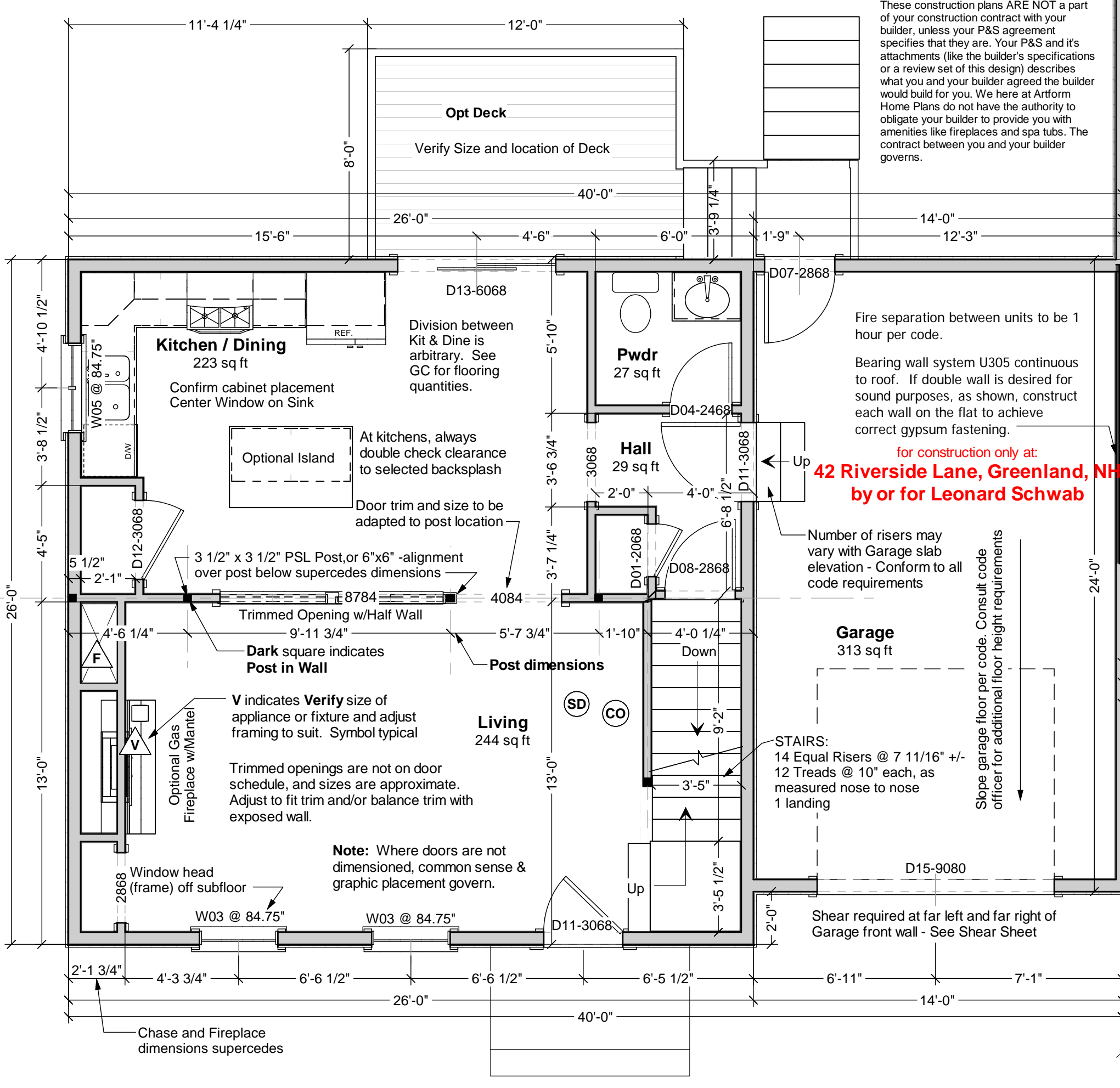
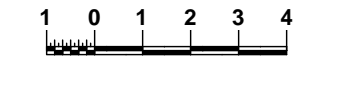




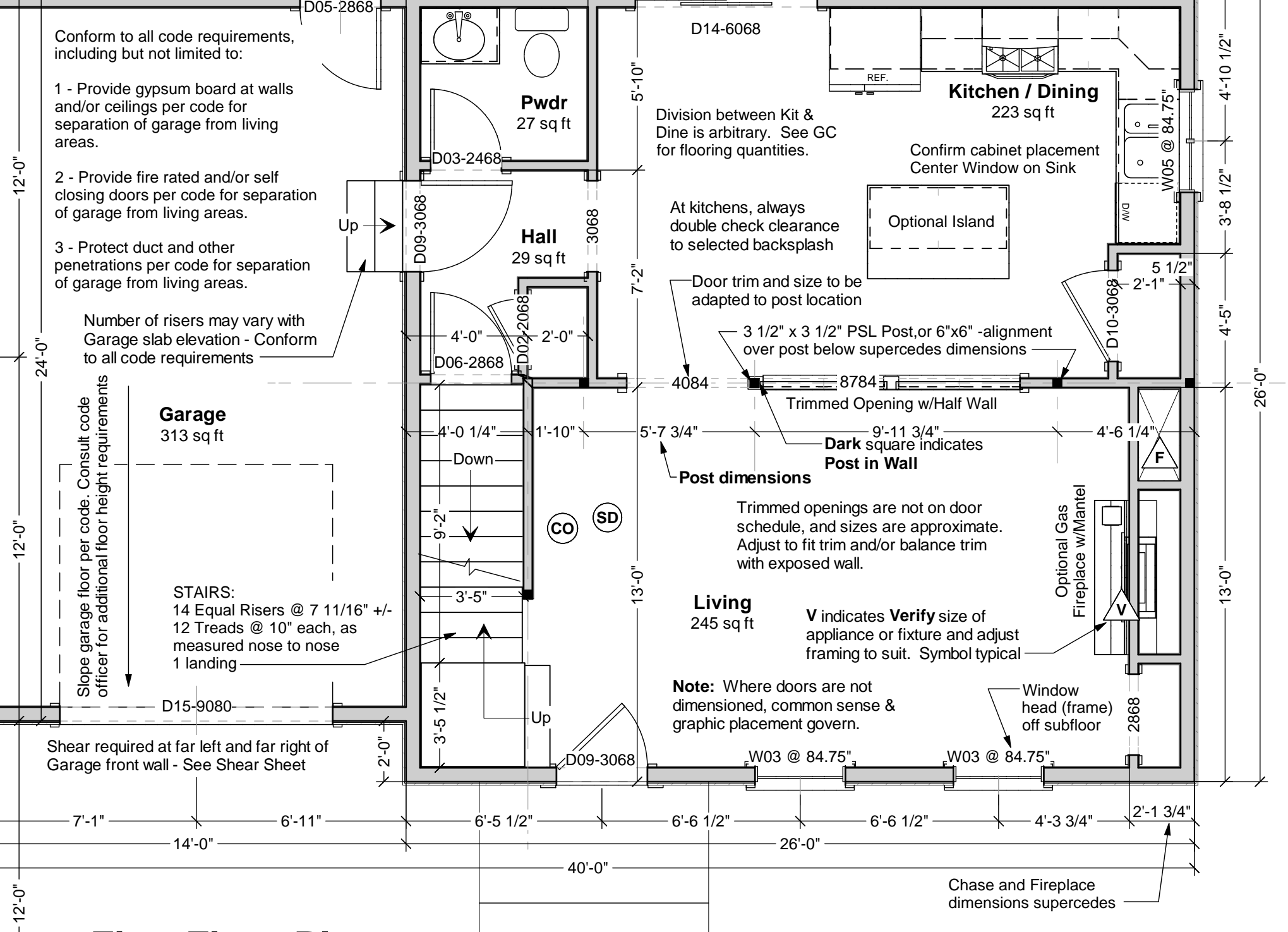
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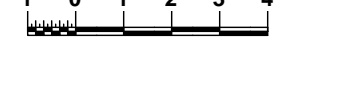
First Floor Plan



- Notes**
- 1 - Exterior walls 2x6 wood stud @ 16" oc. Provide insulation & vapor barrier conforming to state or local codes. Interior sheathing 1/2" gypsum board. Provide 1/2" exterior rated sheathing, house wrap with drainage plane and siding. Provide step flashing at walls adjacent to roof planes.
 - 2 - Interior walls 2x4 wood stud @ 16" oc, unless noted otherwise.
 - 3 - Roof - see structural for rafter sizes. Provide 5/8" exterior rated roof sheathing 15/64 roofing felt, ice & water shield at eaves and valleys, aluminum drip edge and asphalt shingles or metal roofing. Structure not calculated to support slate or tile. Flash all penetrations. Provide cricket at any added chimneys.
 - 4 - Provide roof and/or ceiling insulation per code. Provide soffit and ridge vents where required for insulation strategy. (Verify with code officer - closed cell spray foam or dense-pack cellulose installed at rafters and filling ridge and eaves generally contra-indicates venting, batt insulation always requires venting).
 - 5 - Provide smoke detectors where shown, where required by code and where required by local authorities.
 - 6 - Provide fire resistive materials where required by code, including but not limited to, firestopping at penetrations, 1/2" drywall on walls and 5/8" drywall on ceilings to separate garage (where garage present in design) from dwelling, and separation of dwellings (where more than one dwelling present in design), and protection of flammable insulation materials.
 - 7 - Confirm bottom of window opening relative to frame. Adjust head heights as required to conform to IRC 2009 R612.2, or provide code approved guards.
 - 8 - Compliance with code requirements for rooms size and clearances, (hallway widths, room sizes, etc) assume 1/2" drywall on walls and 1/2" drywall on 3/4" strapping on ceilings. Adjust as required if materials differ.
 - 9 - Some windows must be installed with a head height greater or lesser than the standard 80" or 82 1/2" to provide clearance at kitchen counters, to meet code sill height or to clear roofs. Where approx 84" head height is called for, install 2x10 header tight to double top plate, frame window RO tight to header.
 - 10 - Shear is only called out where Continuous Portal Frame will not suffice. See Section R602.10.4 (Pages 173 - 179) of the IRC 2009.
- Wall Types**
- Exterior walls 2x6 wood stud
Interior walls 2x4 wood stud, unless noted otherwise
- Wall Keys**
- 2x wood studs on the flat
 - 2x3 wood stud wall, 16" oc
 - 2x6 wood stud wall, 16" oc
 - 2x4 wood stud wall, 16" oc unless otherwise noted
- Key Notes**
- A 30" x 22" Minimum Attic Access Panel - Insulated (RO 34" x 26")
 - F Field locate for plumbing or mechanical
 - V Verify size of fixture or appliance. Adjust dimensions to accommodate
 - S Snug - Door or Window trim will be snug and may need to be cut down
 - C Center - Place door or window centered on wall
 - D Double Stud or structural mull - adapt to suit chosen window brand. Object is to have some "bite" for curtain hardware and exterior aesthetics.
 - SD Smoke Detector
 - CO Carbon Monoxide Detector
- Dimensions**
- Dimensions are to face of stud, unless noted otherwise. Closets are 24" clear inside, unless dimensioned otherwise.
- Square Footages**
1. Sq ft numbers are interior to room for use in calculating finishes.
 2. Cabinets and fixtures not subtracted.
 3. Add for doorways when floor finishes run through.



Second Floor Plan



| NUMBER | QTY | FLOOR | SIZE | DOOR SCHEDULE | HEIGHT | TYPE | COMMENTS |
|--------|-----|-------|------------|---------------|--------|---------------|----------|
| D01 | 1 | 1 | 2068 R IN | 24" | 80" | HINGED | |
| D02 | 1 | 1 | 2068 L IN | 24" | 80" | HINGED | |
| D03 | 1 | 1 | 2468 L IN | 28" | 80" | HINGED | |
| D04 | 1 | 1 | 2468 R IN | 28" | 80" | HINGED | |
| D05 | 1 | 1 | 2868 L EX | 32" | 80" | HINGED | |
| D06 | 1 | 1 | 2868 L IN | 32" | 80" | HINGED | |
| D07 | 1 | 1 | 2868 R EX | 32" | 80" | HINGED | |
| D08 | 1 | 1 | 2868 R IN | 32" | 80" | HINGED | |
| D09 | 2 | 1 | 3068 L EX | 36" | 80" | HINGED | |
| D10 | 1 | 1 | 3068 L IN | 36" | 80" | HINGED | |
| D11 | 2 | 1 | 3068 R EX | 36" | 80" | HINGED | |
| D12 | 1 | 1 | 3068 R IN | 36" | 80" | HINGED | |
| D13 | 1 | 1 | 6068 L EX | 72" | 80" | SLIDER | |
| D14 | 1 | 1 | 6068 R EX | 72" | 80" | SLIDER | |
| D15 | 2 | 1 | 9080 R | 108" | 96" | GARAGE | |
| D16 | 4 | 2 | 2868 L IN | 32" | 80" | HINGED | |
| D17 | 4 | 2 | 2868 R IN | 32" | 80" | HINGED | |
| D18 | 2 | 2 | 4068 L IN | 48" | 80" | DOUBLE HINGED | |
| D19 | 2 | 2 | 5468 | 64" | 80" | 4 DR. BIFOLD | |
| D21 | 2 | 2 | 11026 L IN | 22" | 30" | HINGED | |

| NUMBER | QTY | WIDTH | HEIGHT | R/O | EGRESS | TEMPERED | DESCRIPTION | CODE | MANUFACTURER | COMMENTS |
|--------|-----|---------|-----------|--------------------|--------|----------|----------------------|------|--------------|----------|
| W01 | 2 | 23 3/4" | 48" | 24 1/4" X 48 1/2" | | | DOUBLE HUNG | | | |
| W02 | 2 | 24" | 26" | 24 1/2" X 24 1/2" | | | AVIING | | | |
| W03 | 4 | 35 3/4" | 60" | 36 1/4" X 60 1/2" | | | DOUBLE HUNG | | | |
| W04 | 6 | 35 3/4" | 60" | 36 1/4" X 60 1/2" | YES | | DOUBLE HUNG | | | |
| W05 | 2 | 40 3/4" | 40 13/16" | 41 1/4" X 41 5/16" | | | DBL CASEMENT-LHL/RHR | | | |
| W06 | 2 | 73" | 36" | 73 1/2" X 36 1/2" | YES | | LEFT SLIDING | | | |

Door & Window Notes

1. **Rated Doors:** Provide fire rated and/or self-closing doors where required by local codes or local authorities.
2. **Trimmed Openings:** Trimmed openings not shown on schedule. See Plan.
3. **Window Tempering:** Provide tempered windows where required by local codes or local authorities. Tempering column provided here for convenience. Windows have not been reviewed for tempering requirements.
4. **Window RO's:** 1/4" or 1/2" on each of 4 sides allowed for window RO's, typical. Review framing size vs RO size. Adjust per manufacturer's requirements and/or builder preference.
5. **Egress Windows:** Provide minimum one door or window meeting egress requirements in basement, in each sleeping room, in each potential sleeping room, and other locations required by local code, in sizes required by local code. Note that casement windows coded by manufacturer as meeting IRC 2006 egress requirements typically need to be ordered with specific hardware.
6. **Basement Windows:** Add basement windows as required to meet state or local code requirements, including but not limited to egress and light/ventilation.
7. **Skylights:** Skylights are not shown on this schedule, but may be required. Consult builder and/or see floor plan.
8. **Minimum window sill height:** IRC 2006 and later requires that upper floor window sills be 24" from floor. Where 60" high windows are used, install with window heads @ 84 1/2" or more.

Model GPL

| Size code | Model |
|------------------------------|---------------------|
| Outside frame | in. 30 1/4 x 55 |
| Rough opening | in. 31 1/4 x 55 1/2 |
| Daylight area (open) | in. 23 1/4 x 45 1/2 |
| Ventilation area (open) | sq. ft. 11.34 |
| Ventilation area (shut) | sq. in. 30.00 |
| Net wt. (incl. Lamin. glass) | lbs. 111 |

Skylights not shown on window schedule. Model GPL used from 'Velux' or equivalent

Dear Code Officer,

These are pre-designed home plans, designed to bring good design and construction drawings to people at more affordable prices and faster time frames than traditional architecture. Where traditional "interior" home plans disclaim all responsibility, we split responsibility between us (Artform) and the owner. We encourage the future homeowners to use a quality builder who can assist them with this. They are responsible for thermal and moisture decisions and for meeting coding in ways that a quality builder should know. We are responsible for things that are directly related to the design and/or that a quality builder couldn't reasonably figure out on their own - specifically the following IRC 2009 code sections:

- 1 - Room sizes (Section R304)
- 2 - Ceiling Height (Section R305)
- 3 - Floor space & ceiling height at Toilet, Bath and Shower Spaces (Section R307)
- 4 - Hallway widths (Section R311.6)
- 5 - Door types & sizes (Section R311.2)
- 6 - Floor space in front of doors (Section R311.3)
- 7 - Stair width - The stairs in our designs will be a minimum of 36" wide measured wall surface to wall surface, allowing compliance with R311.7.1 with installation of correct handrail.
- 8 - Stairway headroom (Section R311.7.2)
- 9 - Stair treads and risers (Section R311.7.4)
- 10 - Landings for stairways (Section R311.7.5)
- 11 - Emergency Escape Window Sizes (Section R310.1.1, R310.1.2, R310.1.3 and R310.1.4). Casement windows may require manufacturer's emergency escape window hardware.
- 12 - Structural Floor Framing (Section R502.3) Where dimensional lumber is shown, framing members will be sized according to this section of the code. Where engineered wood products are shown, those framing members will be sized according to the manufacturer's tables for loads and spans, or sizes will have been calculating using manufacturer's published materials properties.
- 13 - Roof Framing has been designed for 50 psf ground snow load, unless noted otherwise on the structural sheets.
- 14 - See structural sheets for additional notes.

The builder can and should add information to this set, such as Rescheck, a hand markup of our generic thermal and moisture section, additional information about doors and windows (such as fire rating, tempering, etc), foundation drops relative to site grading, and sometimes their chosen method of basement egress. These drawings are not intended to be used without that additional information.

Where a construction address is shown on the drawings, it is for copyright control only. We have not inspected the site, adapted the design to state specific laws (except where it says so in the drawings) or site or region specific climate conditions. Homeowner and/or Builder shall be responsible for thermal and moisture control strategies, materials choices and compliance with applicable laws and ordinances.

Please do feel free to call us with any questions. We can and do update our drawings and standard notes to address specific concerns, especially in jurisdictions where our clients will be building again.

Dear Everybody,

With these drawings a copyright license is granted for a single construction only at 42 Riverside Lane, Greenland, NH by or for Leonard Schwab. This is a License to Build, and does not include a License to Modify, except as required to conform to building code or fulfill builder's responsibilities.

Permissible uses of these drawings:

- All activities associated with construction at the listed address.
- Pricing or preliminary discussions with zoning or code officials for construction at other addresses, with prior notification to Artform Home Plans - just use the Contact form on the web site - <http://www.artformhomeplans.com/contact-us>

Not Permitted:

- Application for any permits or other approvals for construction at properties other than the listed address, including but not limited to construction, zoning, conservation, or design review.
- Modification of the basic design.

Use of these drawings outside these parameters is a violation of federal copyright law, punishable by both civil action and criminal prosecution. It's also stealing or enabling theft, which doesn't suddenly become less bad just because it's "intellectual property". Making changes, even significant changes, does not change this. Use copyright law that's "derivative works". You still used our work, and we still spent significant time preparing it, quite possibly in the wee hours when everybody else was sleeping!

We can provide drawings suitable for use in obtaining design or zoning approvals without incurring the expense of a full set of construction drawings. Contact us for more information. We want to allow reasonable use at reasonable costs, just not have our work stolen.

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 AFHP Design # 182.004
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Pesto Duplex
 42 Riverside Lane
 Greenland, NH

1/4" = 1'-0" unless noted otherwise / Print @ 1:1
 PDF created on: 6/21/2012, drawn by ACJ

1
 Construction

STRUCTURAL GENERAL NOTES:

1. ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE 2009 EDITION OF 'THE INTERNATIONAL RESIDENTIAL CODE.'

DESIGN LOADS

GROUND SNOW LOAD = SEE FRAMING PLANS
BASIC WIND SPEED = 90 MPH

FOUNDATION NOTES

- NO FOOTINGS SHALL BE POURED ON LOOSE OR UNSUITABLE SOILS, IN WATER OR ON FROZEN GROUND.
- ALL EXTERIOR FOOTINGS TO CONFORM TO APPLICABLE CODE REQUIREMENTS FOR FROST PROTECTION.
- ALLOWABLE PRESUMPTIVE BEARING CAPACITY USED IN DESIGN OF THE FOUNDATIONS: 2000 PSF.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF AT LEAST 3000 PSI AT 28 DAYS.
- CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.
- BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALL UNTIL FLOOR SYSTEM IS IN PLACE OR THE FOUNDATION WALLS ARE ADEQUATELY BRACED AT THE TOP OF THE WALL.

WOOD FRAMING NOTES

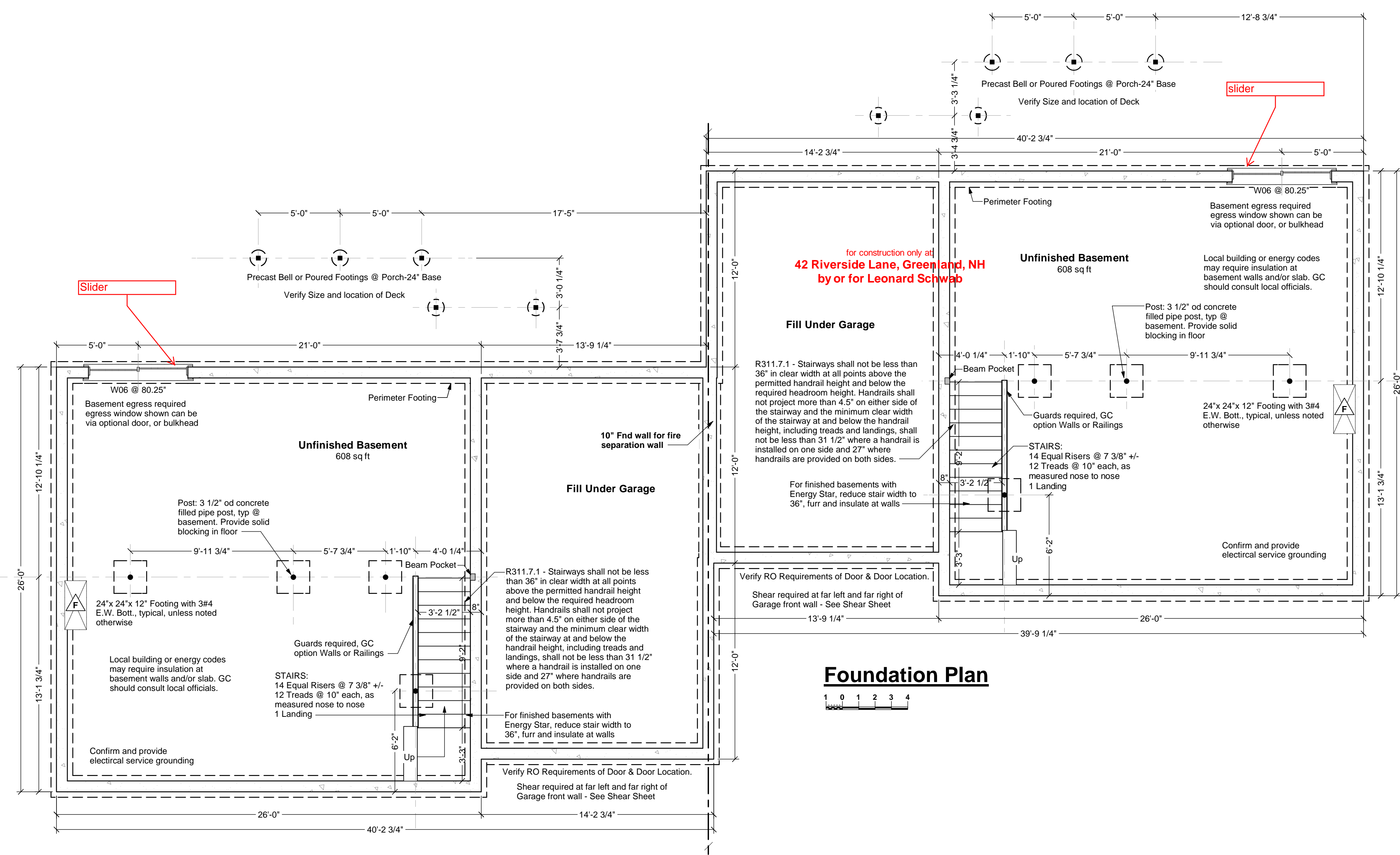
- ALL STRUCTURAL WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION BY A RECOGNIZED INSPECTION AGENCY.
- STRUCTURAL WOOD SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR BETTER OR EQUIVALENT HAVING THE FOLLOWING MINIMUM STRENGTH PROPERTIES:
Fb = 875 PSI (1000 PSI REPETITIVE MEMBER)
Fv = 135 PSI
E = 1,400,000 PSI
Fc (PARALLEL) = 1,150 PSI
Fc (PERPENDICULAR) = 425 PSI
- LVL OR PSL INDICATE LAMINATED VENEER LUMBER AND PARALLEL STRAND LUMBER RESPECTIVELY. LVL AND PSL BEAMS AND POSTS SHALL CONFORM TO LEVEL (TRUS-JOIST) SPECIFICATIONS OR EQUAL WITH THE FOLLOWING MINIMUM STRENGTH PROPERTIES:
Fb = 2,925 PSI
Fv = 290 PSI
E = 1,900,000 PSI
Fc (PARALLEL) = 2,900 PSI
Fc (PERPENDICULAR) = 750 PSI
- MULTIPLE PLIES OF 1 3/4" WIDE LVL'S SHALL BE FASTENED TOGETHER WITH A MINIMUM OF 3 ROWS OF 10d NAILS @ 12" O.C. - 4 ROWS OF 10d NAILS @ 12" O.C. FOR 14" AND DEEPER LVL'S.
- NOT USED.
- ALL FLOOR JOISTS SHALL HAVE BRIDGING INSTALLED AT MID-SPAN OR AT 8'-0" O.C. MAXIMUM.
- PROVIDE SOLID FRAMING/BLOCKING TO POSTS AND/OR SUPPORTS BELOW. PROVIDE 1 1/2" MINIMUM BEARING LENGTH FOR ALL BEAMS AND HEADERS.
- INSTALL SIMPSON H2.5 CONNECTORS AT THE ENDS OF ALL RAFTERS AND/OR TRUSSES.
- PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.
- ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH CONCRETE OR IN CONTACT WITH THE GROUND OR OTHERWISE SPECIFIED SHALL BE PRESSURE TREATED FOR GROUND CONTACT.
- DECK FRAMING SHALL BE PRESSURE TREATED. THE LEDGER SUPPORT AT THE HOUSE SHALL BE ATTACHED TO THE HOUSE VIA 3 1/2" x 5/16" Lag Bolts @ 16" OC, STAGGERED. SUPPORT POSTS TO BE PT 4x4 FOR DECK HEIGHT UP TO 8 FEET ABOVE GRADE. PROVIDE LATERAL BRACING AND/OR INCREASED POST SIZE AT HEIGHTS ABOVE THAT.
- NOT SHOWN - PROVIDE HANGERS AT ALL BEAM ENDS WHERE NO SUPPORTING POSTS - SIZE HANGERS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.

WHERE MULTIPLE BEAMS ARE SUPPORTED ON A SINGLE POST, PROVIDE POST CAP MANUFACTURED BY SIMPSON STRONG-TIE PROVIDING FULL 2" BEARING FOR EACH MEMBER, AND RECOMMENDED BY THE MANUFACTURER FOR CONNECTION TO THE BEAMS AND POSTS SHOWN.

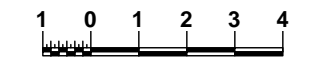
HANGERS TO BE AS MANUFACTURED BY SIMPSON STRONG-TIE AND RECOMMENDED BY THE MANUFACTURER FOR CONNECTION OF THE MEMBER'S SHOWN.

HANGERS AND POST CAPS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, INCLUDING SIZE, PLACEMENT AND NUMBER OF NAILS.

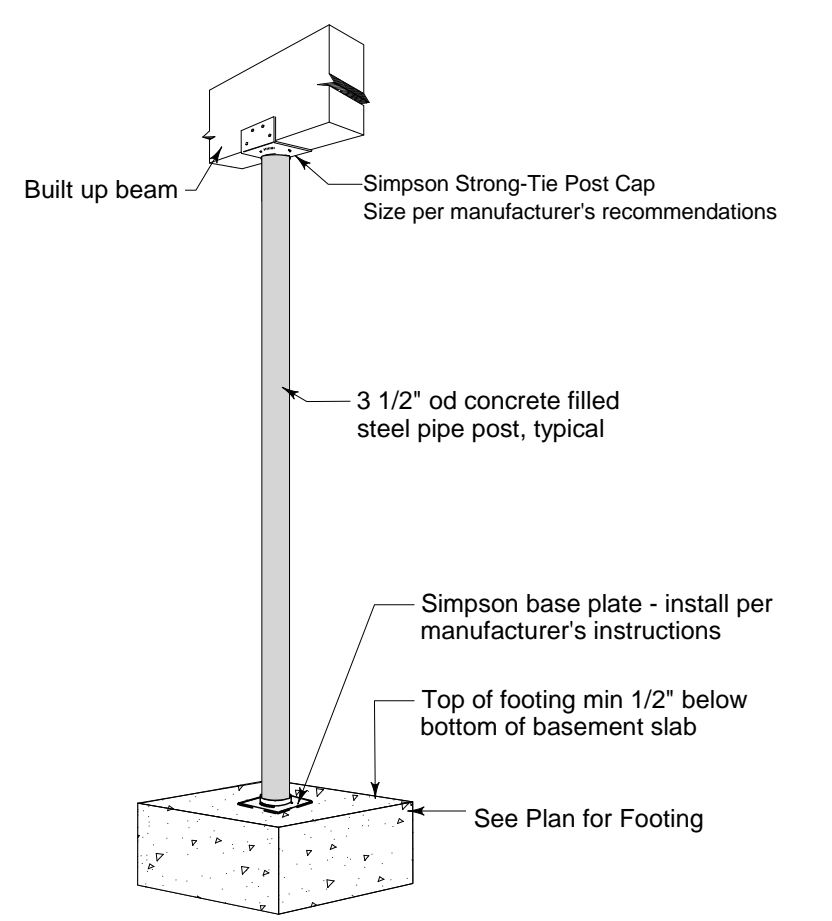
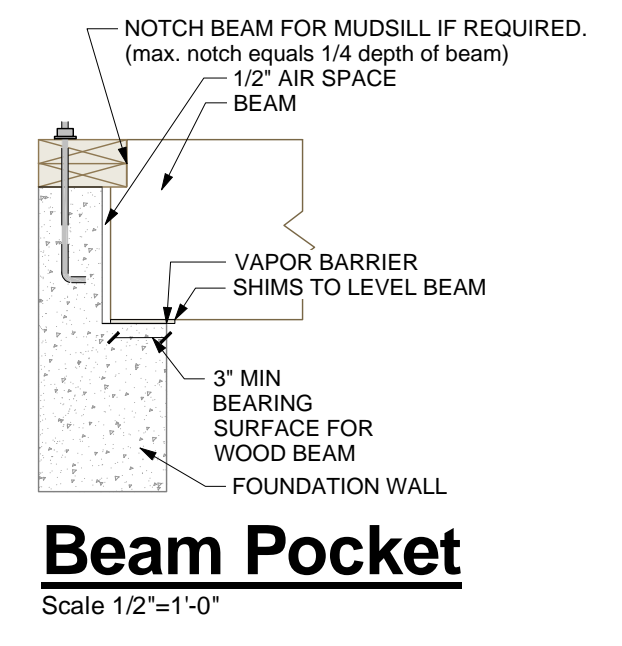
HANGERS, POST CAPS AND OTHER CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE AND AS RECOMMENDED BY THE MANUFACTURER FOR CONNECTION TO THE BEAMS AND POSTS SHOWN.



Foundation Plan



- Foundation Contractor Check List**
Confirm or review the following prior to forming & pouring foundation
- Initials Date Checked
- Confirmed soil bearing
 - Checked w/GC for added foundation steps to suit grade
 - Confirmed sill plate thickness (foundation bolts to extend through all)
 - Confirmed garage door size
 - Checked w/GC for added basement windows
 - Checked w/GC for added basement man doors
 - Confirmed sizes & locations mech/plbg penetrations
 - Confirmed sizes and locations of beams w/GC, added or adjusted beam pockets
 - Confirmed location and installed electrical service grounding - See GC for location

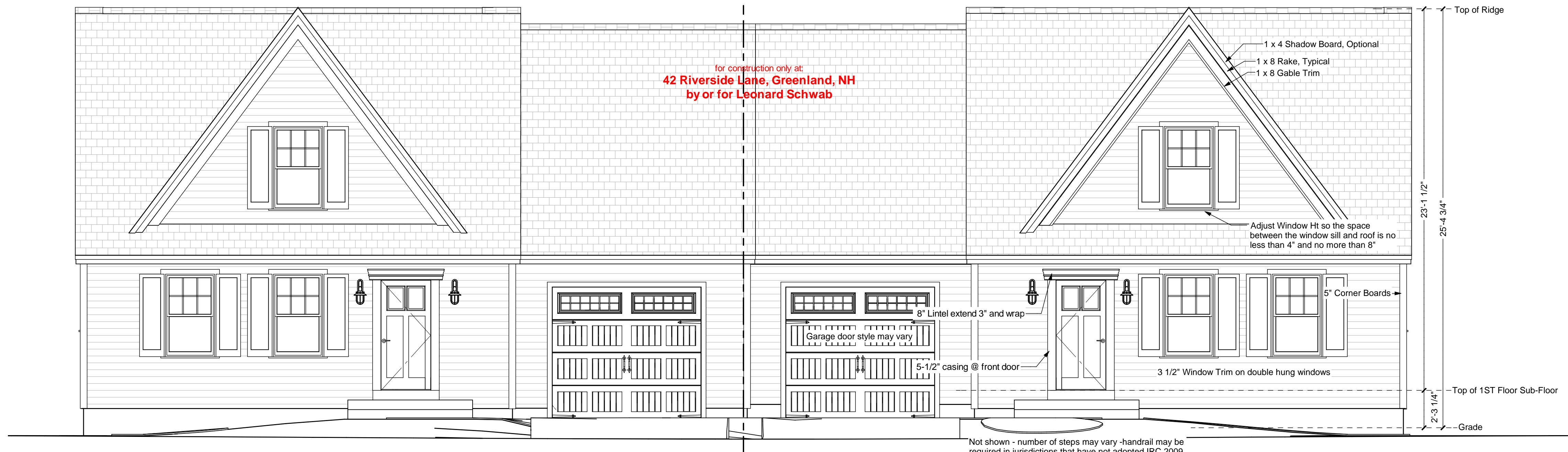


Typical Basement Post

- TYPICAL PERIMETER FOUNDATION WALL:**
- 8" poured concrete, 8 ft forms, min 7'-10" not finished
 - @ top - (2) #4 rebar, 4" from top, lap corners & splices
 - @ bottom - (2) #4 rebar, min 3" from bottom or per code
 - Secure sill to foundation with 1/2" diameter anchor bolts that extend 7" into concrete and tightened with a nut and washer @ 6" oc & max 12" from each corner & each end @ wood sill splices - if built-up sill, bolts must extend through all sill plates or straps must secure all sill plates.
- TYPICAL PERIMETER FOOTING:**
- 16" x 8" minimum
 - (3) #4 rebar, min 3" from bottoms
 - Key or rebar to foundation wall

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Front Elevation

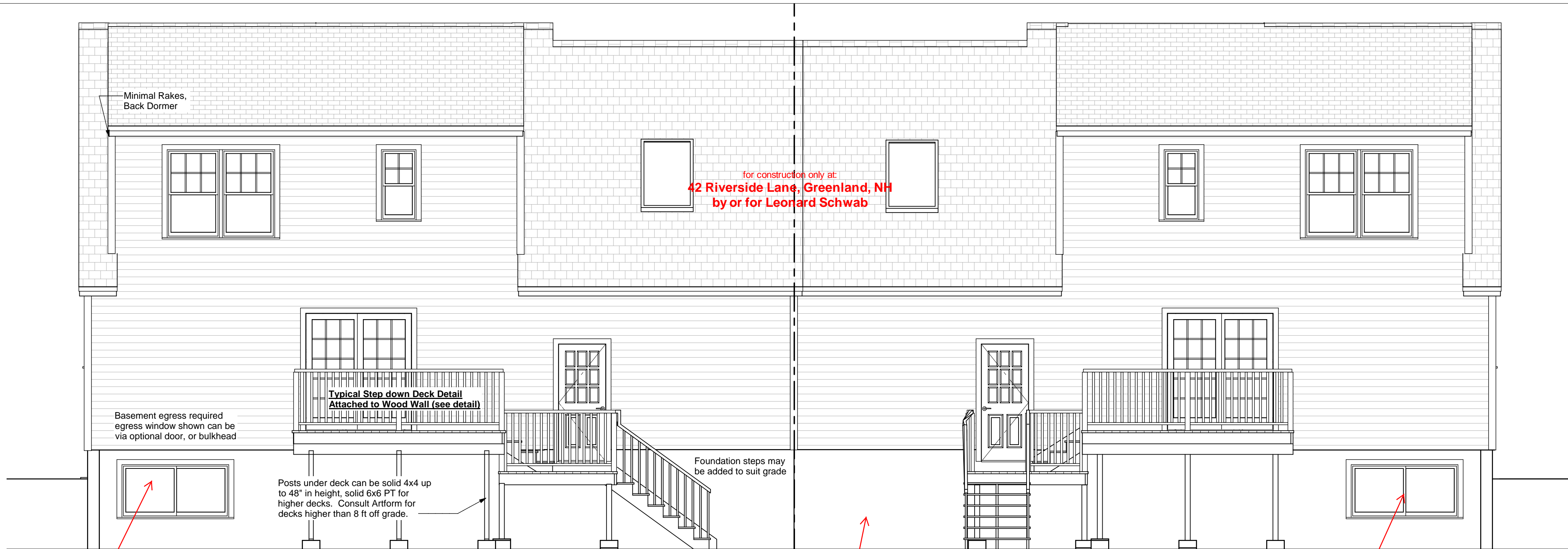
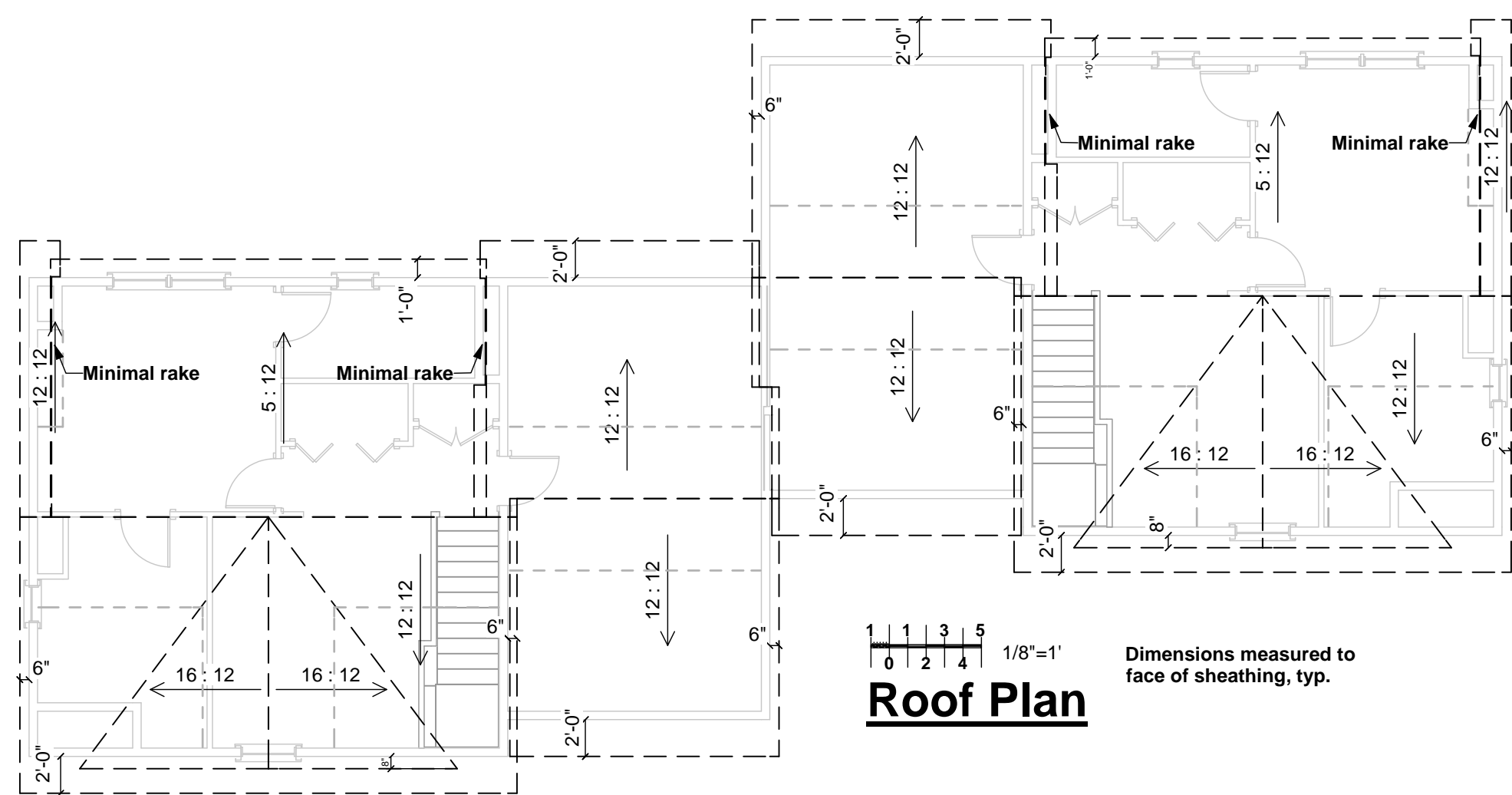
Not shown - number of steps may vary -handrail may be required in jurisdictions that have not adopted IRC 2009

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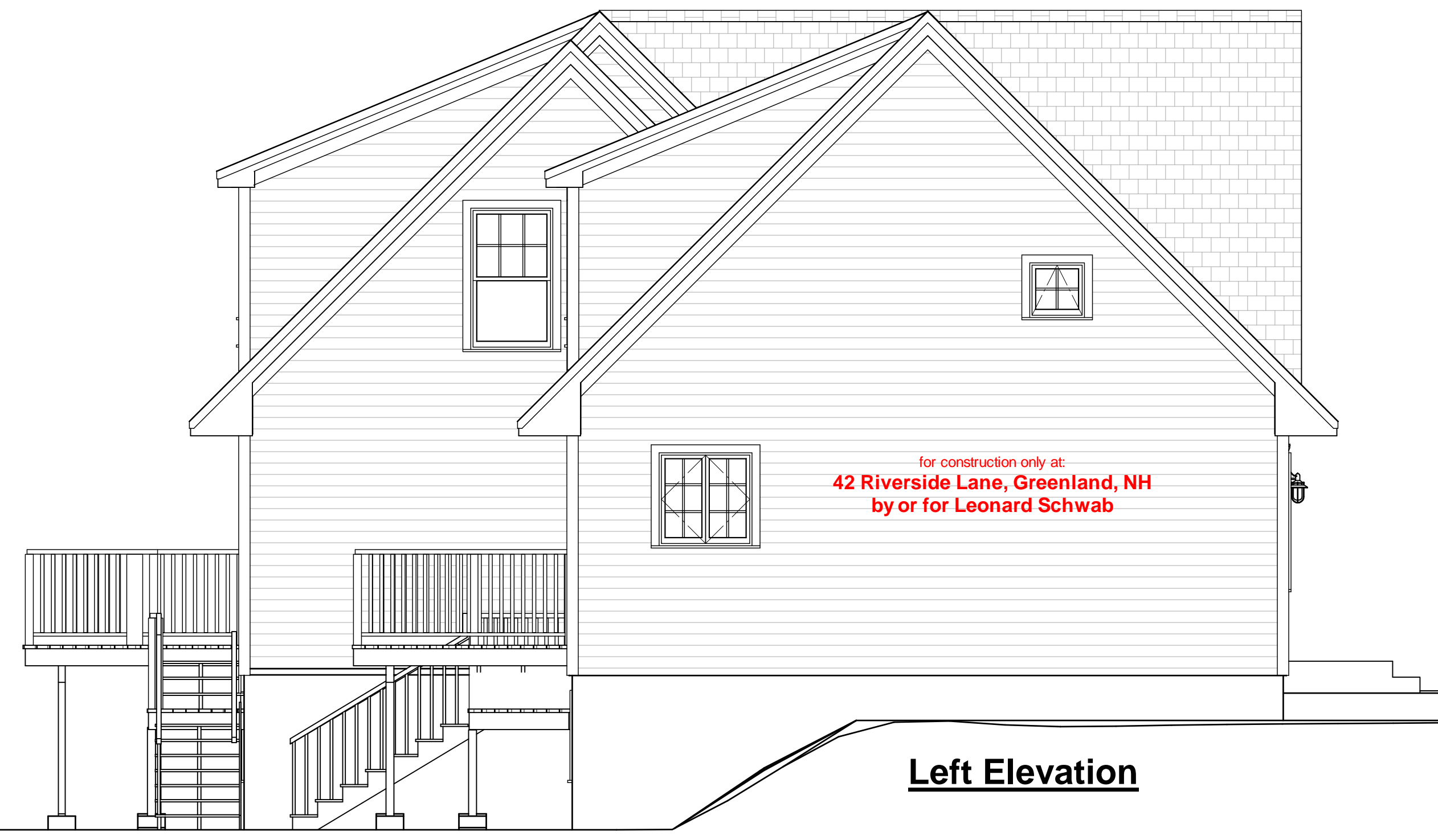


Rear Elevation

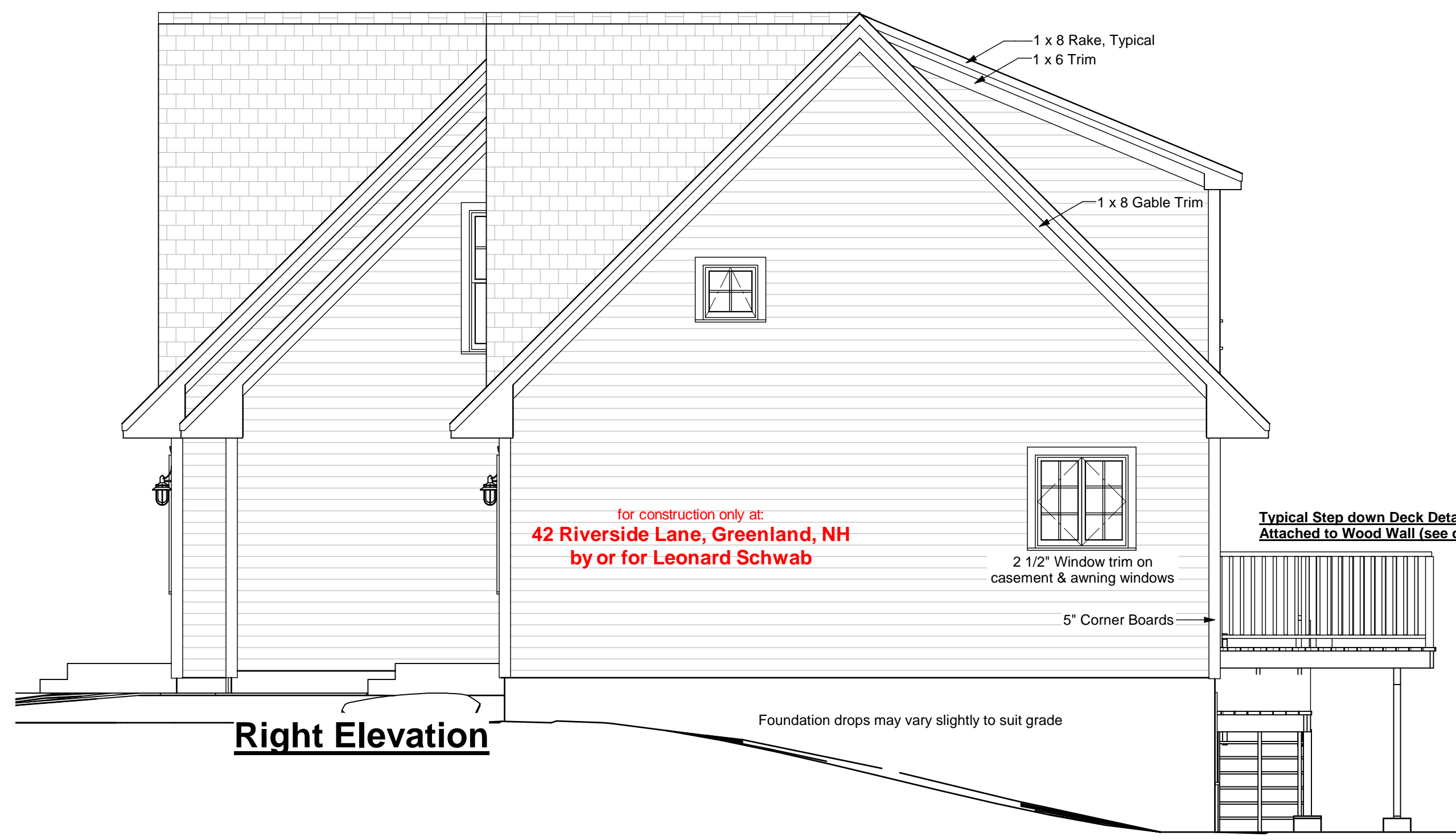
update to slider

make sure to note grade dropping and retaining walls might be needed

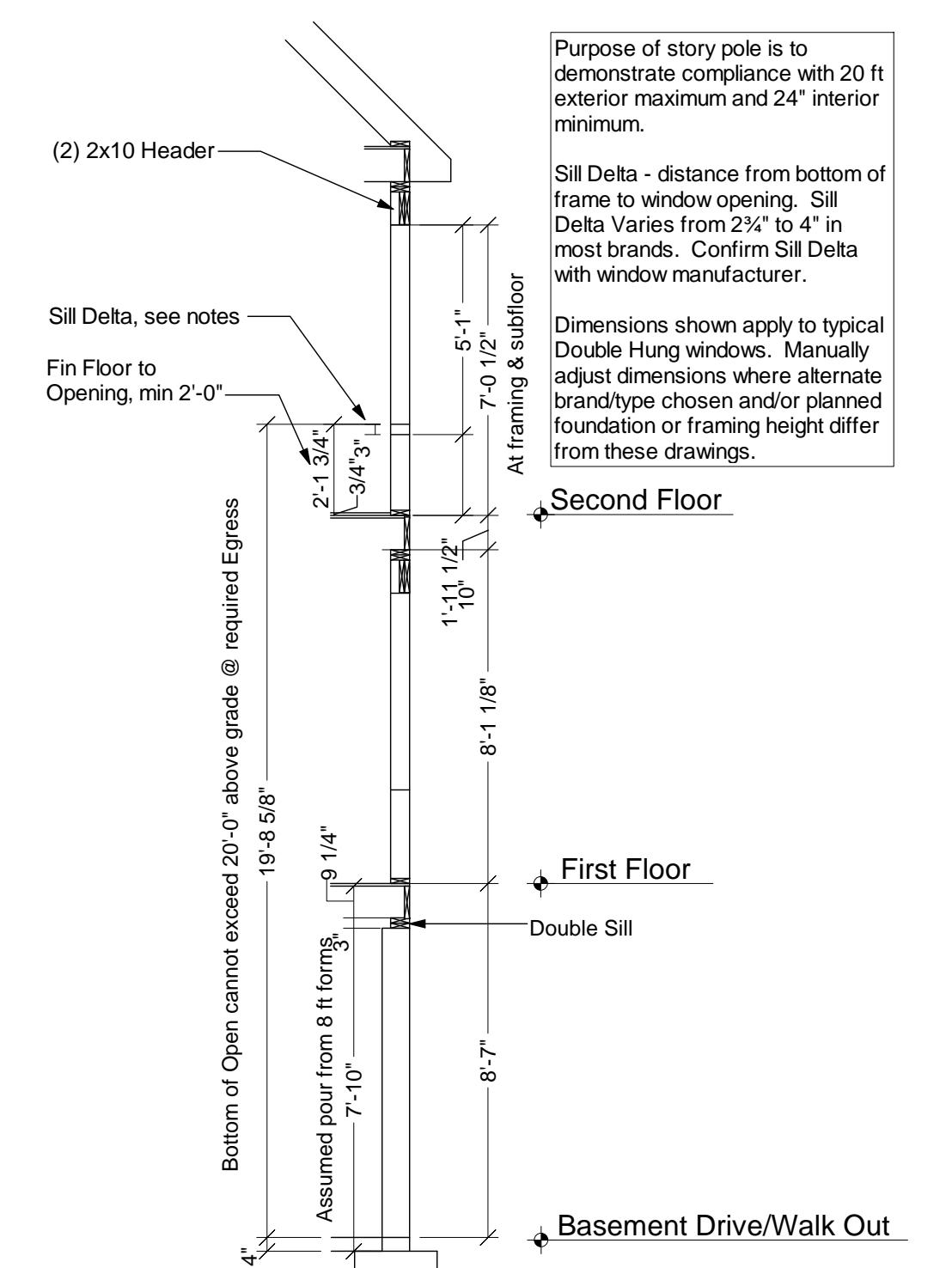
update to slider



Left Elevation



Right Elevation



Window Story Pole
Scale 1/4"=1'-0"

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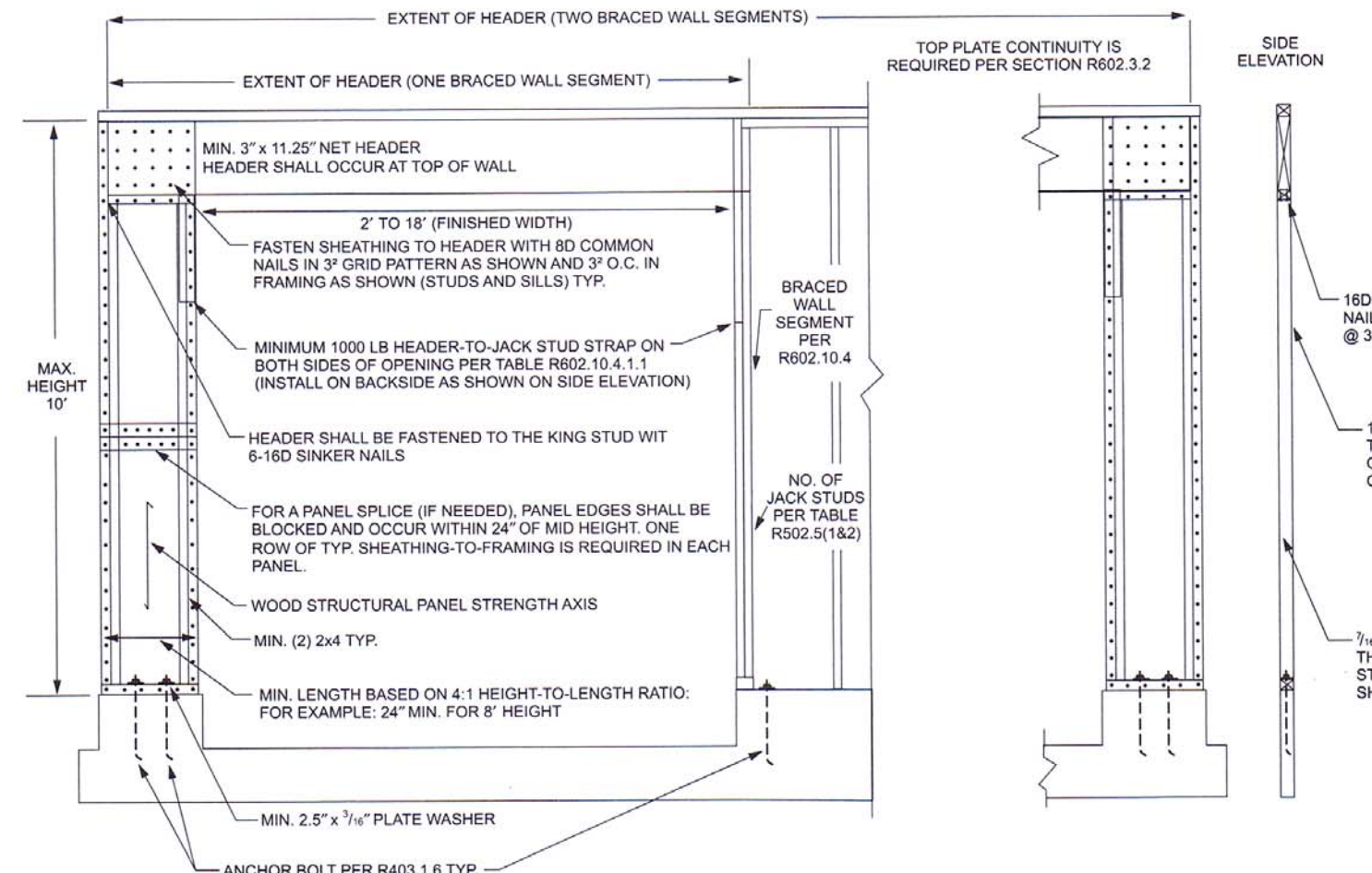
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Greenland, NH

3

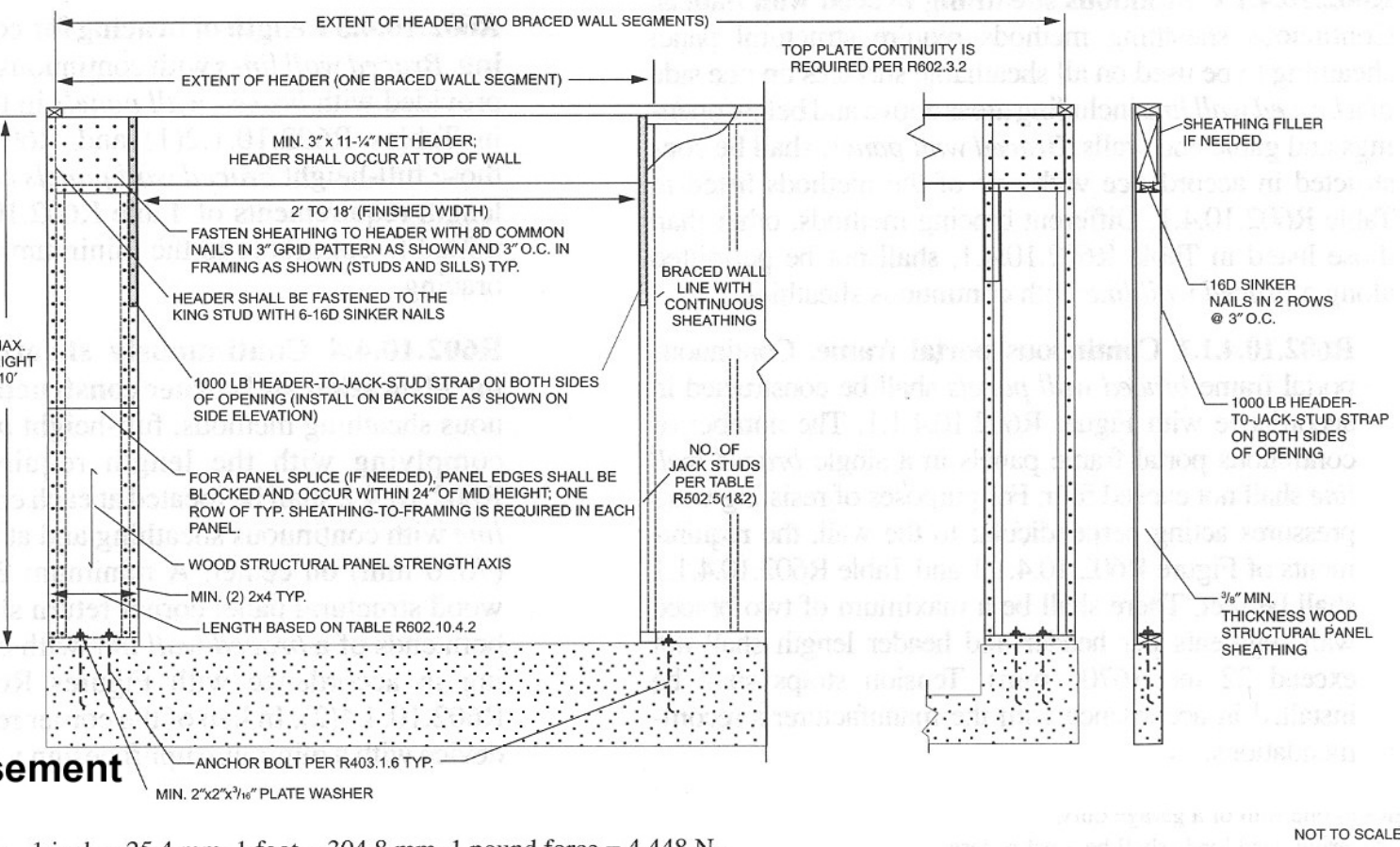
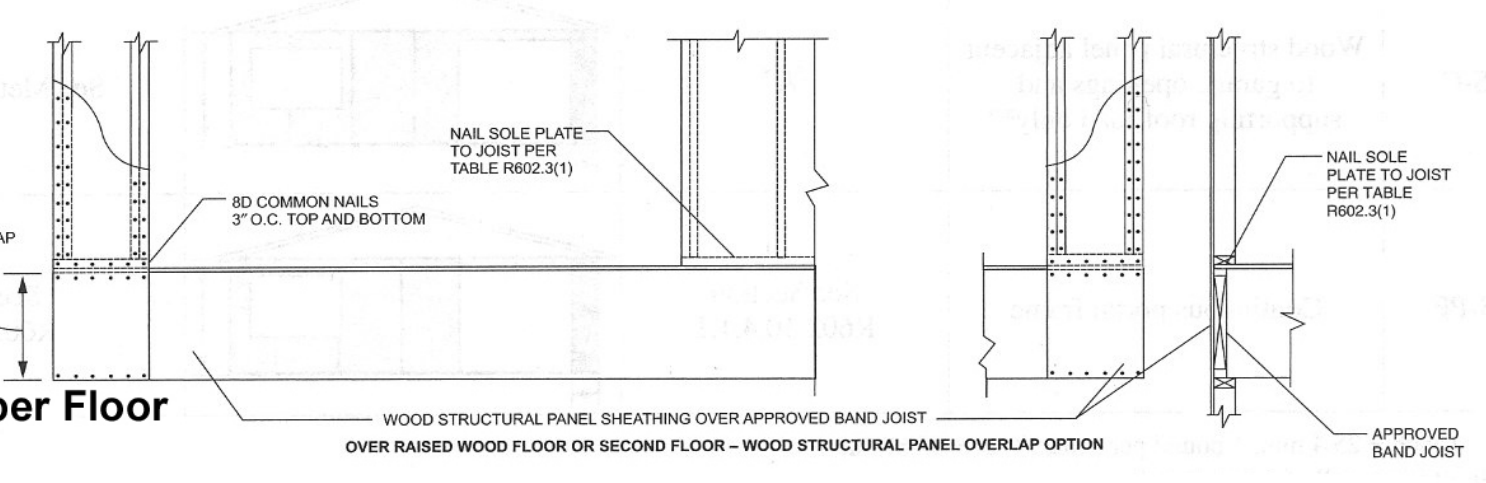
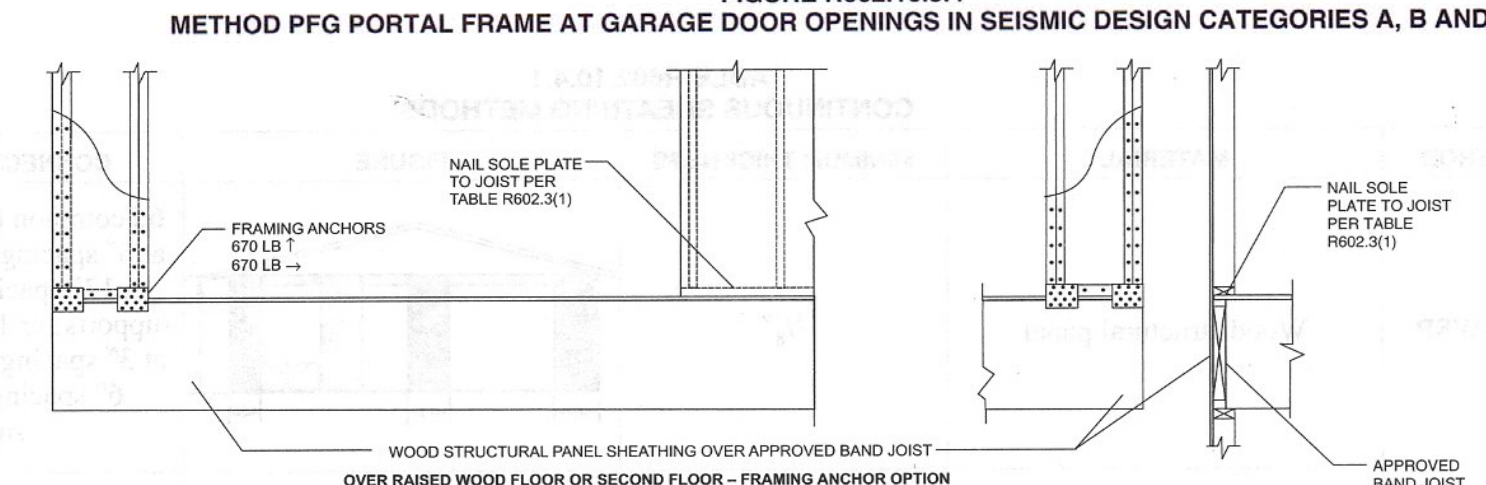
1/4"=1'-0" unless noted otherwise / Print @ 1:1
PDF created on: 6/21/2012, drawn by ACJ

Issued for Construction



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.3.4
METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.4.1.1
METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION

Shear Wall Details

Not to Scale

- Notes:
- See plans for locations where shear panels are required.
 - Details shown here are for one method and for typical conditions. An alternate shear method allowed per code or approved by the code officer may be substituted.
 - If the method at left is used at Garages where width of panel is 20" or more, wall height may be 10 ft as shown in detail at left. Where panel width is 18"-20", wall height may be 9 ft. Where panel is 16"-18", wall height may be 8 ft. Where panel is less, consult architect for additional design.
 - If the method at left is used, increase foundation wall height at front and for 2 ft along wall returns as required to meet maximum wood stud wall heights, and extend sheathing and siding in front of wall to achieve desired aesthetics. Untreated wood may not be in direct contact with concrete - use treated wood or provide a barrier, such as a rubber membrane or felt paper.

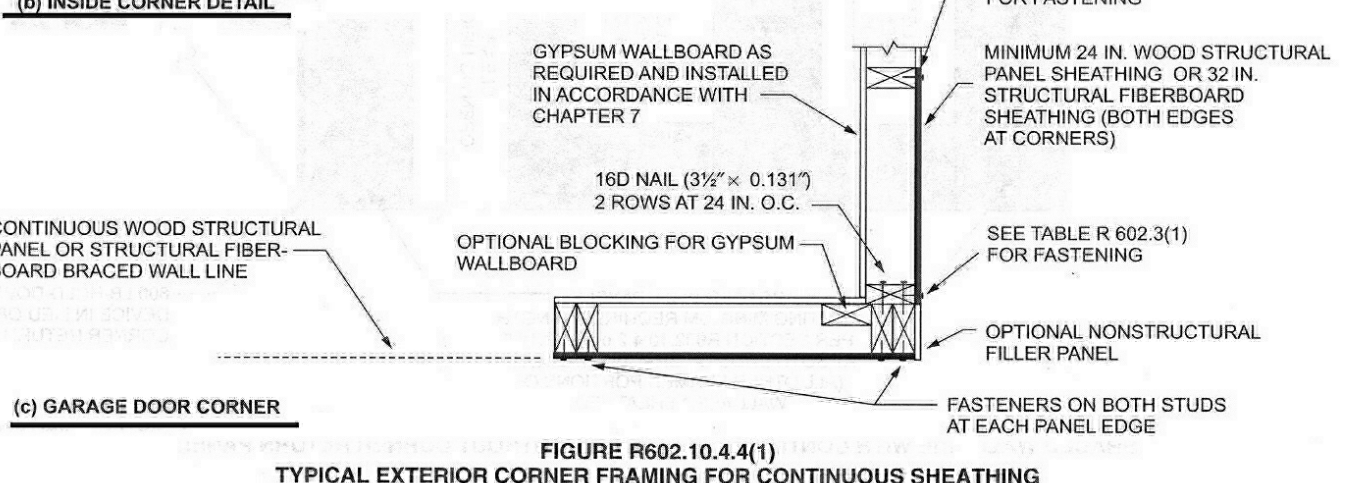
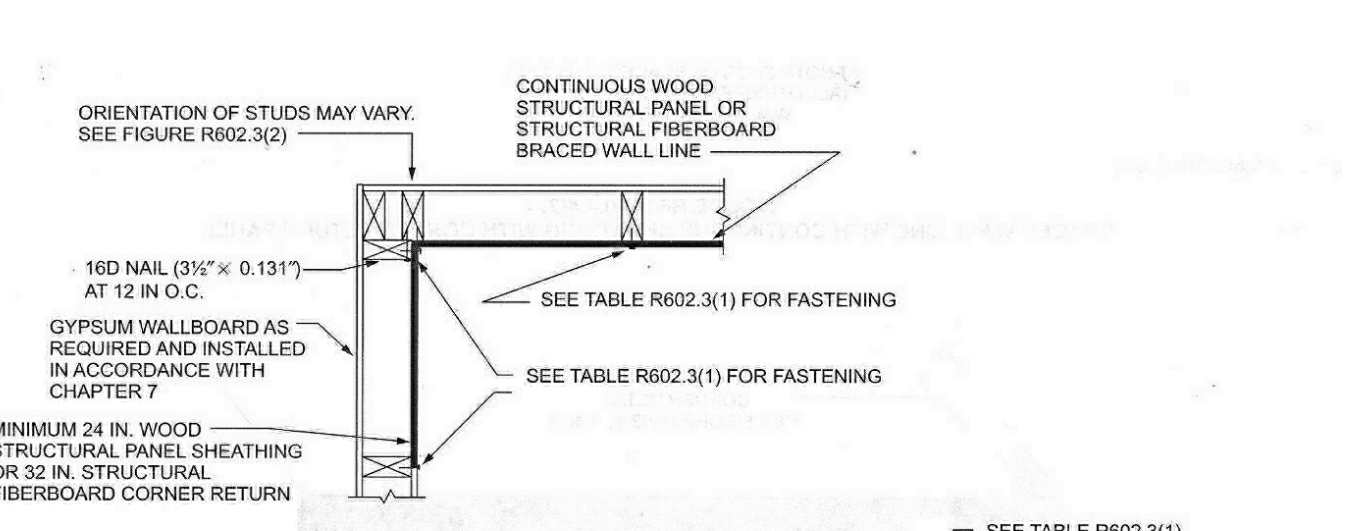
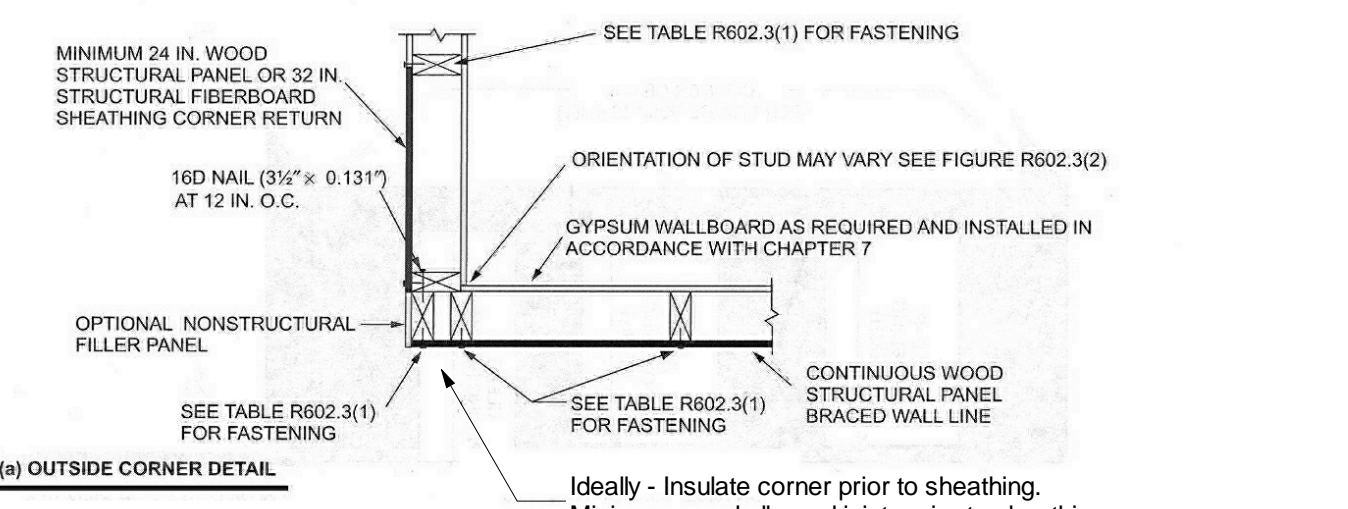
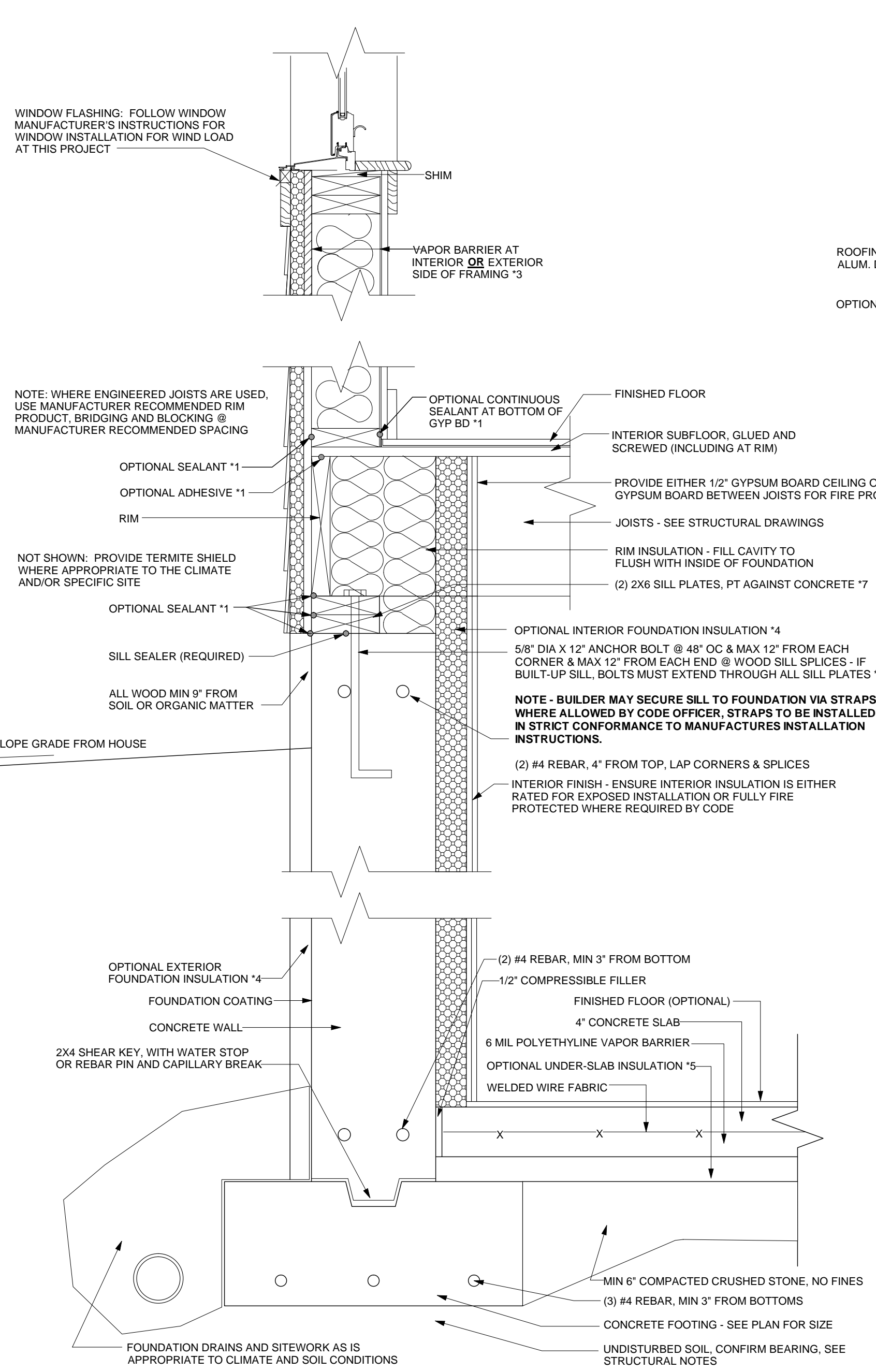


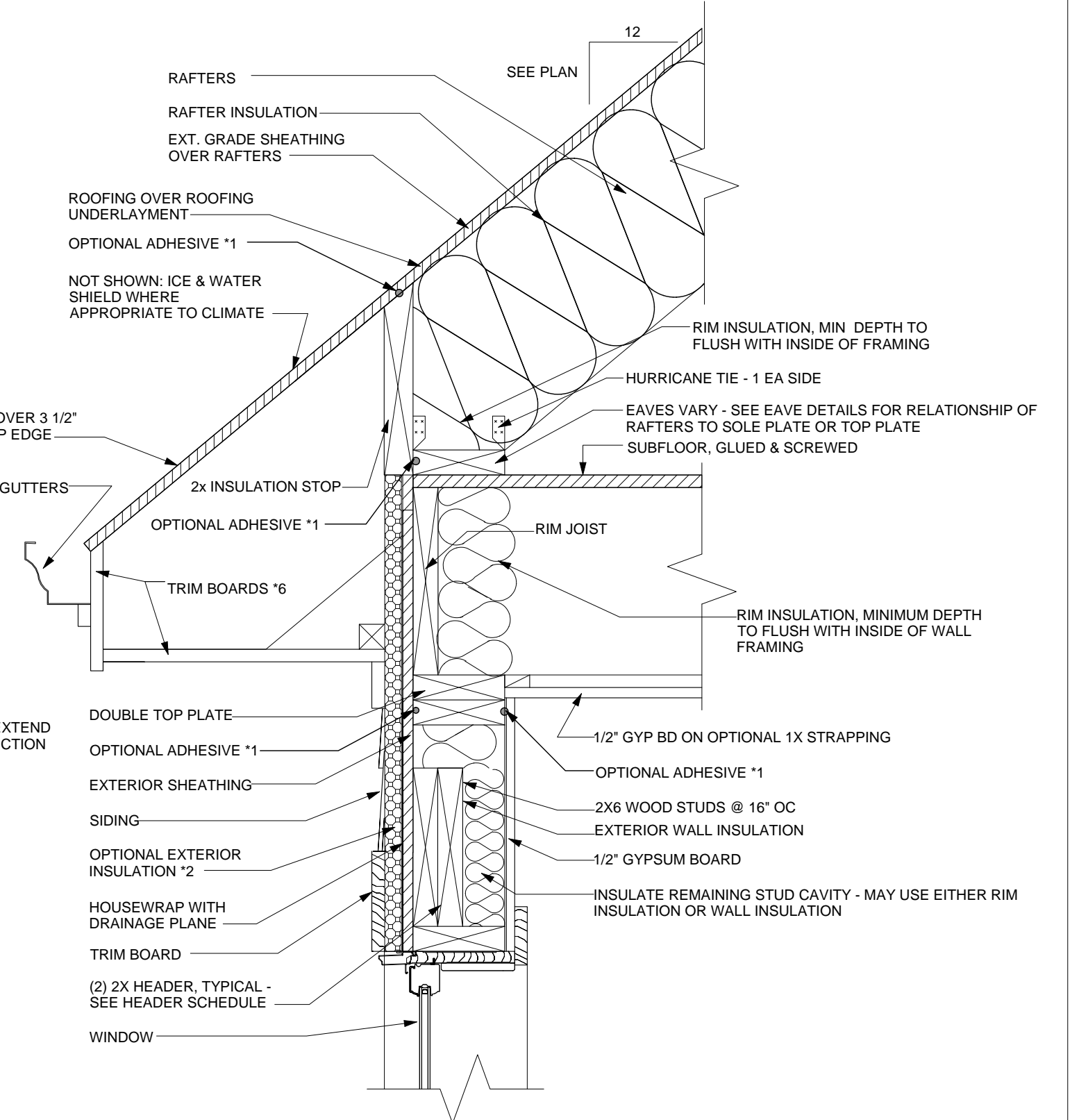
FIGURE R602.10.4.1(1)
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
 2009 INTERNATIONAL RESIDENTIAL CODE®

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Thermal and Moisture

1 1/2" = 1'-0"



- NOTES:**
1. OPTIONAL SEALANTS AND ADHESIVES ARE RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE.
 2. OPTIONAL EXTERIOR INSULATION IS RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE.
 3. PROVIDE VAPOR BARRIER APPROPRIATE TO CLIMATE AND TO SELECTED INSULATION. LOCATE VAPOR BARRIER WITHIN WALL ASSEMBLY AS IS APPROPRIATE TO CLIMATE. BUILDER TO PROVIDE SPECIFIC MATERIAL CHOICES ON SEPARATE SPECIFICATIONS SHEET.
 4. OPTIONAL FOUNDATION INSULATION IS RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE. IF EXTERIOR INSULATION IS SELECTED PROVIDE PROTECTION FROM WEATHER DAMAGE, INSECTS, ETC AS IS APPROPRIATE TO CLIMATE AND BUILDING SITE. IF INTERIOR FOUNDATION INSULATION IS CHOSEN, PROVIDE FIRE PROTECTION WHERE APPROPRIATE TO TYPE OF INSULATION.
 5. OPTIONAL UNDERSLAB INSULATION IS RECOMMENDED FOR ADVANCED ENERGY PERFORMANCE. COORDINATE HEIGHTS WITH MECHANICAL, FOUNDATION AND FRAMING TO ENSURE CODE CLEARANCE WHERE BASEMENT SPACE IS HABITABLE.
 6. FINISHING OF EAVES MAY VARY - SEE PROJECT DETAILS OR BUILDER SUPPLIED ALTERNATES.
 7. DOUBLE SILL PLATE IS OPTIONAL IF BASEMENT IS NOT HABITABLE. DOUBLE SILL IS INTEGRAL PART OF DESIGN WHERE BASEMENT IS HABITABLE, PARTICULARLY IF UNDER SLAB INSULATION IS INSTALLED. DESIGN ASSUMES 8 FOOT FORMS ACHIEVING 7'-10" FOUR.

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" on the first page of these drawings, and on our web site: http://www.artformhomeplans.com/line_print.php

If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

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