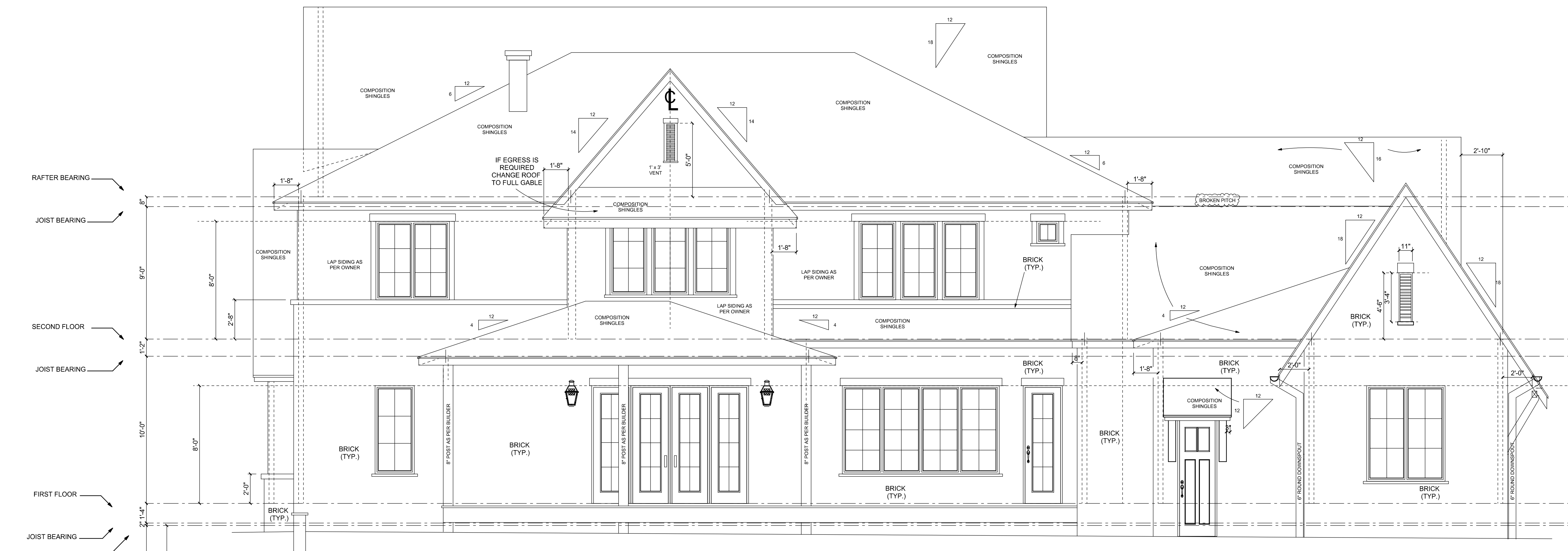
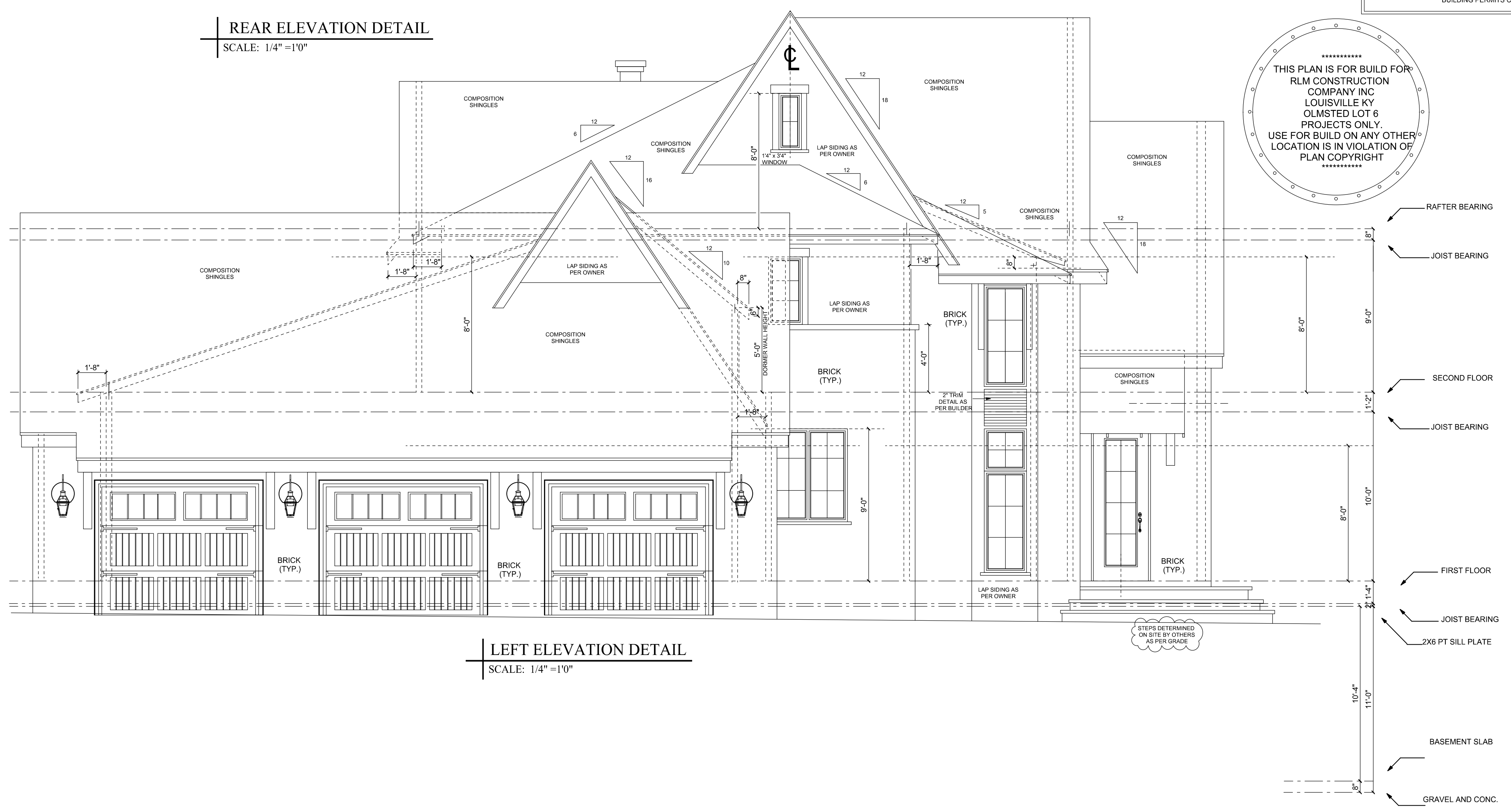




REAR ELEVATION DETAIL
SCALE: 1/4" = 1'0"



LEFT ELEVATION DETAIL
SCALE: 1/4" = 1'0"

IMPORTANT CARPENTER NOTES:

SET ALL DORMERS, KNEE WALLS AND ROOF RAFTERS BEFORE FRAMING INTERIOR ATTIC ROOMS. A MINIMUM WALL HEIGHT OF 9' 0" IS REQUIRED. SLOPE UP TO 9' 0" IF FLAT CEILING UNLESS OTHERWISE INDICATED.

DOUBLE JOIST ALL NON-LOAD BEARING WALLS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.

BASEMENT WALL SUPPORTING LOADS FROM THE FIRST AND SECOND FLOOR MUST BE CONSTRUCTED TO MEET INTERNATIONAL RESIDENTIAL CODES.

ENGINEERED LAMINATED BEAMS AND FLOOR SYSTEMS SHOULD BE DESIGNED, ENGINEERED AND MANUFACTURED BY GEORGIA-PACIFIC, BOISE CASCADE, OR OTHER ENGINEERED PRODUCT MANUFACTURER.

REFERENCE NOTED DISCLAIMERS AND RECOMMENDATIONS.

IMPORTANT: REFERENCE ALL EXTERIOR FRAMING WITH "FRONT PROPORTIONS & DETAIL" SHEET FOR ELEVATION PROPORTIONS.

PLACE ALL HEADERS AT THE TOP AND SCAB DOWN TO WINDOW HEIGHT.

PLEASE NOTE DOUBLE WALLS AND DOUBLE 2X4 STUD WALLS ALSO NOTE ANY KNEE WALLS FOR CORRECT FRONT PROPORTIONS.

REFERENCE ALL WINDOWS FROM PLAN W/FRONT ELEVATIONS.

FLASH ALONG ALL BRICK CHIMNEY STACKS AT ROOF, AGAINST FRAMING STACK AND BRICK ABOVE FLASHING.

GENERAL WINDOW NOTES:

TEMPERED WINDOWS WHERE REQUIRED AS PER CODE.

FIXED WINDOWS WHERE APPLICABLE AS PER CODE/OWNER.

EGRESS WINDOWS WHERE REQUIRED AS PER CODE.

WINDOW SIZES/ROUGH OPENINGS MAY VARY BY MANUFACTURER ADJUST HEADER ACCORDINGLY PRIOR TO CONSTRUCTION DETERMINED BY OTHERS.

CONSTRUCT ALL WALLS, ROOF BEARINGS, HEADERS AND WINDOW HEIGHTS AS SHOWN FOR PROPER PROPORTIONS.

SCALE ALL STUCCO DETAILS FROM THE ELEVATION DRAWINGS.

REFERENCE ROOF LAYOUT FOR DIFFERENT OVERHANG DEPTHS.

NOTICE DIFFERENT KNEE WALL HEIGHTS FOR HOUSE PROPORTIONS.

REFERENCE ALL WINDOWS ON FLOORPLAN WITH ELEVATIONS & NOTIFY OWNER AND/OR DESIGNER OF ANY DISCREPANCIES BEFORE ORDERING WINDOW PACKAGE.

NOTED WINDOW SIZES AS SHOWN ON THIS PLAN MAY VARY WITH DIFFERENT MANUFACTURER'S WINDOW SIZES.

CHANGE IN WINDOW SIZES SHOULD CLOSELY MATCH WINDOWS SHOWN ON ELEVATIONS.

IMPORTANT INFORMATION:
PLEASE READ CAREFULLY
**** BEFORE STARTING CONSTRUCTION ****

IT IS THE RESPONSIBILITY OF THE BUILDER TO COMPLY WITH AND ADAPT THIS PLAN TO SATISFY THE APPLICATION INTERNATIONAL RESIDENTIAL CODE (IRC) AND ENERGY CODE REQUIREMENTS AS WELL AS LOCAL BUILDING CODES WHERE THIS HOME PLAN IS CONSTRUCTED AND ADAPT THIS PLAN TO ITS ACTUAL SITE LOCATION.

THIS HOME AND ITS DESIGN MUST BE CONSTRUCTED BY A LICENSED AND REPUTABLE BUILDER WITH EXPERIENCE IN CONSTRUCTING THIS TYPE OF HOME.

ALL SUB-CONTRACTORS USED IN THE CONSTRUCTION OF THIS HOME MUST BE LICENSED WITH THE STATE AND QUALIFIED TO PERFORM THE WORK REQUIRED. FRUSTERIO DESIGN, INC. ASSUMES NO LIABILITY FOR ANY ERRORS IN THIS PLAN.

IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW AND PERFORM ALL DUE DILIGENCE ON THIS PLAN AND NOTIFY FRUSTERIO DESIGN, INC. OF ANY CONCERNS PRIOR TO BEGINNING CONSTRUCTION.

THE SELECTION AND CONDITION OF LUMBER USED IN CONSTRUCTION MAY VARY WIDELY, AS DOES THE QUALITY OF THE WORKMANSHIP. NEITHER FRUSTERIO DESIGN, INC. OR ITS MEMBERS HAVE KNOWLEDGE OF THE QUALITY OF THE WORKMANSHIP OR CONSTRUCTION METHODS AND PRACTICES USED ON ANY CONSTRUCTION PROJECT AND IS THEREFORE HELD HARMLESS FROM THE DESIGN OR PERFORMANCE OF THE LUMBER IN COMPLETED STRUCTURES.

ALL STRUCTURAL MATERIAL USED TO CONSTRUCT THIS HOME MUST MEET CURRENT INT CODE REQUIREMENTS, CERTIFIED & DESIGNED BY A STRUCTURAL ENGINEER OR BY A LICENSED STRUCTURAL ENGINEER.

ANY STRUCTURAL & FLOOR JOIST NOTATION ON THIS PLAN IS INTENDED FOR PURPOSES OF DESIGN ONLY & IN NO WAY INDICATES FINAL STRUCTURAL REQUIREMENTS FOR LOAD BEARING LOCATIONS WHICH ARE DESIGNED BY OTHERS.

ALL LOAD BEARING LOCATIONS MUST BE REVIEWED, DESIGNED & APPROVED BY LUMBAR MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

EASEMENTS & SETBACKS AS DETERMINED BY A LICENSED SURVEYOR. IT IS RECOMMENDED THAT A CERTIFIED STRUCTURAL ENGINEER REVIEW THE FRAMING CONSTRUCTION TO VERIFY STRUCTURAL INTEGRITY.

THESE PLANS DO NOT SHOW OR SUGGEST FINAL REQUIRED CONSTRUCTION PRACTICES.

SITE REQUIREMENTS

THESE PLANS ARE FOR UNIVERSAL CONDITIONS & DO NOT ADDRESS SPECIFIC SITE REQUIREMENTS. IT IS RECOMMENDED THAT SOIL CONDITIONS AT SITE BE SAMPLED & TESTED BY A COMPETENT SOILS TESTING LABORATORY AND, IF NECESSARY, FOUNDATION PLAN BE MODIFIED BY A STRUCTURAL ENGINEER WHO IS FAMILIAR WITH THE BUILDING SITE CONDITIONS & BE BASED ON RECOMMENDATIONS OF THE SOILS TESTING LABORATORY.

COMPARE DIMENSIONS W/ST FLOOR AND VERIFY ALL DIMENSIONS, INCLUDING COMPARISON OF FLOOR PLANS AND FOUNDATION TO INSURE ACCURACY PRIOR TO THE BEGINNING OF CONSTRUCTION. TO THE BEST OF HIS KNOWLEDGE, THE DESIGNER HAD PREPARED THESE PLANS TO COMPLY WITH THE CLIENTS SPECIFICATIONS AND GENERAL BUILDING CODES AT THE TIME. ALTHOUGH EVERY REASONABLE EFFORT HAS BEEN MADE TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.

IT IS THE RESPONSIBILITY OF THE LUMBER SUPPLIER TO DETERMINE, CALCULATE, ENGINEER, AND CERTIFY ALL LOAD BEARING LOCATIONS ON THIS PLAN AND PROVIDE THE REQUIRED LUMBER AND BEAM MATERIAL TO SUBSTANTIALLY SUPPORT THE STRUCTURAL INTEGRITY OF THIS PLAN.

FRUSTERIO DESIGN, INC. IS A RESIDENTIAL DESIGN FIRM AND ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THIS PLAN, CONSTRUCTION PRACTICES, OR THE FINAL PLACEMENT OF THIS HOME ON ITS SITE.

SOME STATES AND/OR LOCAL BUILDING CODES MAY REQUIRE A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT'S CERTIFICATION STAMP BEFORE BUILDING PERMITS CAN BE ISSUED.

THIS PLAN IS FOR BUILD FOR
RLM CONSTRUCTION
COMPANY INC
LOUISVILLE KY
OLMSTED LOT 6
PROJECTS ONLY.
USE FOR BUILD ON ANY OTHER
LOCATION IS IN VIOLATION OF
PLAN COPYRIGHT

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THIS PLAN AND ITS DESIGN COMPOSITION IS PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ENFORCED BY SHORTE & PERMUTT P.C., BIRMINGHAM, ALABAMA.

UPON CONSTRUCTION OF THIS HOME, THE PLAN PURCHASER AGREES TO THE FOLLOWING TERMS:

COMPARISON
AS THE ORIGINAL PURCHASER OF PLAN "M7D-002" IS HEREBY GRANTED A LIMITED, NON-EXCLUSIVE AND NON-TRANSFERABLE LICENSE TO BUILD ONE (1) AND ONLY ONE (1) HOME TO BUILD ONE (1) HOME OR ANY MODIFIED AND/OR ALTERED VERSION OF THIS HOME IS STRICTLY PROHIBITED AND PROTECTED BY FEDERAL COPYRIGHT LAWS. UNAUTHORIZED USERS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

DO NOT ISSUE BUILDING PERMIT ON THIS PLAN WITHOUT COPYRIGHT LOGO STAMP. UNAUTHORIZED USERS OF THIS HOME PLAN WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW THAT PROTECTS THE USE OF THIS DOCUMENT.

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American Institute of Building Design
FRUSTERIO BD
FRUSTERIO.COM
SOUTHERN LIVING DESIGN HOUSE

QUESTIONS ON THIS PLAN
205-533-9993

RLM CONSTRUCTION COMPANY INC
LOUISVILLE KY/OLMSTED/LOT 6

JOB # 34743-1022

CUSTOM HOME DOCUMENTS

DESIGN DATE: March 15, 2024

PLOTTING TIME: 09:09 AM

SHEET # /

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READ PRIOR TO CONSTRUCTION