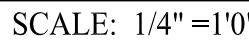


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QUESTIONS ON
THIS PLAN
866-225-8111



*** BEFORE STARTING CONSTRUCTION ***

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BUILDING PERMITS CAN BE ISSUED.

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





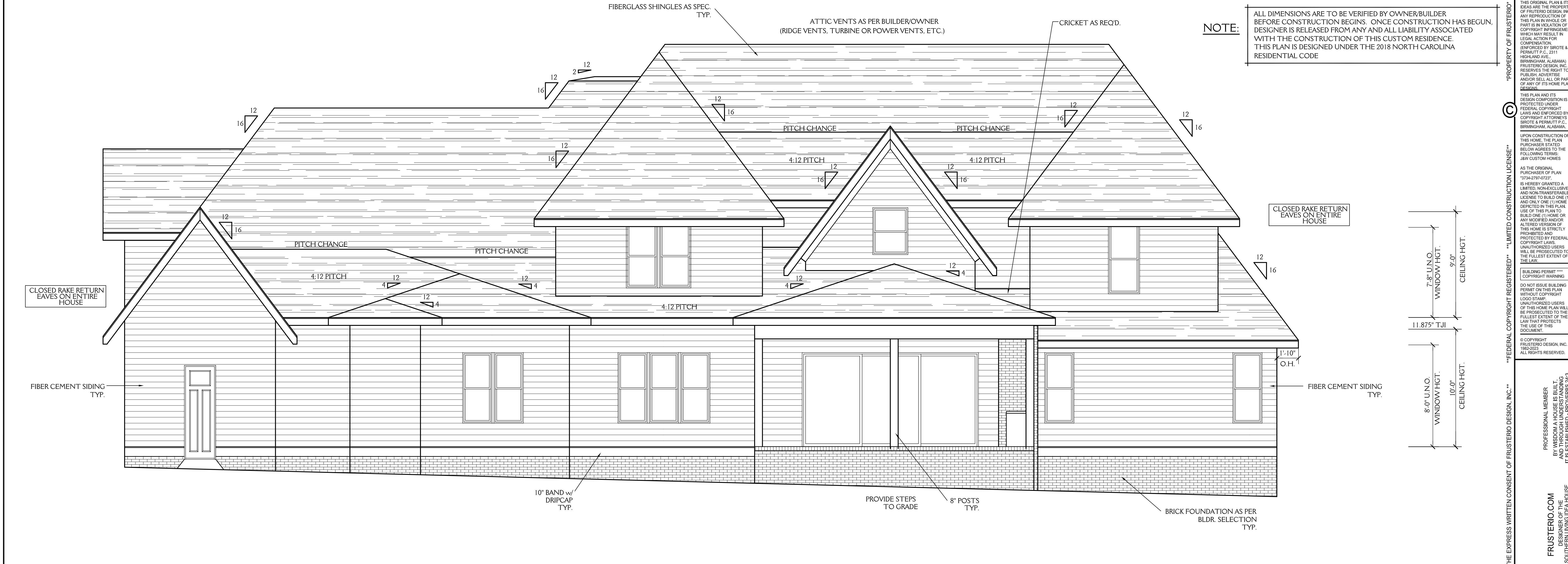
AGAINST FRAMING STACK AND BRICK ABOVE FLASHING.

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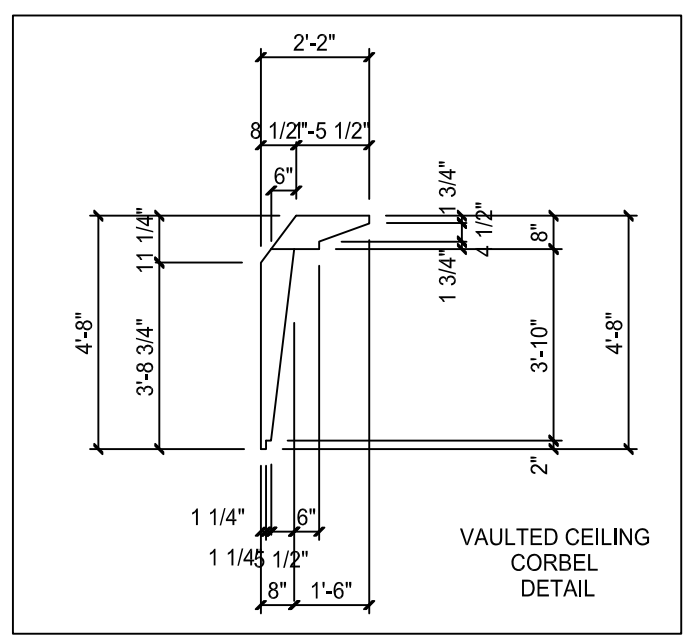
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2



REAR 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 5'0" IS REQUIRED. SLOPE UP TO 9'0" 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 FOUNDATION NOTES:

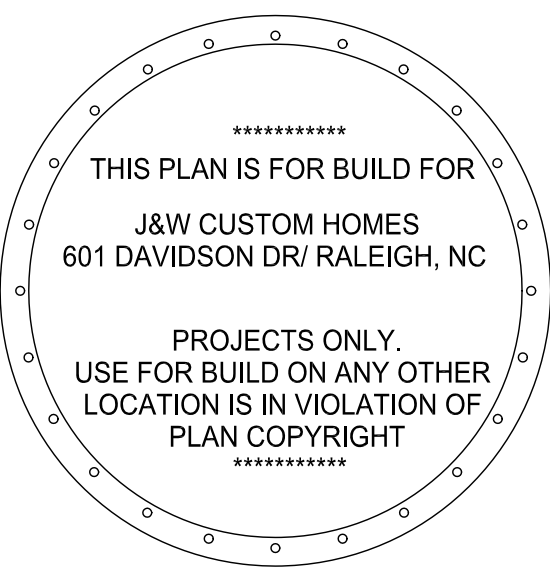
- REQUIRED GRADE BEAM LOCATIONS DETERMINED BY OTHERS.
- ALL STRUCTURAL MATERIAL USED TO CONSTRUCT THIS HOME MUST BE CERTIFIED AND/OR DESIGNED BY THE MANUFACTURER & BY A LICENSED STRUCTURAL ENGINEER.
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PROFESSIONAL MEMBER FRUSTERIO.COM DESIGNER OF THE SOUTHERN LIVING BEST HOUSE

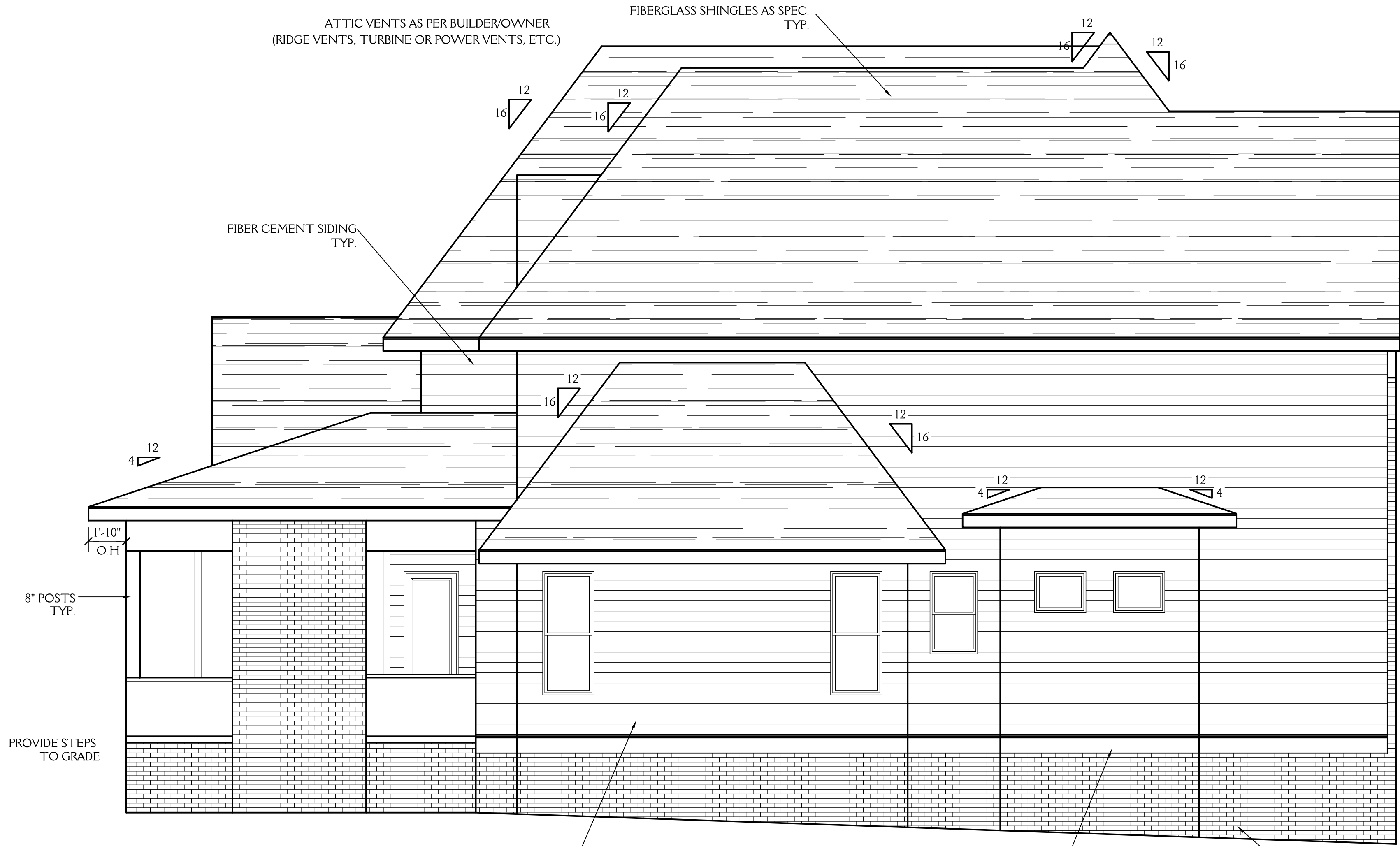
QUESTIONS ON THIS PLAN 866-225-8111

DESIGN DATE: July 18, 2023
PLOTING TIME: 06:11 AM
SHEET # 217

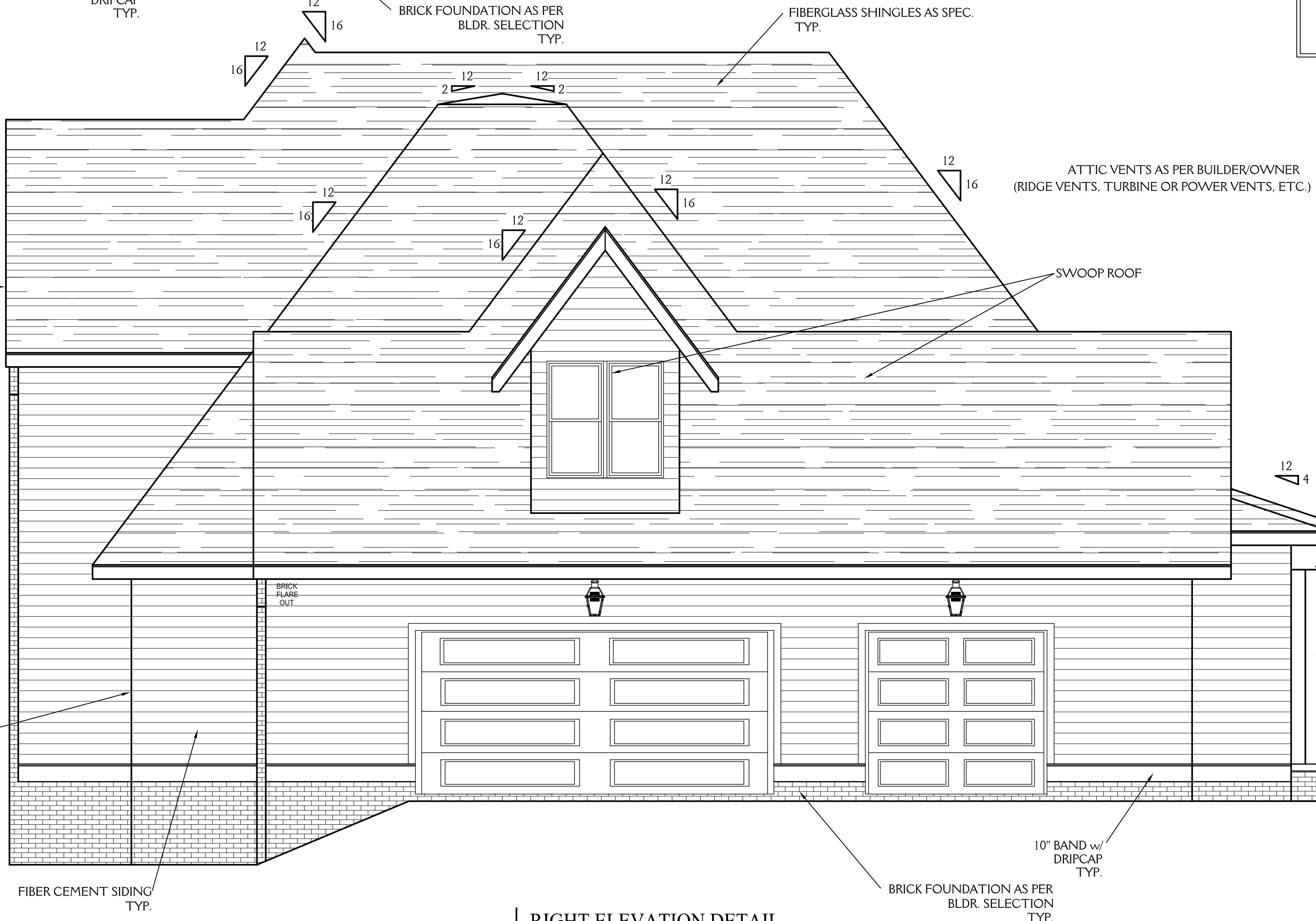
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"FEDERAL COPYRIGHT REGISTERED" "LIMITED CONSTRUCTION LICENSE"

"PROPERTY OF FRUSTERIO"



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



RIGHT ELEVATION DETAIL
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THIS PLAN IS FOR BUILD FOR
J&W CUSTOM HOMES
601 DAVIDSON DR/ RALEIGH, NC

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

FRUSTERIO.COM
DESIGNER OF THE
SOUTHERN LIVING BEST HOUSE

QUESTIONS ON
THIS PLAN
866-225-8111

J&W CUSTOM HOMES
400 COTTONWOOD DR/ RALEIGH, NC
JOB #3734-2797-0723

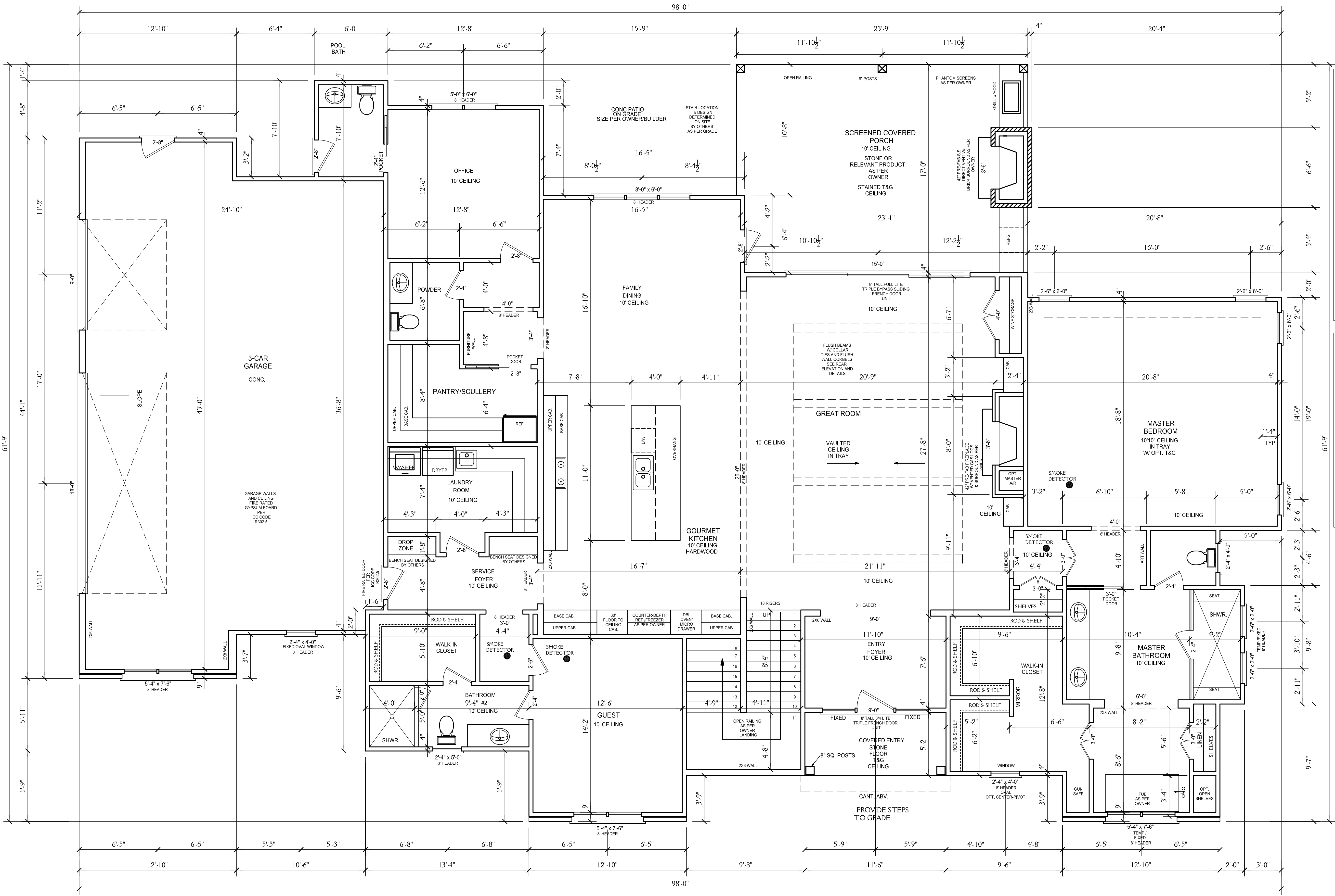
CUSTOM HOME
DOCUMENTS

DESIGN DATE:
JULY 18, 2023

PLOTTING TIME:
06:11 AM

SHEET #

3 / 7



3219 SQ FT HTD (1ST FLOOR)
2067 SQ FT HTD (2ND FLOOR)
5286 SQ FT HTD TOTAL

400 SQ FT (SCREEN PORCH)
59 SQ FT (ENTRY)
355 SQ FT (STORAGE)
1004 SQ FT (GARAGE)
1818 UNHEATED TOTAL

FIRST FLOOR DETAIL CONSTRUCTION SHEET
SCALE: 1/4" = 1'-0"

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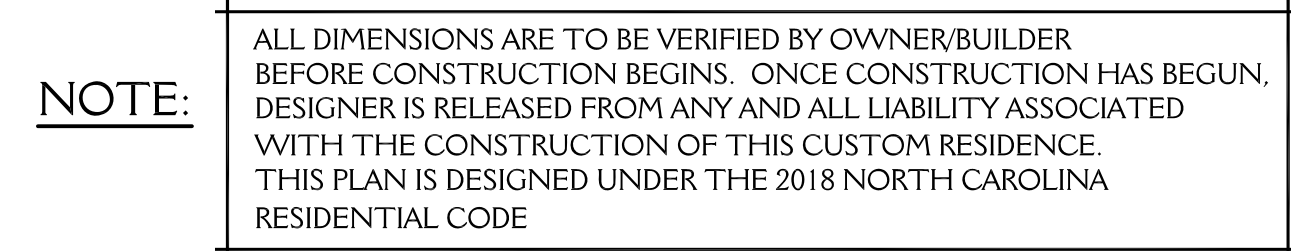
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PLEASE REFERENCE FIRST FLOOR PLUMBING LOCATIONS BEFORE CONSTRUCTION.

IMPORTANT CARPENTER NOTES:
SET ALL DORMERS, KNEE WALLS AND ROOF RAFTERS BEFORE FRAMING INTERIOR ATTIC ROOMS. A MINIMUM WALL HEIGHT OF 5'-0" IS REQUIRED. SLOPE UP TO 9' 0" FLAT CEILING UNLESS OTHERWISE INDICATED.
DOUBLE JOIST ALL NONLOAD 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 ARCHIE FLASHING.

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 LUMBAR 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 LUMBAR IN COMPLETED STRUCTURES.
ALL STRUCTURAL MATERIAL USED TO CONSTRUCT THIS HOME MUST MEET CURRENT INT CODE REQUIREMENTS, CERTIFIED & DESIGNED BY THE MANUFACTURER 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/1ST 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 HAS 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 LUMBAR SUPPLIER TO DETERMINE, CALCULATE, ENGINEER, AND CERTIFY ALL LOAD BEARING LOCATIONS ON THIS PLAN AND PROVIDE THE REQUIRED LUMBAR AND BEAM MATERIAL TO SUBSTANTIALLY SUPPORT THE STRUCTURAL INTEGRITY OF THIS PLAN.
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400 COTTONWOOD DR/ RALEIGH, NC
JOB #3734-2797-0723
CUSTOM HOME DOCUMENTS
DESIGN DATE: July 18, 2023
PLOTING TIME: 06:11 AM
SHEET # 4/7
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