

IT IS THE RESPONSIBILITY OF THE BUILDER TO COMPLY WITH AND ADAPT THIS PLAN TO SATISFY THE APPLICATION INTERNATIONAL RESIDENTIAL CODE (IRC) AND ENERGY EFFICIENT RESIDENTIAL CODE (EEIRC) AND BUILD 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 QUALIFIED ON THE PLAN AND REVIEWED AND DESIGN ALL WORK DONE REQUIRED. FRUSTRO 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 THE PLAN AND THE DESIGN OF THIS HOME 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 WORKSMANSHIP. NEITHER FRUSTRO DESIGN, INC. NOR THE ARCHITECT ASSUMES ANY LIABILITY FOR THE WORKSMANSHIP OR CONSTRUCTION METHODS AND PRACTICES USED BY ANY CONTRACTOR OR BUILDER. THE QUALITY OF THE CONSTRUCTION OF THE DESIGN OR PERFORMANCE OF THE LUMBER IN COMPLETED STRUCTURES.

CONSTRUCTION MATERIAL USED TO CONSTRUCT THIS HOME MUST MEET CURRENT INT CODE REQUIREMENTS. CERTIFIED IS DESIGNED BY THE ARCHITECT OR STRUCTURER OR

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

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 LICENSED SURVEYOR BE EMPLOYED TO DETERMINE THE FRAMING CONSTRUCTION TO VERIFY STRUCTURAL INTEGRITY

THESE PLANS DO NOT SHOW OR SUGGEST FINAL REQUIRED CONSTRUCTION

SET ALL DORMERS, KNEE WALLS AND ROOF RAFTERS BEFORE
FRAMING INTERIOR WALLS. ROOF RAFTERS SHALL BE
5" REQUIRED. SLOPE UP TO 9" OF PLF CEILING UNLESS
OTHERWISE INDICATED.

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

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 BY AN ENGINEER OR ARCHITECT LICENSED BY
GEORGIA-PACIFIC, BOISE CASCADE, OR OTHER ENGINEERED
PRODUCT MANUFACTURER.

REFERENCE NOTE DISCLAIMERS AND RECOMMENDATIONS.

IMPORTANT: REFERENCED ALL EXTERIOR FRAMING WITH
"FRONT PROPORTIONS & DETAILS" 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 WINDOW WALLS FROM PLAN VIEW FOR ELEVATIONS
FLASH AGAINST ALL BRICK CHIMNEY STACKS AT ROOF.
AGAINST FRAMING STAKES AND BRICK ABOVE FLASHING.

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.

LIMITED CONSTRUCTION LICENSE

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

THIS PLAN PURCHASE IS FOR ONE (1) HOME, LIMITED, NON-EXCLUSIVE AND NON-TRANSFERABLE LICENSE TO BUILD ONE (1) AND ONLY ONE (1) HOME DEPICTED IN THIS PLAN. USE OF THIS PLAN TO BUILD MORE THAN ONE (1) HOME OR ANY MODIFIED AND/OR ALTERED VERSION OF THIS HOME PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF FRUSTERIO DESIGN, INC. IS PROHIBITED AND IS ENFORCED AND PROTECTED BY FEDERAL COPYRIGHT LAWS. UNAUTHORIZED USERS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

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IFIED

**American Institute
of Building Design**
PROFESSIONAL MEMBER

BY WISDOM A HOUSE IS BUILT,
AND THROUGH UNDERSTANDING
IT IS ESTABLISHED - PROVERBS 24:3

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1982-2023
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QUESTIONS ON
THIS PLAN
205-533-9993

STERIO AND CAN
PANY INC
LOT 6

COM-2022

3-1

PROPERTY
TRUCK
E KY/
3472

3 # 3

DESIGN
RLM
LOUIS
JOHN

CUSTOM HOME
DOCUMENTS

DESIGN DATE:
March 15, 2024

PLOTTING TIME:

SHEET #

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1000

1000

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SCALE: 1/4" = 1'0"
