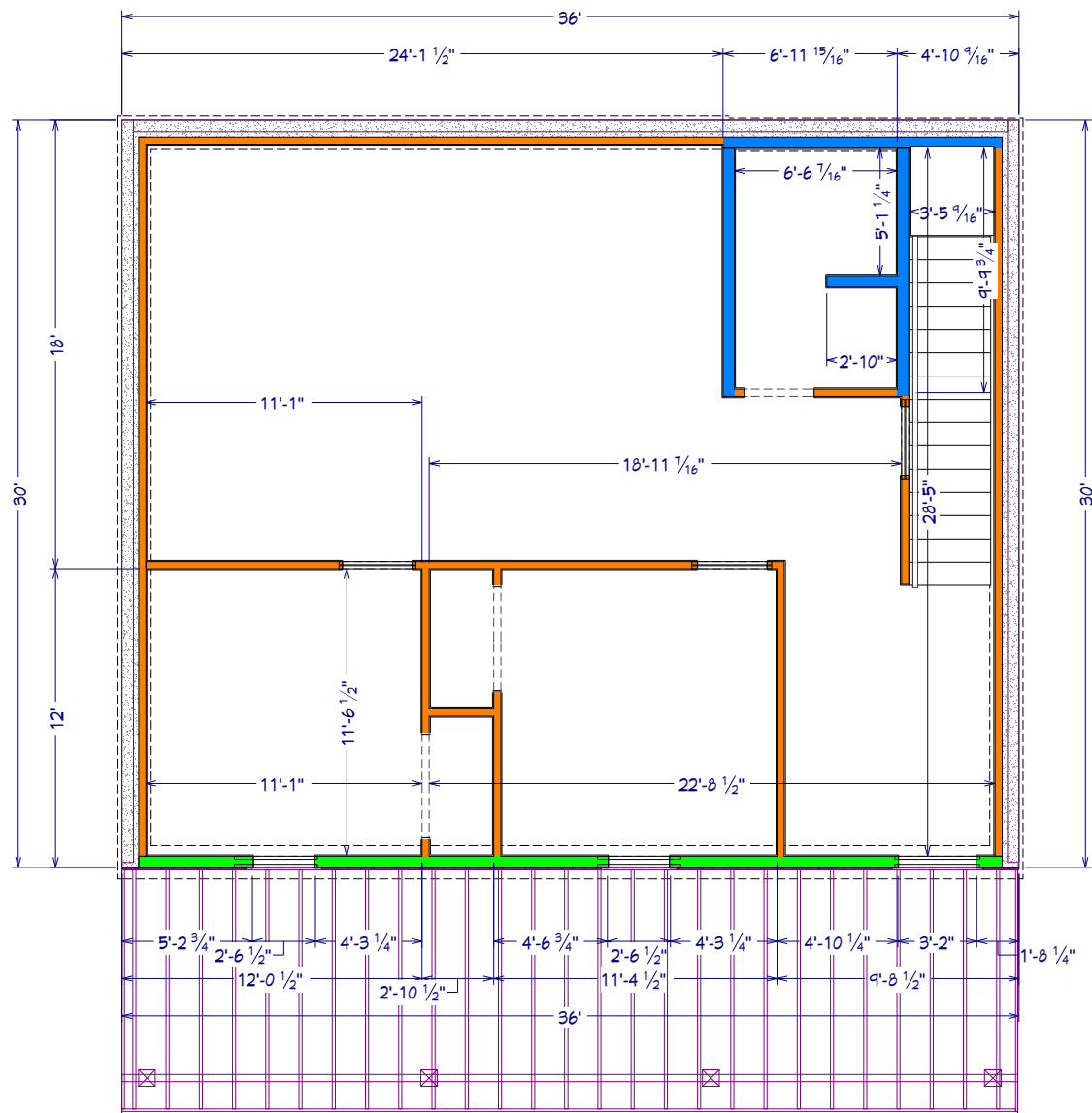
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ROOF & FRAMING NOTES:
 1. FRAMING IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS.
 2. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE UNO
 3. ALL ROOF FRAMING 24" O.C.
 4. ALL ROOF OVERHANDS 16" UNO

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Sheet Title: **FRAMING Basement FLOOR**

Customer Info: Basement House



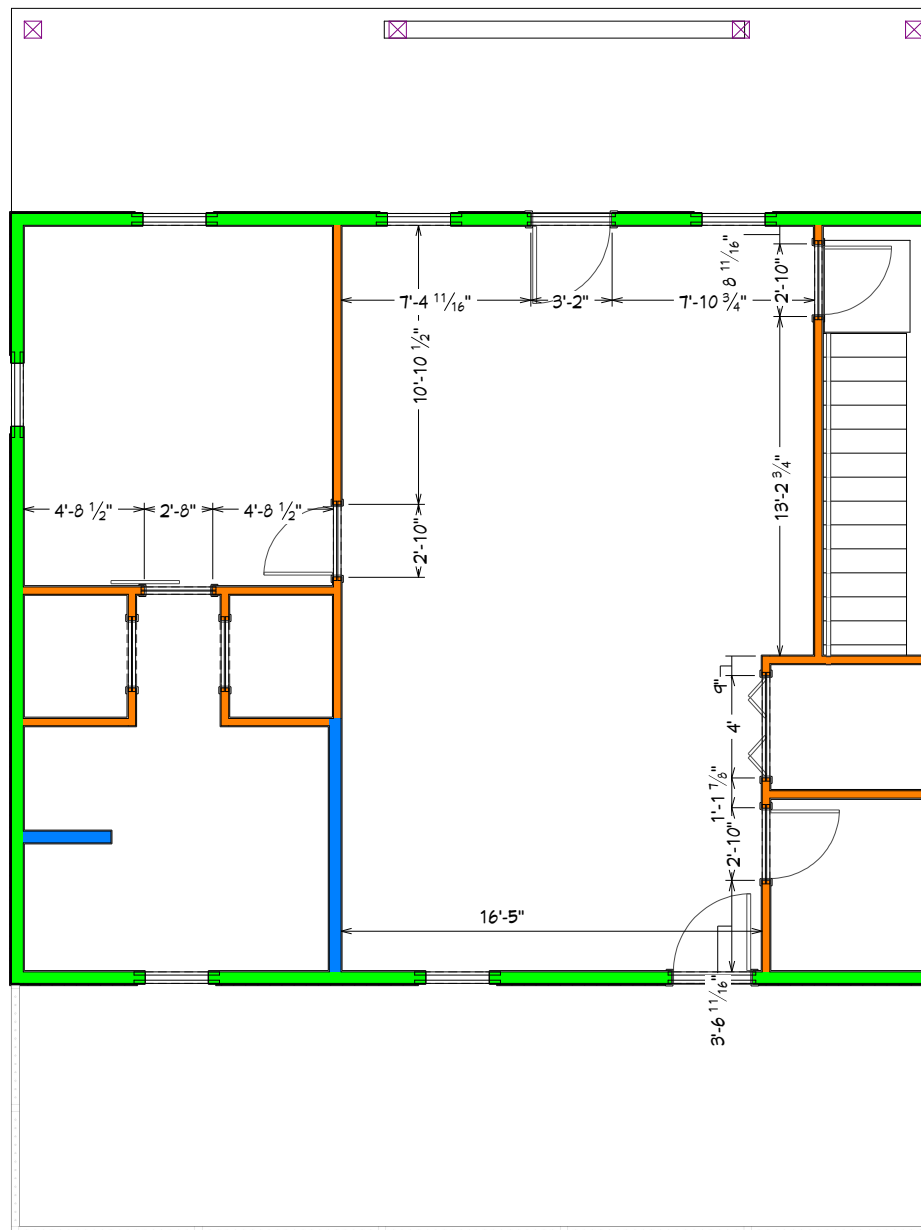
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ROOF & FRAMING NOTES:
 1. FRAMING IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE DRAGED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
 2. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROTECTED WITH GALVANIZED STEEL PLATE.
 3. ALL ROOF FRAMING 2" O.C. UNO.
 4. ALL ROOF OVERHANDS 16" UNO.



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Sheet Title:
**Framing
 Basement Doors**

Customer Info:
 Basement House



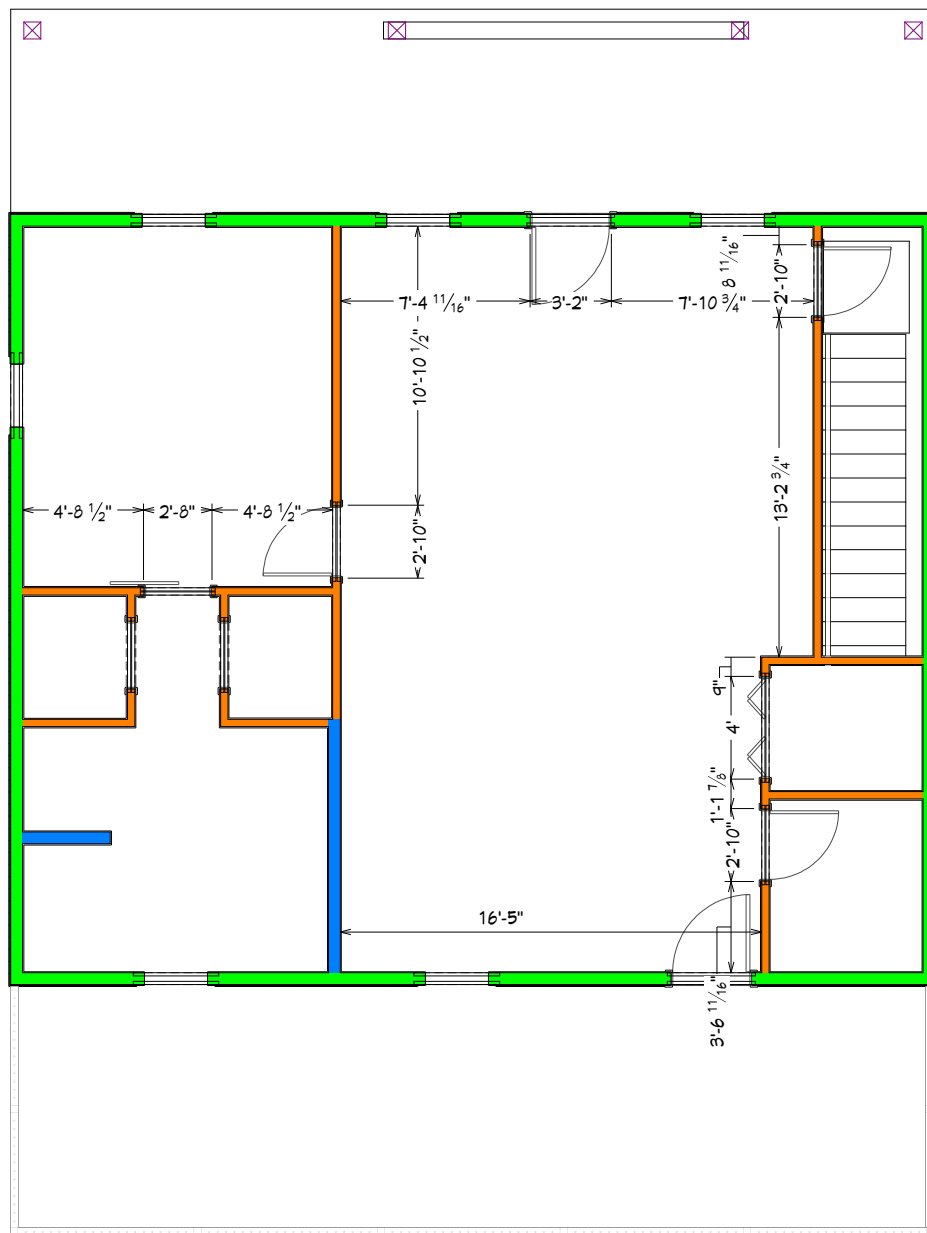
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ROOF & FRAMING NOTES:
 1. FRAMING IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE DRAGED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
 2. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PERMANENT FRAGS MANUFACTURERS SPECIFICATIONS.
 3. ALL ROOF FRAMING 2" O.C. UNO
 4. ALL ROOF OVERHANGS 16" UNO



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Customer Info: Basement House

Sheet Title:

Framing
Doors Main Floor

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES AND GRAD REQUIREMENTS.

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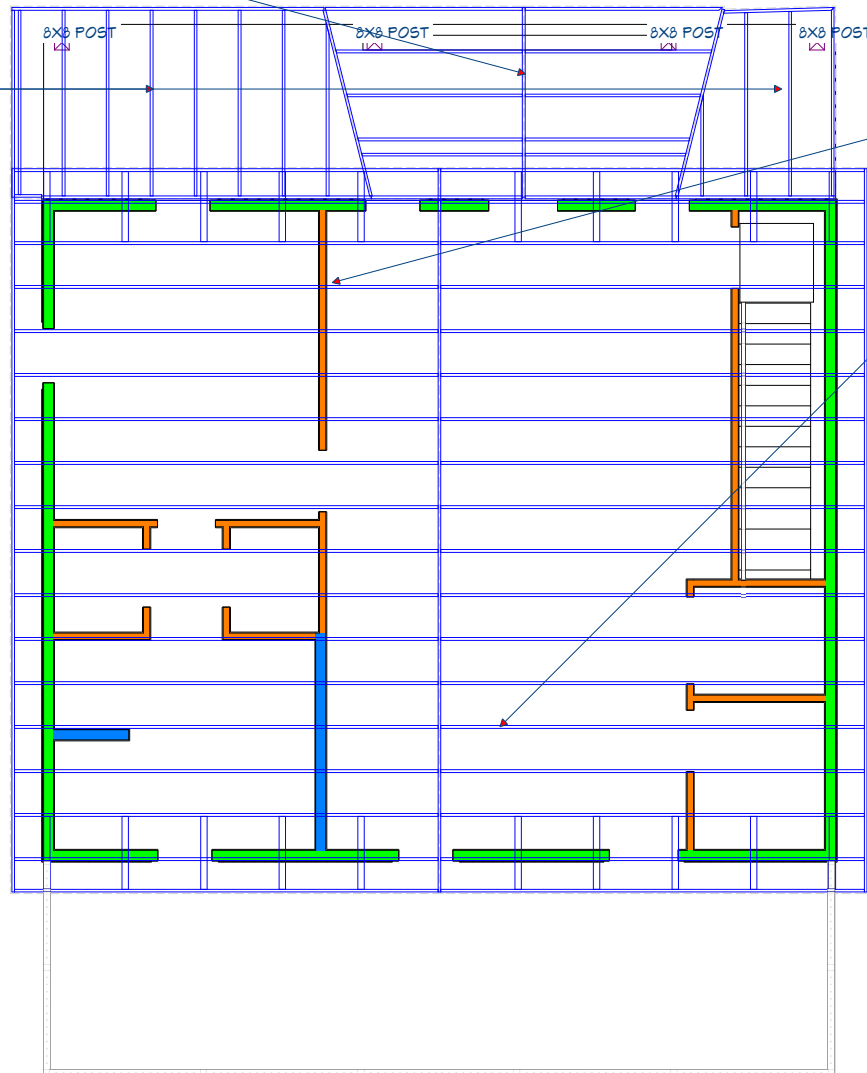
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8/12 Rafter Gable Porch

2/12 Rafter Porch



6/12 Truss

ZERO OVERHANG TRUSS

GENERAL NOTES

ROOF FRAMING / TRUSS NOTES

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP.

ALL TRUSSES SHALL HAVE DESIGNED DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HOP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVER HANDS 24".

INSTALL POLYISOCYANURATE FOAM TYPE INSTALLATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 Lbs PER SQUARE FOOT.

WALL HEADERS: (2) 2X10 DF 2 TYP. UNO

ROOF & FLOOR TRUSS MANUFACTURER:

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FRAMING
ROOF

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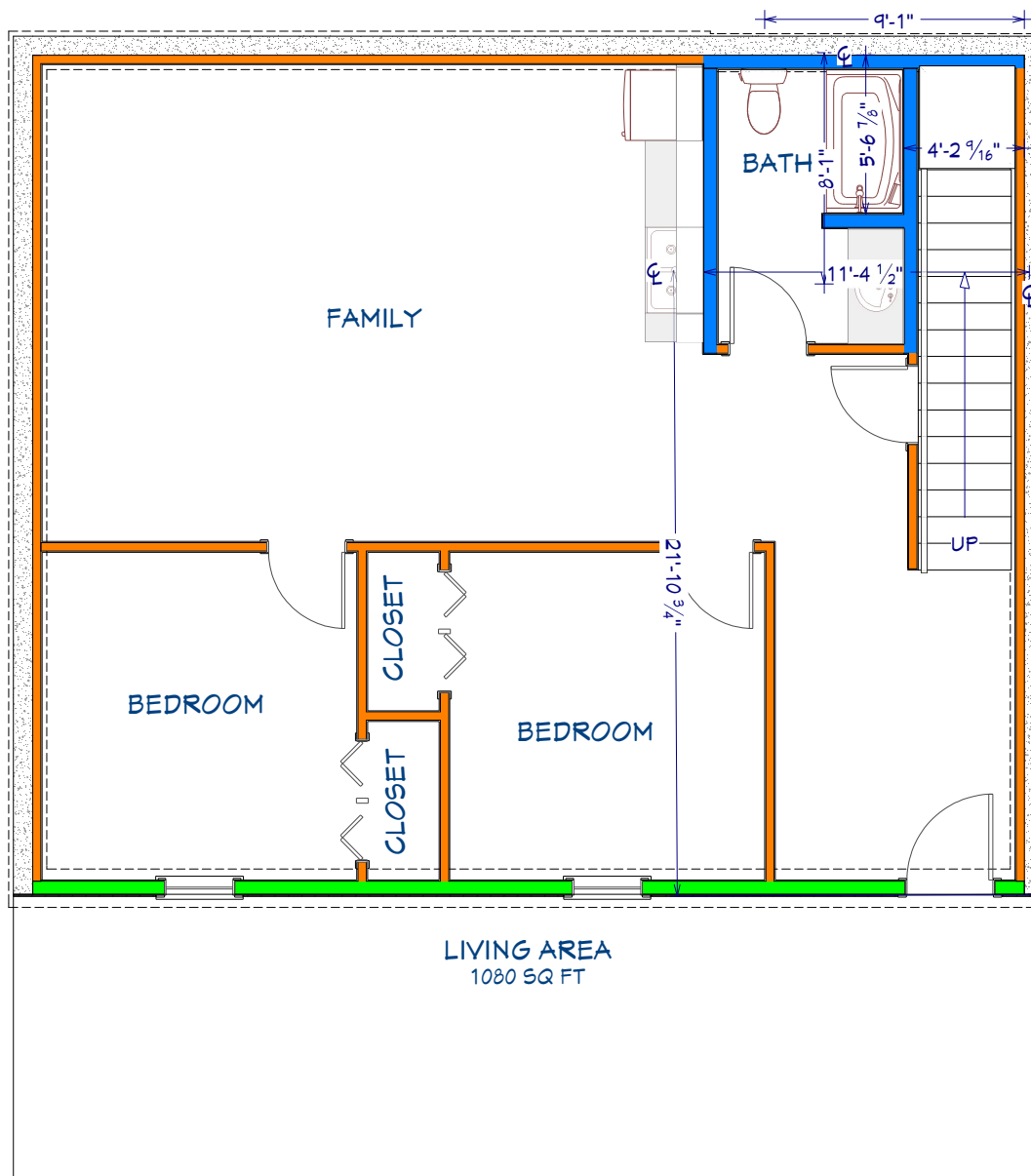
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Interior 4" Wall measures 3 1/2"
 Interior 6" Wall measures 5 1/2"
 Exterior 6" Wall measures 5 1/2" + 1/2" OSB (6" to outside foundation)

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ROUGH
 PLUMBING

Customer Info: Basement House



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Basement Kitchen

Upstair Main Floor Kitchen



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Sheet Title:
Kitchen View

Customer Info: Basement House

 **BOONE COUNTY BUILDERS**
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CABINET SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION
C01	W3014	1	1	30"	12"	14 1/16"	WALL CABINET
C02	W3612	1	1	36"	12"	12"	WALL CABINET
C03	12"	1	1	12"	24"	36"	BASE CABINET
C04	36"	2	0	36"	24"	36"	BASE CABINET
C05	24"	2	1	24"	12"	30"	WALL CABINET
C06	24"	1	1	24"	24"	36"	BASE CABINET
C07	24X30	1	1	24"	24"	30"	CORNER WALL CABINET
C08	30"	2	1	30"	12"	30"	WALL CABINET
C09	36"	2	0	36"	12"	30"	WALL CABINET
C10	36"	3	1	36"	12"	30"	WALL CABINET
C11	36"	5	1	36"	24"	36"	BASE CABINET
C12	36"	1	1	36"	36"	36"	CORNER BASE CABINET
C13	48"	1	0	48"	24"	36"	BASE CABINET
C14	48"	1	1	48"	24"	36"	BASE CABINET
C15	W3112	1	0	31"	12"	12"	WALL CABINET
C16	12"	1	0	12"	24"	36"	BASE CABINET
C17	12"	1	0	12"	12"	30"	WALL CABINET

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
D01	3068	1	0	3068 R EX	38"X83"	EXT. HINGED-DOOR E21	2"X6"X41"
D02	2668	1	1	2668 R	32"X82 1/2"	BARN-DOOR P04	2"X6"X35"
D03	2840	1	0	2840 R IN	34"X50 1/2"	HINGED-DOOR P09	2"X6"X37"
D04	4268MU	2	0	4268	51"X81"	MULLED UNIT	2"X8"X54"
D05	2868	2	0	2868 L IN	34"X82 1/2"	HINGED-DOOR P09	2"X6"X37"
D06	2868	1	0	2868 L EX	34"X83"	EXT. HINGED-DOOR P09	2"X6"X37"
D07	2868	3	1	2868 L IN	34"X82 1/2"	HINGED-DOOR P09	2"X6"X37"
D09	3068	2	1	3068 R EX	38"X83"	EXT. HINGED-DOOR E21	2"X6"X41"
D10	31068	1	1	31068 L/R	48"X82 1/2"	4 DR. BIFOLD-LOUVERED	2"X6"X51"

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION
W01	2646DH	2	0	2646DH	30 1/2"X54 1/2"		DOUBLE HUNG 2"X6"X33 1/2" C
W02	2623DH	1	1	2623DH	30 1/2"X27 1/2"		DOUBLE HUNG 2"X6"X33 1/2" C
W04	2646DH	5	1	2646DH	30 1/2"X54 1/2"		DOUBLE HUNG 2"X6"X33 1/2" C

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE MINIMUM OPENABLE AREA OF 5.7 S. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR TO ORDERING./

DOORS BETWEEN GARAGE S AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOOR WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

LUMBER SPECIES:

- 1 POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-42
- 2 EXPOSED ARCH BEAMS TO BE DF-41 OR BETTER
- 3 SILLS, PLATES BLACKING, AND BRIDGING TO BE DF-42
- 4 ALL STUDS TO BE DF-42 OR BETTER
- 5 PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 - 6 ROOF SHEATHING SHALL BE 5/8 PLYWOOD OR 3/32 OSB
 - 7 WALL SHEATHING SHALL BE 1/2" INT-AFA RATED 32/16 OR 1/16" OSB
 - 8 FLOOR SHEATHING SHALL BE 3/4" T&G INT-AFA RATED OSB
- HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

THESE DRAWINGS ARE THE PROPRIETARY WORK, PRODUCT AND PROPERTY OF BOONE COUNTY BUILDERS, DEVELOPED FOR THE EXCLUSIVE USE OF BOONE COUNTY BUILDERS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF BOONE COUNTY BUILDERS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IEC AND 2006 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWNLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IRC AND IBC
 ROOF: 50 PSF SNOW LOAD
 1/2 PSF TOP CORD DL
 1/2 PSF BOTTOM CORD DL
 1/2 PSF NET WIND UPLIFT
 FLOOR: 40 PSF LL
 1/2 PSF TOP CORD DL
 1/2 PSF BOTTOM CORD DL
 SOIL: 2,000 PSF ALLOWABLE (ASSUMED)
 TO BE AT TIME OF EXCAVATION
 FROST DEPTH "2'-0"
 SEISMIC ZONE 2
 WIND: 40 MPH (40 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NO OTHERWISE PROVIDED WITH SUPPORT.
 To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. BOONE COUNTY BUILDERS is not liable for any errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error; the contractor of the job must check all dimensions and other details prior to construction and solely responsible thereafter. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

THESE PLANS ARE THE SOLE PROPERTY OF BOONE COUNTY BUILDERS. ANY UNAUTHORIZED REPRODUCTION OF THESE PLANS IS STRICTLY PROHIBITED.

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES AND GRAD REQUIREMENTS.

Sheet Title:
Schedules

Customer Info:
 Basement House



DATE:
 7/2/2025
 SCALE:
 SHEET:
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