

Wall Types

Exterior walls 2x6 wood stud
Interior walls 2x4 wood stud, unless noted otherwise

Wall Keys

- 2x wood studs on the flat
2x6 wood stud wall, 16" oc
Note: 2x4 wood stud wall, 16" oc unless otherwise noted

Key Notes

- 30' x 22' Minimum Attic Access
Panel - insulated (RO 3/4" x 26")
Field locate for plumbing or mechanical
Verify size of fixture or appliance
Center - Place door or window centered on wall
Smoke Detector
Heat Detector
Carbon Monoxide Detector

Dimensions

- Dimensions are to face of stud, unless noted otherwise.
Closets are 24" clear inside, unless dimensioned otherwise.

Square Footages

- Sq ft numbers are interior to room for use in calculating finishes.
Cabinets and fixtures not subtracted.
Add for doorways when floor finishes run through.

Notes

- 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.
Provide roof and/or ceiling insulation per code.
Provide fire resistive materials where required by code.
Provide smoke, carbon monoxide, and heat detectors where shown and where required by code.

General Design Notes

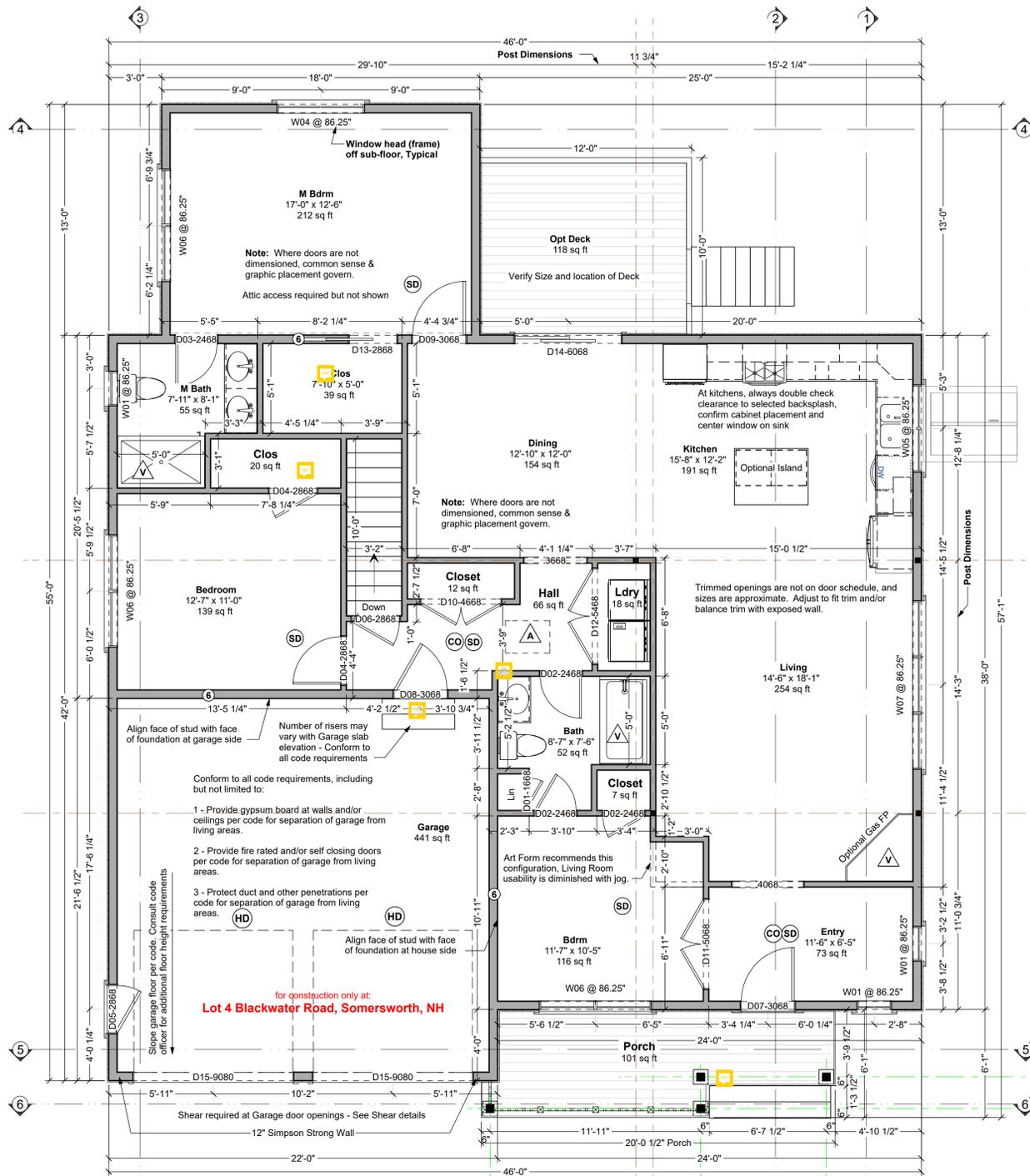
- Builder shall consult and follow the building code and other regulations in effect for the building site for all construction details not shown in these drawings.
Builder shall maintain a safe worksite, including but not limited to, provision of temporary supports where appropriate and adherence to applicable safety standards.
Design is based on the snow load listed on the framing plans, 100 mph basic wind speed, Exposure type B, soil bearing capacity of 2000 psf, and Seismic Category C.

Door & Window Notes

- Rated Doors: Provide fire rated and/or self-closing doors where required by local codes or local authorities.
Trimmed Openings: Trimmed openings not shown on schedule.
Window Tempering: Provide tempered windows where required by local codes or local authorities.
Window RO's: 1/4" or 1/2" on each of 4 sides allowed for window RO's, typical.
Egress Windows: Provide minimum one door or window meeting egress requirements in basement.
Basement Windows: Add basement windows as required to meet state or local code requirements.
Skylights: Skylights are not shown on this schedule, but may be required.
Minimum window sill height: IRC 2015 requires that floor window sills be 24" from floor.

Table with 8 columns: NUMBER, QTY, FLOOR, SIZE, WIDTH, HEIGHT, TYPE, COMMENTS. Lists door schedule items D01 through D15.

Table with 8 columns: NUMBER, QTY, WIDTH, HEIGHT, R/O, EGRESS, TEMPERED, DESCRIPTION, MANUFACTURER, COMMENTS. Lists window schedule items W01 through W07.



First Floor Plan

Living Area this Floor: 1572 sq ft
8ft Finished Ceiling Height

NOTE TO HOMEOWNER: These construction plans ARE NOT a part of your construction contract with your builder...

Raspberry Biscotti



Dear Code Officer,

These are predesigned home plans, designed to bring good design and construction drawings to people at more affordable prices...

- 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...

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...

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...

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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.

AHPH CD Commons 20.3 X11 - IRC 2015

These drawings are intended for use by an experienced professional builder in responsible charge of the entire project, including but not limited to mechanical, electrical and sitework. Any additional adaptation for these trades or other trades must be determined prior to start of construction.

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**Foundations**

- No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.
- All exterior footings to conform to all applicable code requirements for frost protection.
- All concrete shall have a minimum compressive strength of at least 3000 PSI at 28 days.
- Foundation anchorage to comply with IRC 2015 Section R403.1.6, it shall consist of minimum size 1/2" diameter anchor bolts with 3/16" x 2" x 2" washers at a maximum of 72" oc for two stories or 48" oc for more than two stories, max of 12" from each corner, min of 2 bolts per wall. Anchor bolt shall extend 7" into concrete or grouted cells of concrete masonry units. Be aware that a garage under may be counted by your code officer as a story. Additional anchorage may be required at braced walls.
- Foundation reinforcing steel to be installed in accordance with all applicable provisions of IRC 2015 Section 404.1.3.2

**TYPICAL PERIMETER FOUNDATION WALL:**

- 8" poured concrete, 8 ft forms, min 7'-10" finished, with total of 3 rebar, as follows:
  - (1) #4 rebar, 4" from top
  - (1) #4 rebar @ vertical midpoint. Omit this rebar at walls 4 ft high or less.
  - (1) #4 rebar, min 3" from bottom or per code
- Lap corners & splices of rebar 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:**

- Use Footing chart(s) below to verify that depth of home matches chart. Depth is foundation dimension eave to eave. Contact Artform Home Plans if you believe the chart does not match the plan.
  - Select row for snow load shown on the structural plans.
  - Select a column for soil bearing pressure based on soil type and/or consultation with code officer.
  - The required footing size is at the intersection of the Snow Load and Soil PSF. Rebar is not required. Key or pin foundation wall to footing per code.
- FAQ - Adding rebar to footings does not reduce the required width. Rebar affects performance with earth movement, like an earthquake and has near zero effect on bearing capacity.

**Guide to Soil PSF**

3,000	Sandy gravel and/or gravel (GW and GP)
2,000	Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)
1,500	Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)

Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF)		
		1500 PSF	2000 PSF	3000 PSF
50 PSF	1 Story - Plus Basement	17 x 6	12 x 6	12 x 6
55 PSF	1 Story - Plus Basement	17.75 x 6	12.5 x 6	12 x 6
60 PSF	1 Story - Plus Basement	18.5 x 6	13 x 6	12 x 6
65 PSF	1 Story - Plus Basement	19.25 x 6	13.5 x 6	12 x 6
70 PSF	1 Story - Plus Basement	20 x 6	14 x 6	12 x 6

Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF)		
		1500 PSF	2000 PSF	3000 PSF
50 PSF	1 Story - Plus Basement	21 x 6.5	16 x 6	12 x 6
55 PSF	1 Story - Plus Basement	21.75 x 7	16.5 x 6	12 x 6
60 PSF	1 Story - Plus Basement	22.5 x 7.25	17 x 6	12 x 6
65 PSF	1 Story - Plus Basement	23.25 x 7.75	17.5 x 6	12 x 6
70 PSF	1 Story - Plus Basement	24 x 8	18 x 6	12 x 6

Snow Load	Story and type of structure	Load Bearing Value of Soil (PSF)		
		1500 PSF	2000 PSF	3000 PSF
50 PSF	1 Story - Plus Basement	25 x 8.5	20 x 8	16 x 8
55 PSF	1 Story - Plus Basement	25.75 x 9	20.5 x 8	16 x 8
60 PSF	1 Story - Plus Basement	26.5 x 9.25	21 x 8	16 x 8
65 PSF	1 Story - Plus Basement	27.25 x 9.75	21.5 x 8	16 x 8
70 PSF	1 Story - Plus Basement	28 x 9	22 x 8	16 x 8

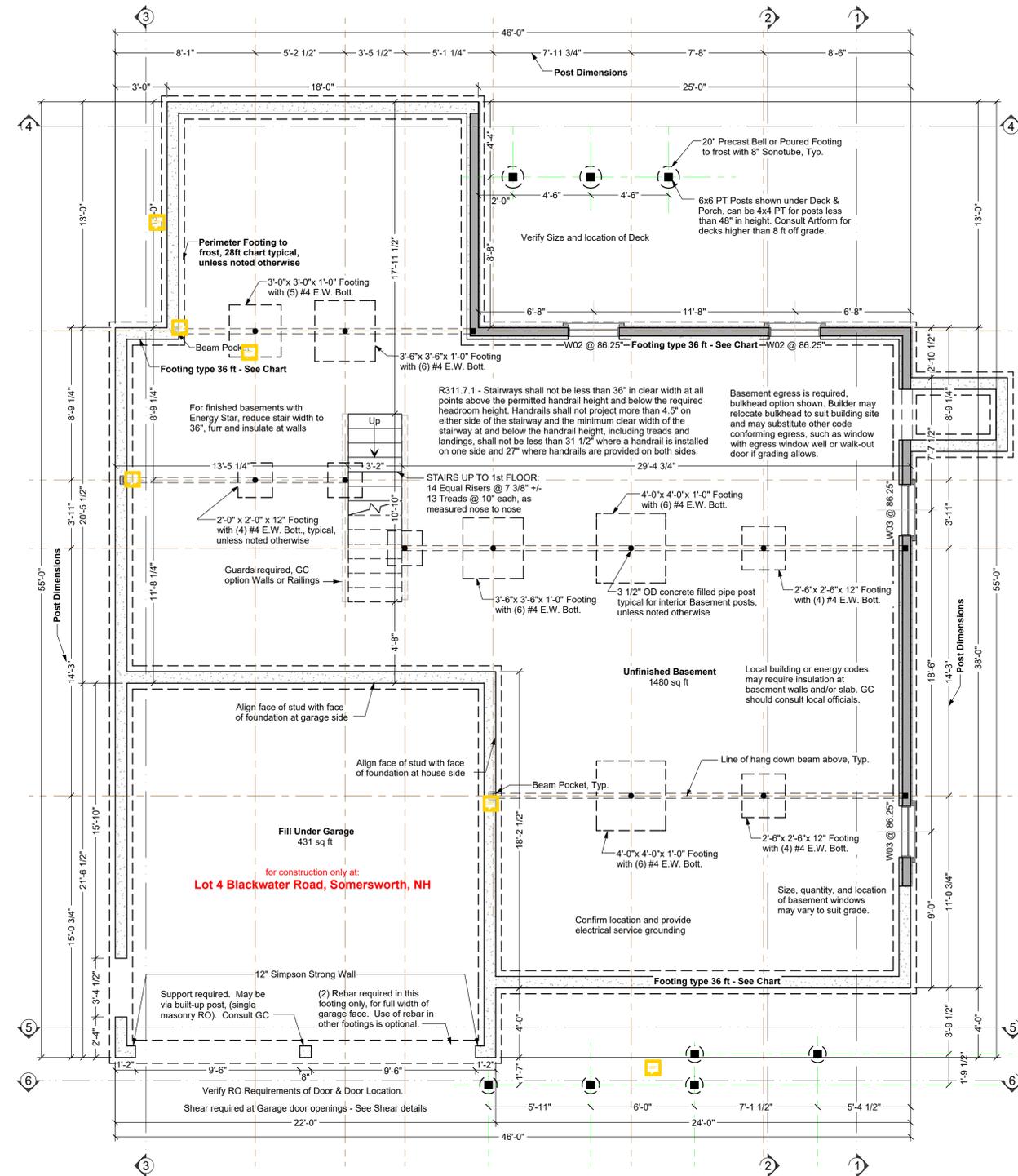
**Foundation Contractor Check List**

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

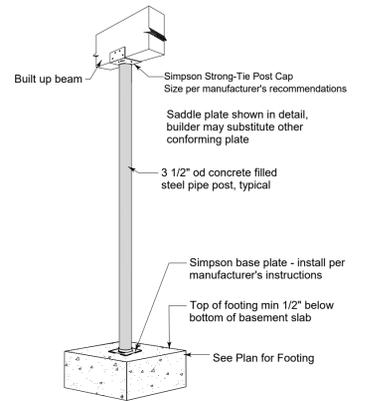
**MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203MM) NOMINAL FLAT CONCRETE BASEMENT WALL**

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (inches)			
		Soil classes and design lateral soil (psf per foot of)			
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and Inorganic CL 60	
8	4	NR	NR	NR	
	5	NR	NR	NR	
	6	NR	NR	6 @ 37	
	7	NR	6 @ 36	6 @ 35	
	8	6 @ 41	6 @ 35	6 @ 26	

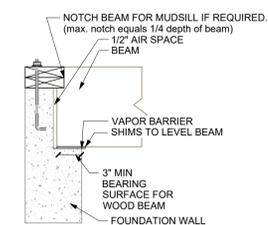


**Foundation Plan**

Structure designed for Snow Load of 60 psf Ceiling Ht. may vary: 8 ft Forms



**Typical Basement Post**  
Not to Scale

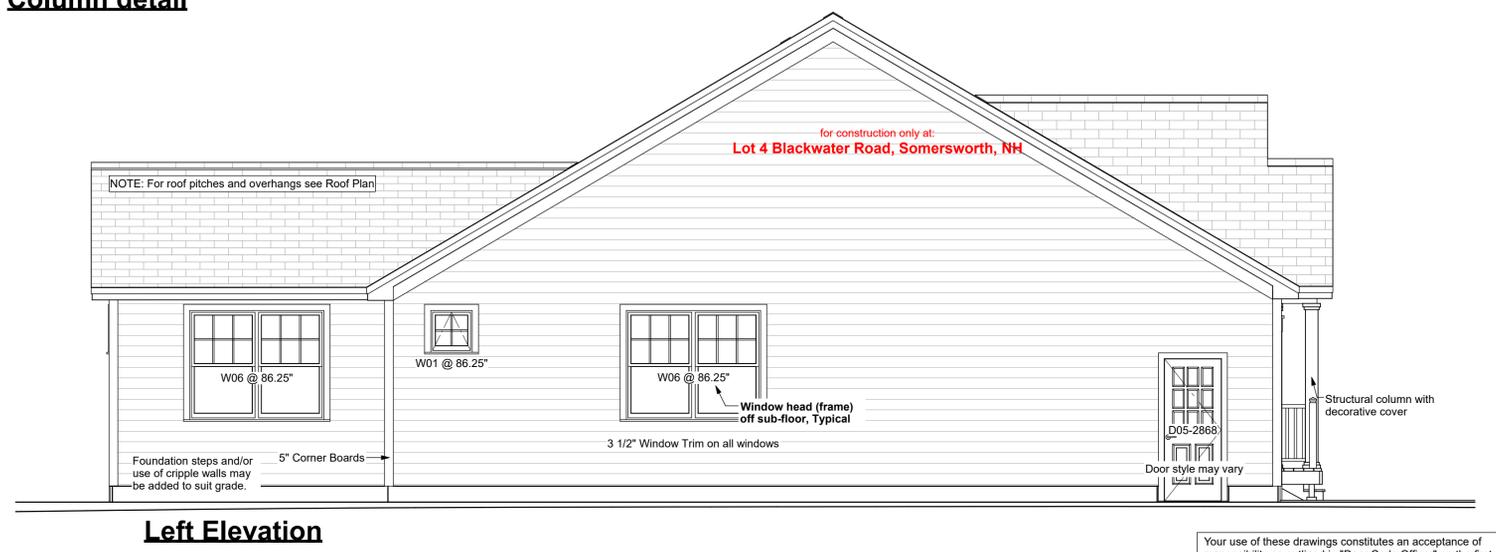
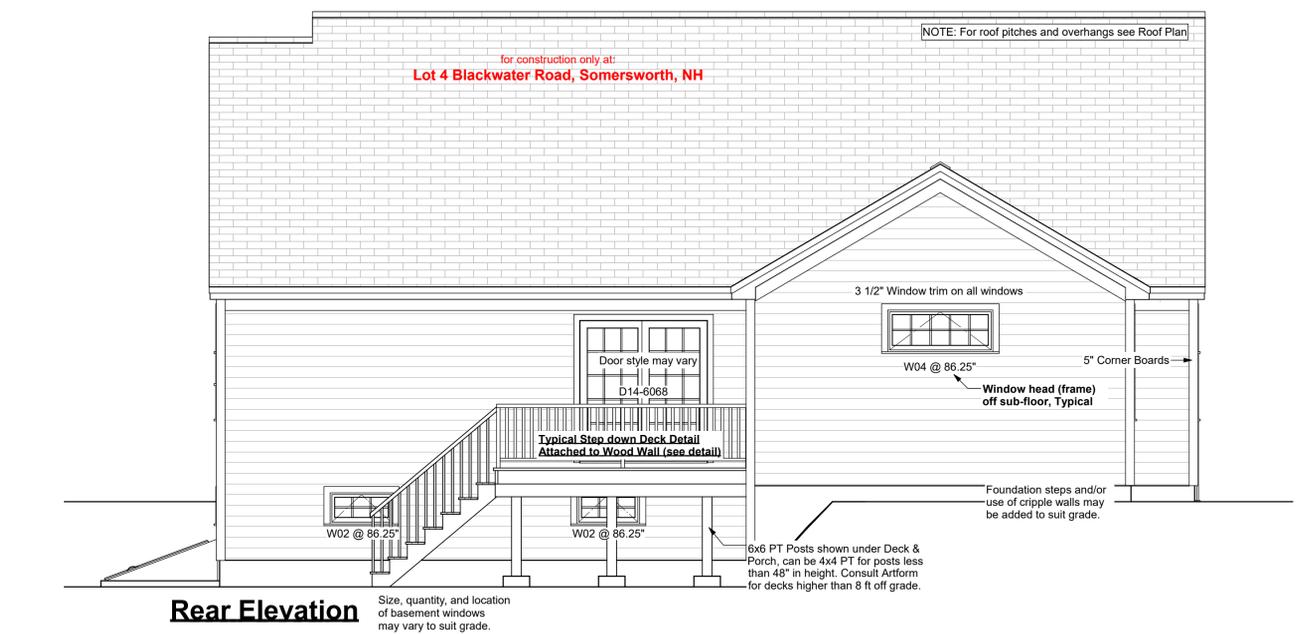
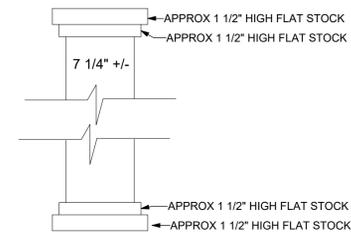
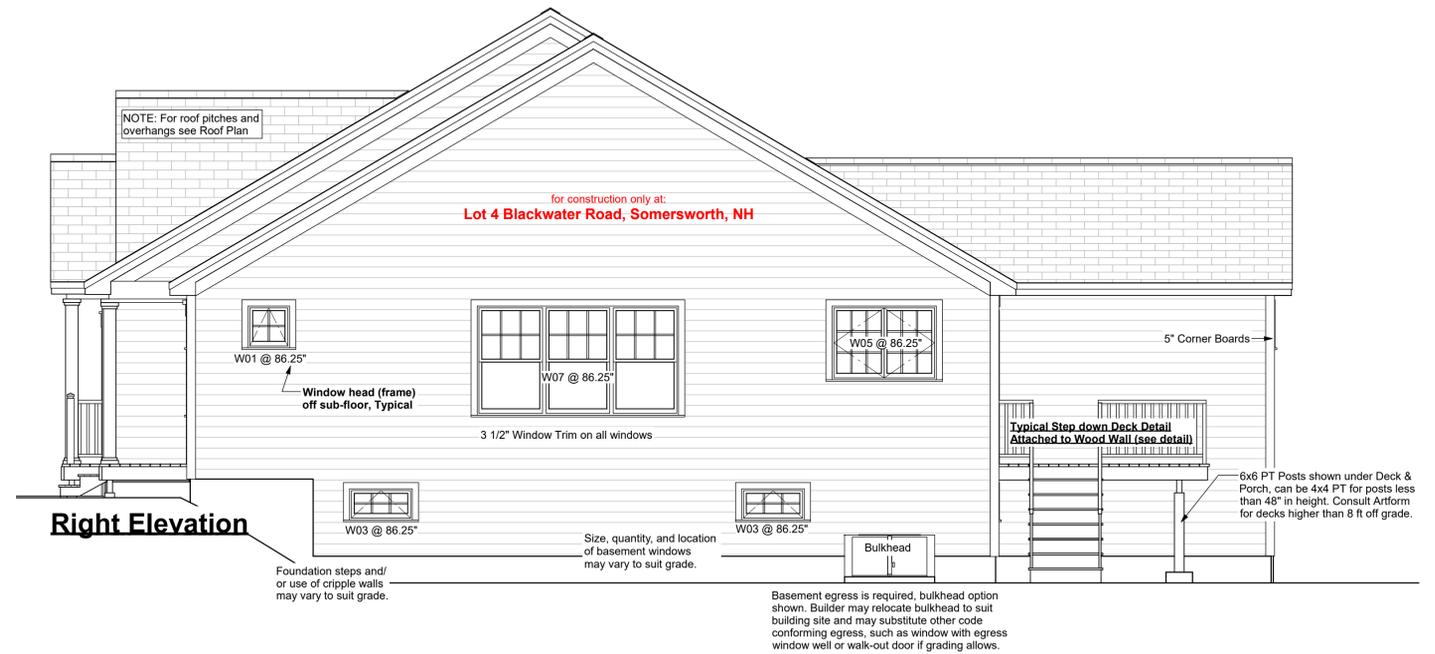
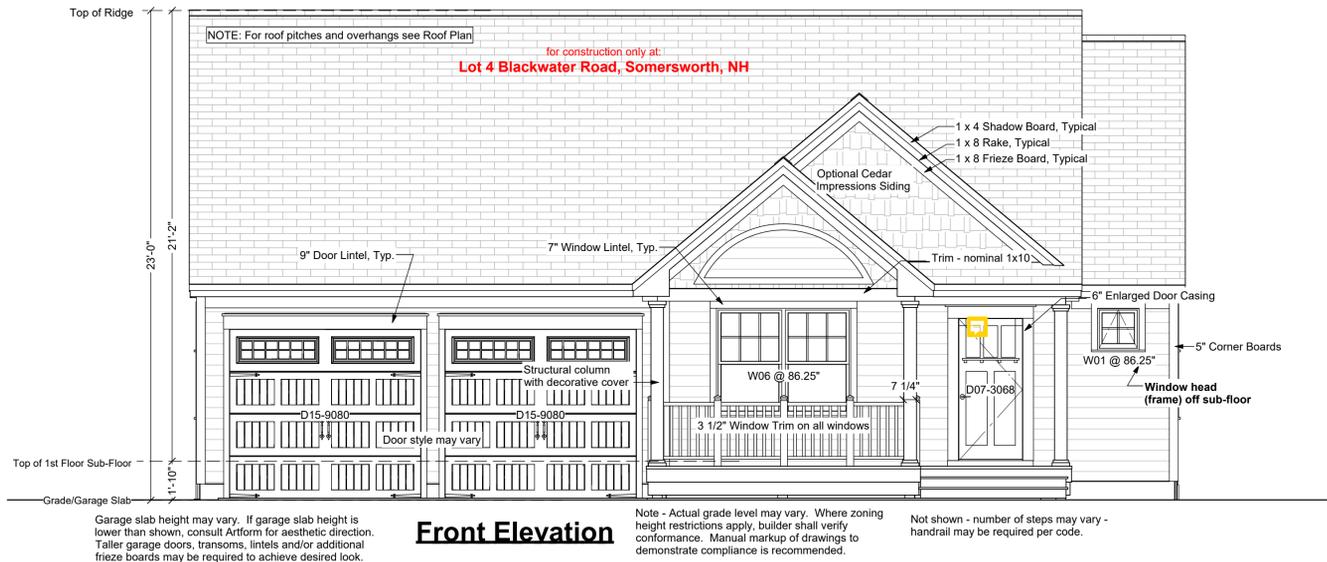


**Beam Pocket**  
Scale 1/2"=1'-0"

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Raspberry Biscotti Lot 4 Blackwater Road Somersworth, NH		



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**Raspberry Biscotti**  
Lot 4 Blackwater Road  
Somersworth, NH

1/4"=1'-0" unless noted otherwise / Print @ 1:1  
PDF created on: 10/19/2020, drawn by HMC

**3**  
Issued for  
**Construction**

**R602.10.4 Construction methods for braced wall panels**

Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table R602.10.4.

**TABLE 91.5.602.10.4**

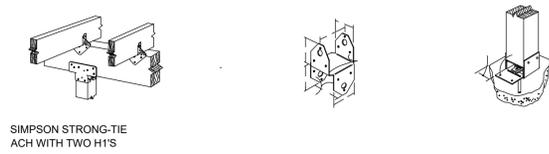
METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
Intermittent Bracing Method	PFG Portal frame at garage	15/32"	See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	15/32"	Exterior sheathing per Table R602.3(3)	6" edges 12" field
			Interior sheathing per Table 91.5.602.3(1) or 91.5.602.3(2)	Varies by fastener

**Shear Wall Details**

Not to Scale

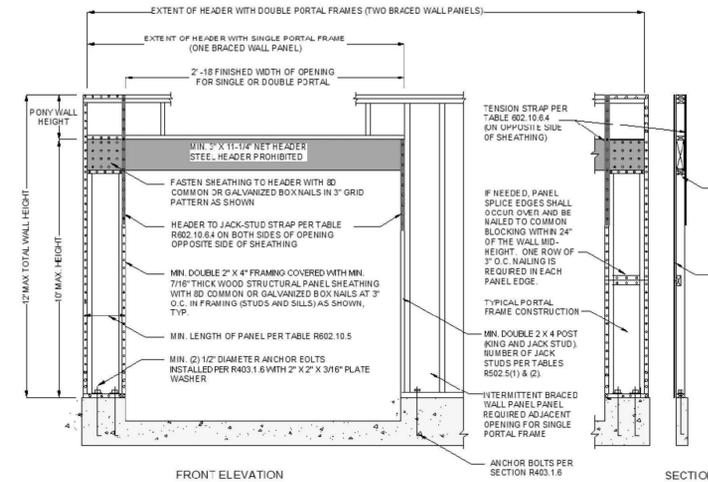
Notes:

- 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.
- Note that if sheathing is to be used as wall bracing all vertical joints in required braced wall panels must be blocked. [2015 IRC section R602.10.10]

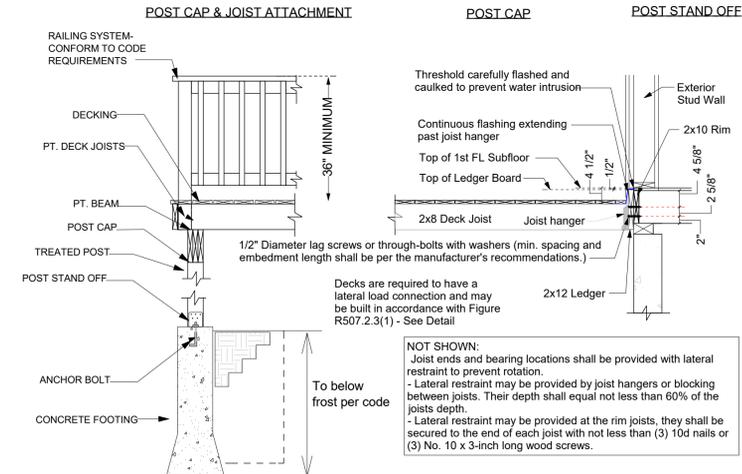


Method PFG: Portal frame at garage door openings shall be constructed in accordance with Figure R602.10.6.3. Note this method is allowed on either side of garage door openings.

for construction only at:  
**Lot 4 Blackwater Road, Somersworth, NH**

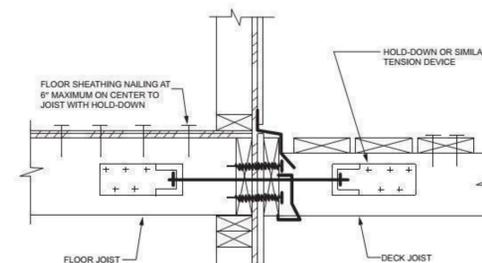


**FIGURE R602.10.6.3**  
**METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C**



**Deck Ledger Attachment Detail for Step Down**

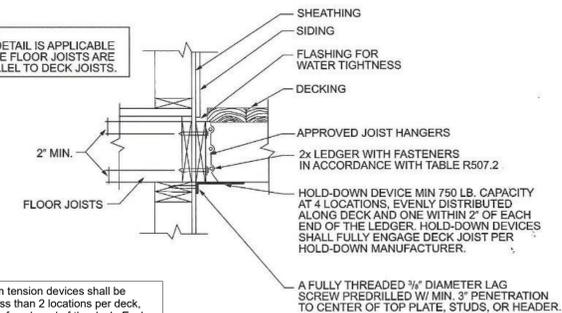
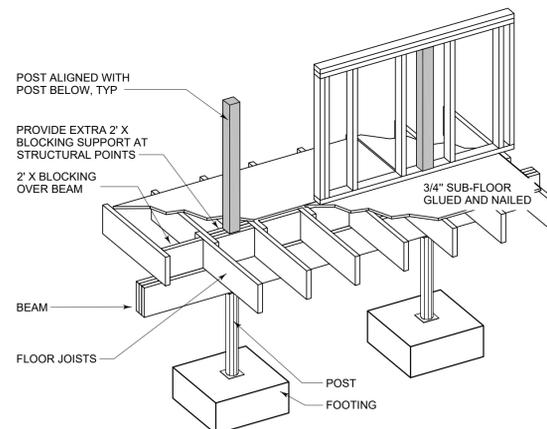
Scale: 1/2" = 1'-0"



**FIGURE R507.2.3(1)**  
**DECK ATTACHMENT FOR LATERAL LOADS**

NOTE: hold down tension devices shall be installed in not less than 2 locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 lbs.

Follow manufacturer's instructions both for installation of joist hangers to joist and to beam. The illustration below, by Simpson Strong Tie, is provided as a courtesy. Consult their full manual for acceptable fastener sizes and other important instructions.



**FIGURE R507.2.3(2)**  
**DECK ATTACHMENT FOR LATERAL LOADS**

NOTE: hold down tension devices shall be installed in not less than 2 locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 lbs.

**TABLE R602.10.6.4**

**TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFG, PFG AND CS-PF BRACED WALL PANELS**

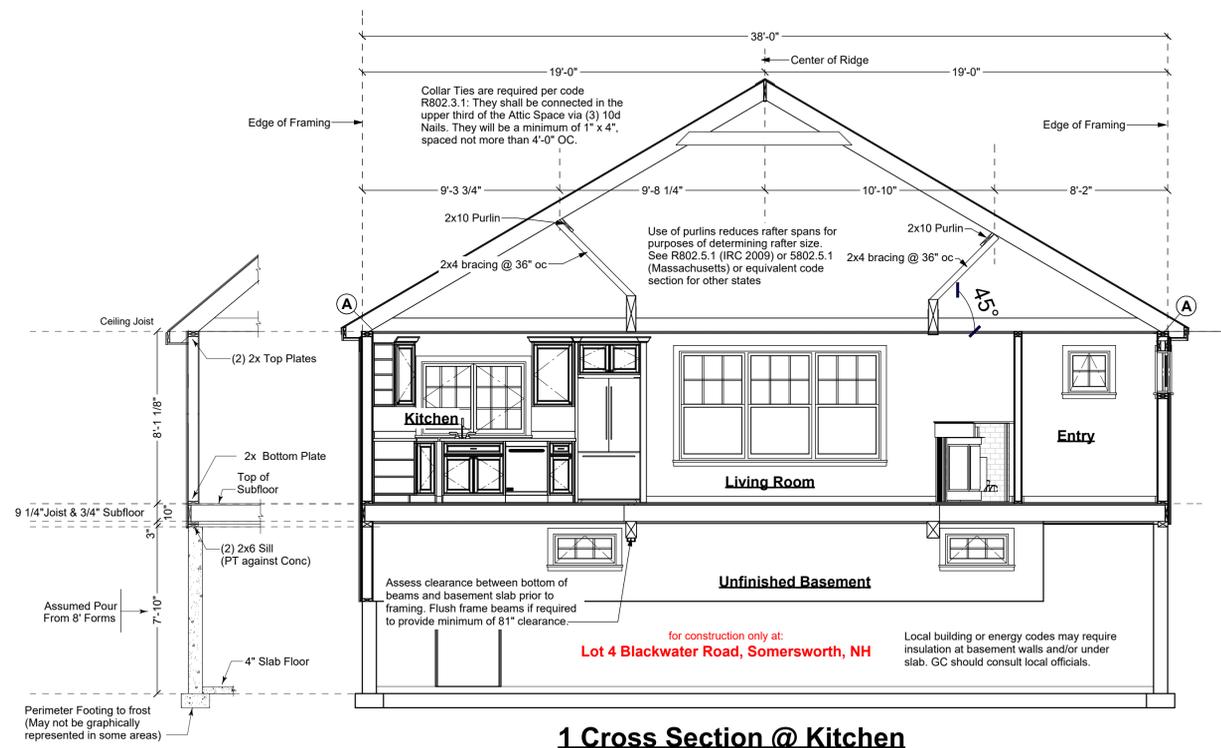
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) <sup>a, b</sup>					
				Ultimate Design Wind Speed V <sub>ult</sub> (mph)					
				110	115	130	110	115	130
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
			9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
				1,000	1,275	2,375	2,400	2,850	DR
			9	1,000	1,000	1,475	1,500	1,875	3,125
				16	1,775	2,175	3,525	3,550	4,125
	2	10	18	2,075	2,500	3,950	3,975	DR	DR
			9	1,150	1,500	2,650	2,675	3,175	DR
		16	2,875	3,375	DR	DR	DR	DR	
			1,825	2,150	3,225	3,225	3,675	DR	
		9	2,275	2,750	DR	DR	DR	DR	
			12	3,225	3,775	DR	DR	DR	
2 x 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
	9	2,200	2,550	3,725	3,750	DR	DR		
		1,450	1,750	2,700	2,725	3,125	DR		
	16	2,050	2,400	DR	DR	DR	DR		
		18	3,350	3,800	DR	DR	DR		

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

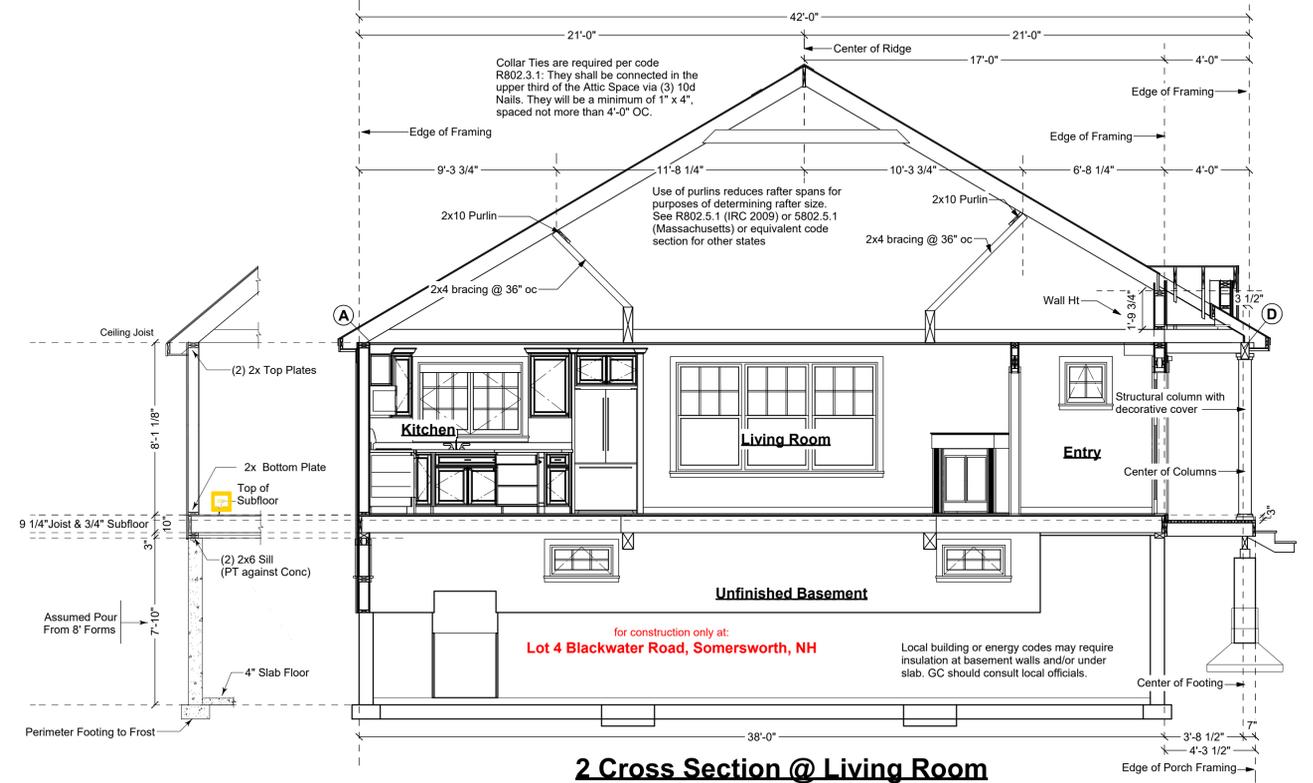
a. DR = Design Required.  
b. Straps shall be installed in accordance with manufacturer's recommendations.

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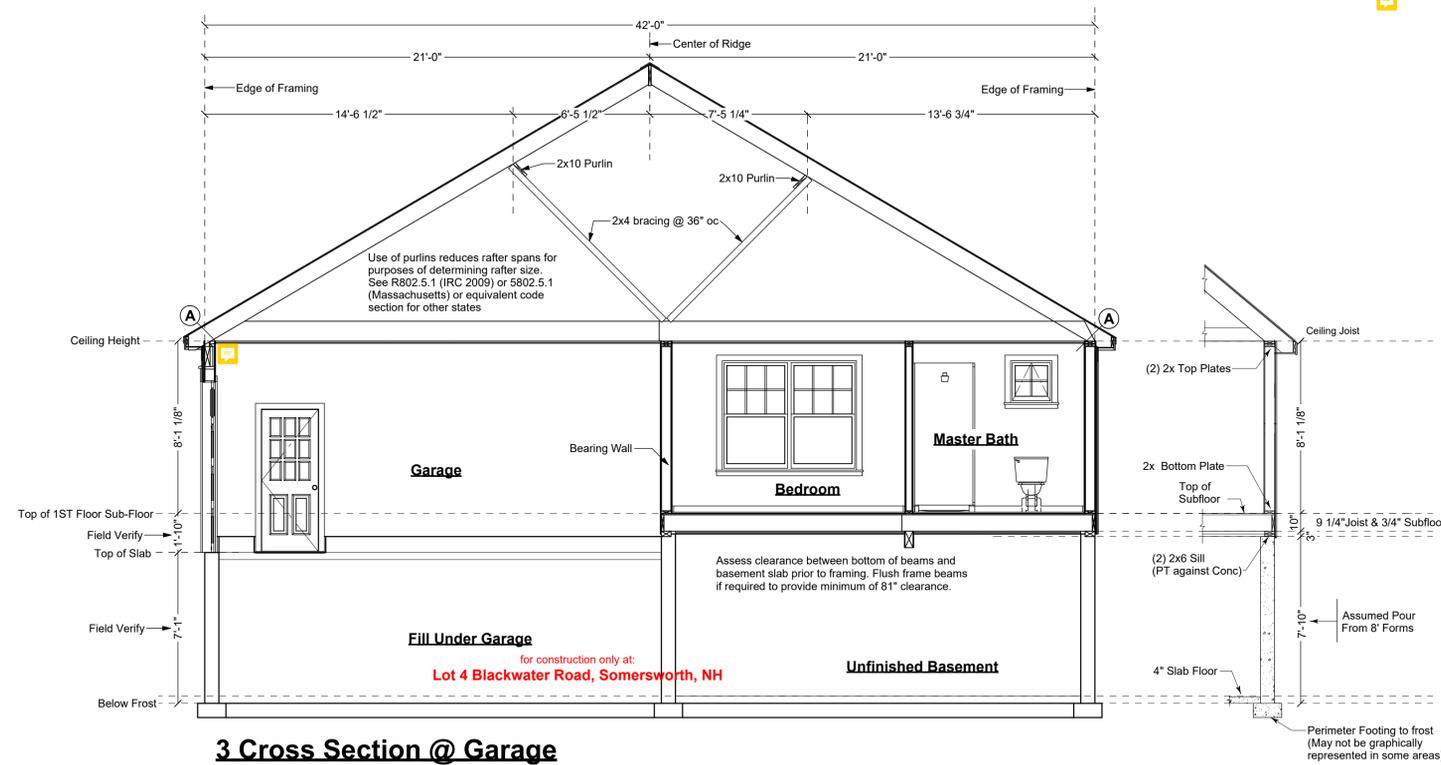
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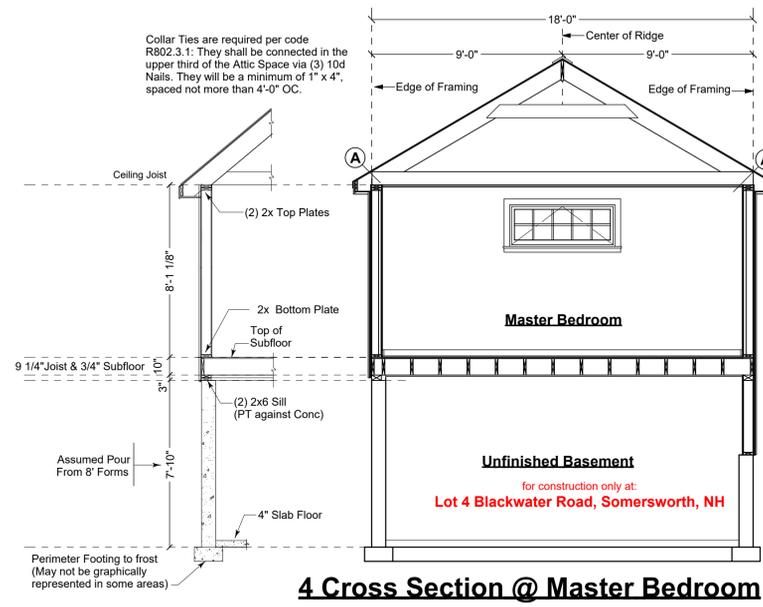
**1 Cross Section @ Kitchen**



**2 Cross Section @ Living Room**



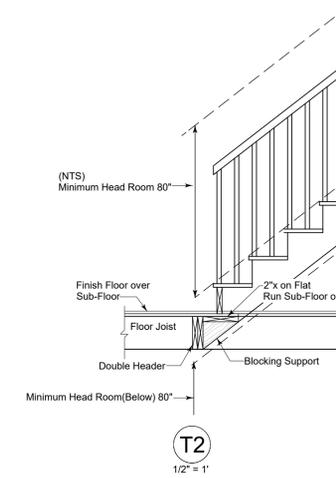
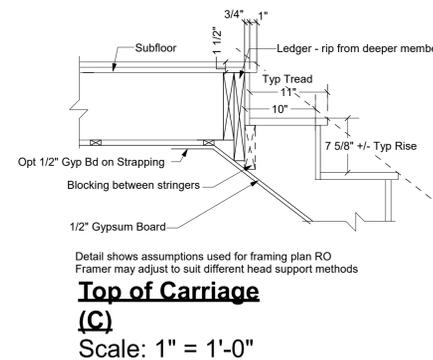
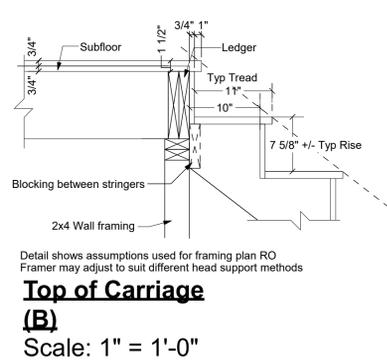
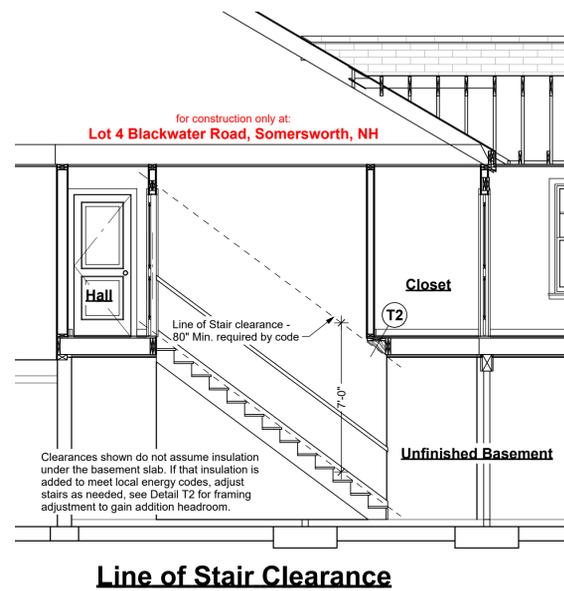
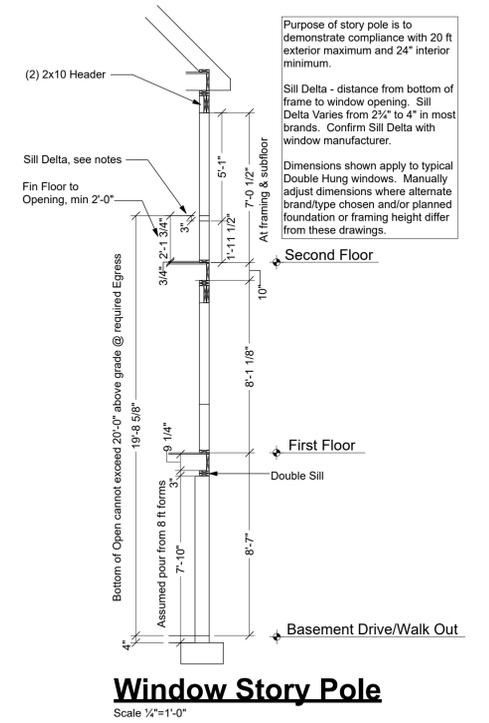
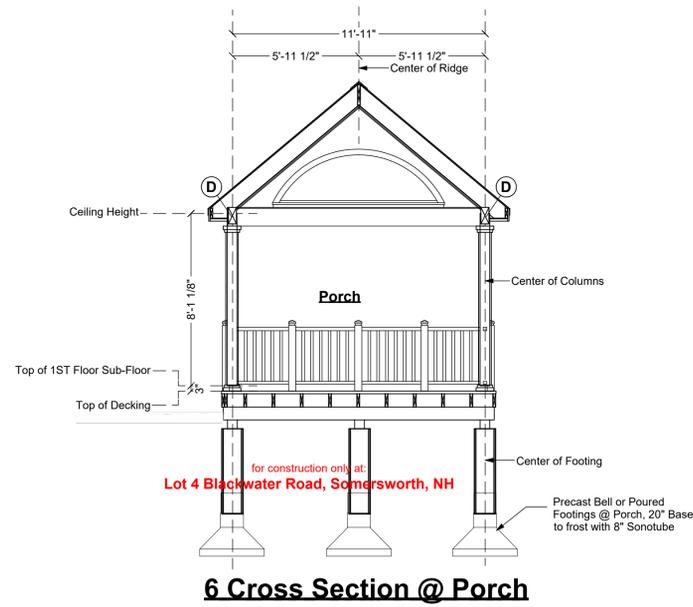
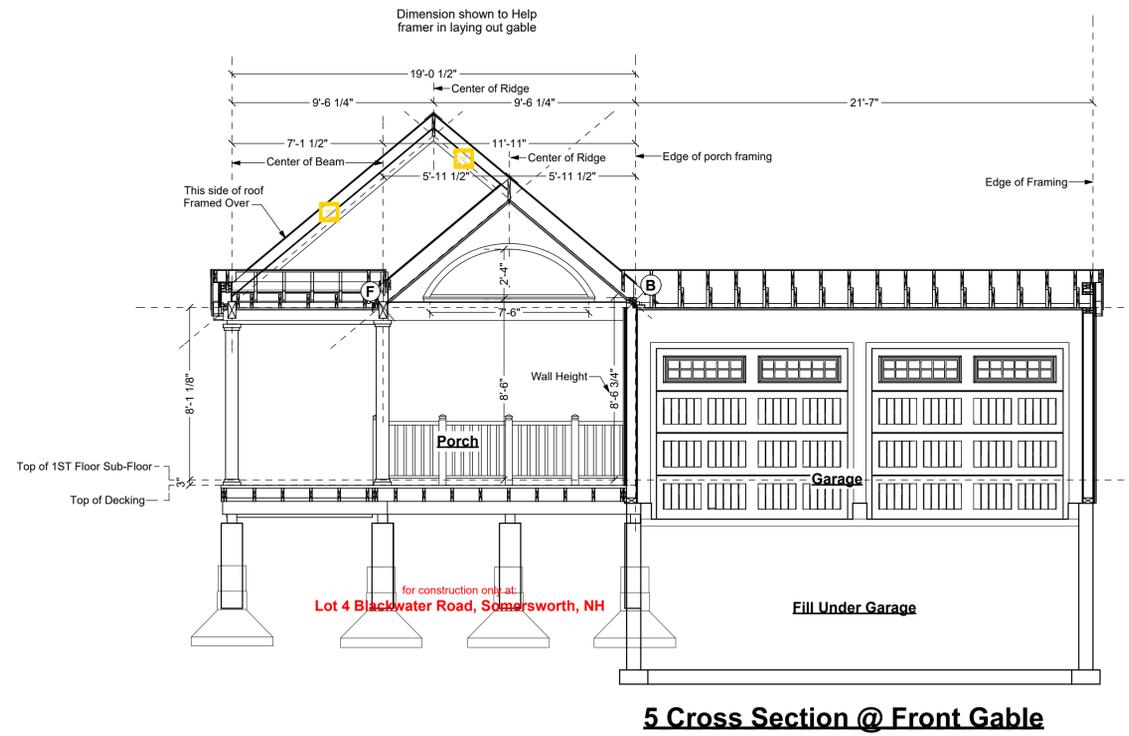
**3 Cross Section @ Garage**



**4 Cross Section @ Master Bedroom**

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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.
- When used, LVL or PSL indicate Laminated Veneer Lumber or Parallel Strand Lumber, respectively. Products used shall equal or exceed the strength properties for the size indicated as manufactured by TrusJoist.
- When used, TJI indicates wood I-joists as manufactured by TrusJoist. Products of alternate manufacturers may be substituted provided they meet or exceed the strength properties for the member specified.
- All floor joists shall have bridging installed at mid-span or at 8'-0" oc maximum.
- Floor systems are designed for performance with subfloor glued and screwed.
- Per code R502.6.1 Floor joists splicing over bearing walls allowed, shall lap a min 3" over walls and shall be nailed together with a minimum of (3) 10d face nails. Also permitted is a wood or metal splice with strength equal to or greater than that provided by the nailed lap.
- Per code R802.3.2 Ceiling joists splicing over bearing walls is allowed, shall lap a min 3" or butted over bearing partitions or beams and toenailed to the bearing member. Where ceiling joists are used to provide resistance to rafter thrust, lapped joists shall be nailed together in accordance with Table R802.5.1(9), and butted joists shall be tied together in a manner to resist such thrust. Joists that do not resist thrust shall be permitted to be nailed together in accordance with Table R602.3(1).
- Provide blocking in the floor at structural points. Blocking may be 2x's or solid, but must have grain of wood vertical.
- All wood permanently exposed to the weather, in contact with concrete or in contact with the ground shall meet code requirements for wood in these environments.
- Deck ledgers shall be securely attached to the structure and/or independently supported. Deck lateral load connection required see IRC 2015 Section R507.2.4
- Wherever beams are noted as Flush framed, install joist hangers at all joists, sized appropriately for the members being connected.
- Support the lower end of roof beams via minimum 2" horizontal bearing on a post, ledger or via an appropriately sized and configured hanger.
- The ends of each joist, beam or girder shall have not less than 1.5" of bearing on wood or metal and not less than 3" on masonry or concrete except where supported on a 1" x 4" ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
- Post caps where required are typically calculated by supplier using weights based on these framing plans. Contact Art Form if additional information is needed.

Built-up Beams:

- Unless otherwise noted, connect multiple 1 3/4" ply beams as follows:  
3 ply & up, fasteners are per side
- (2) 9 1/4" LVL:
    - Flush framed
      - (2) rows 3 3/8" TrussLock @ 24" oc, or
      - (2) rows SDS 1/4x3 1/2 @ 24" oc
    - Framed under (2) rows 10d nails @ 24" oc
  - (2) 11 1/4" LVL:
    - Flush framed
      - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
      - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
    - Framed under (2) rows 10d nails @ 24" oc
  - (2) 16" LVL or greater:
    - Flush framed
      - (3) rows 3 3/8" TrussLock @ 19.2" oc, or
      - (3) rows SDS 1/4x3 1/2 @ 19.2" oc
    - Framed under (2) rows 10d nails @ 24" oc
  - (3) 9 1/4" LVL:
    - Flush framed
      - (2) rows 3 3/8" TrussLock @ 19.2" oc, or
      - (2) rows SDS 1/4x3 1/2 @ 19.2" oc
    - Framed under (2) rows 10d nails @ 24" oc
  - (3) 11 1/4" LVL:
    - Flush framed
      - (2) rows 3 3/8" TrussLock @ 16" oc, or
      - (2) rows SDS 1/4x3 1/2 @ 16" oc
    - Framed under (2) rows 10d nails @ 24" oc
  - (3) 14" LVL:
    - Flush framed
      - (3) rows 3 3/8" TrussLock @ 16" oc, or
      - (3) rows SDS 1/4x3 1/2 @ 16" oc
    - Framed under (2) rows 10d nails @ 24" oc
  - (3) 16" LVL or greater:
    - Flush framed
      - (3) rows 3 3/8" TrussLock @ 16" oc, or
      - (3) rows SDS 1/4x3 1/2 @ 16" oc
    - Framed under (2) rows 10d nails @ 24" oc
  - (4) 9 1/4" LVL:
    - Flush framed
      - (2) rows 5" TrussLock @ 16" oc, or
      - (2) rows SDS 1/4x6 @ 16" oc
    - Framed under (2) rows 10d nails @ 24" oc
  - (4) 11 1/4" LVL:
    - Flush framed
      - (2) rows 5" TrussLock @ 16" oc, or
      - (2) rows SDS 1/4x6 @ 16" oc
    - Framed under (2) rows 10d nails @ 12" oc
  - (4) 16" LVL or greater:
    - Flush framed
      - (3) rows 5" TrussLock @ 16" oc, or
      - (3) rows SDS 1/4x6 @ 16" oc
    - Framed under (2) rows 10d nails @ 12" oc

Prefabricated Wood Trusses

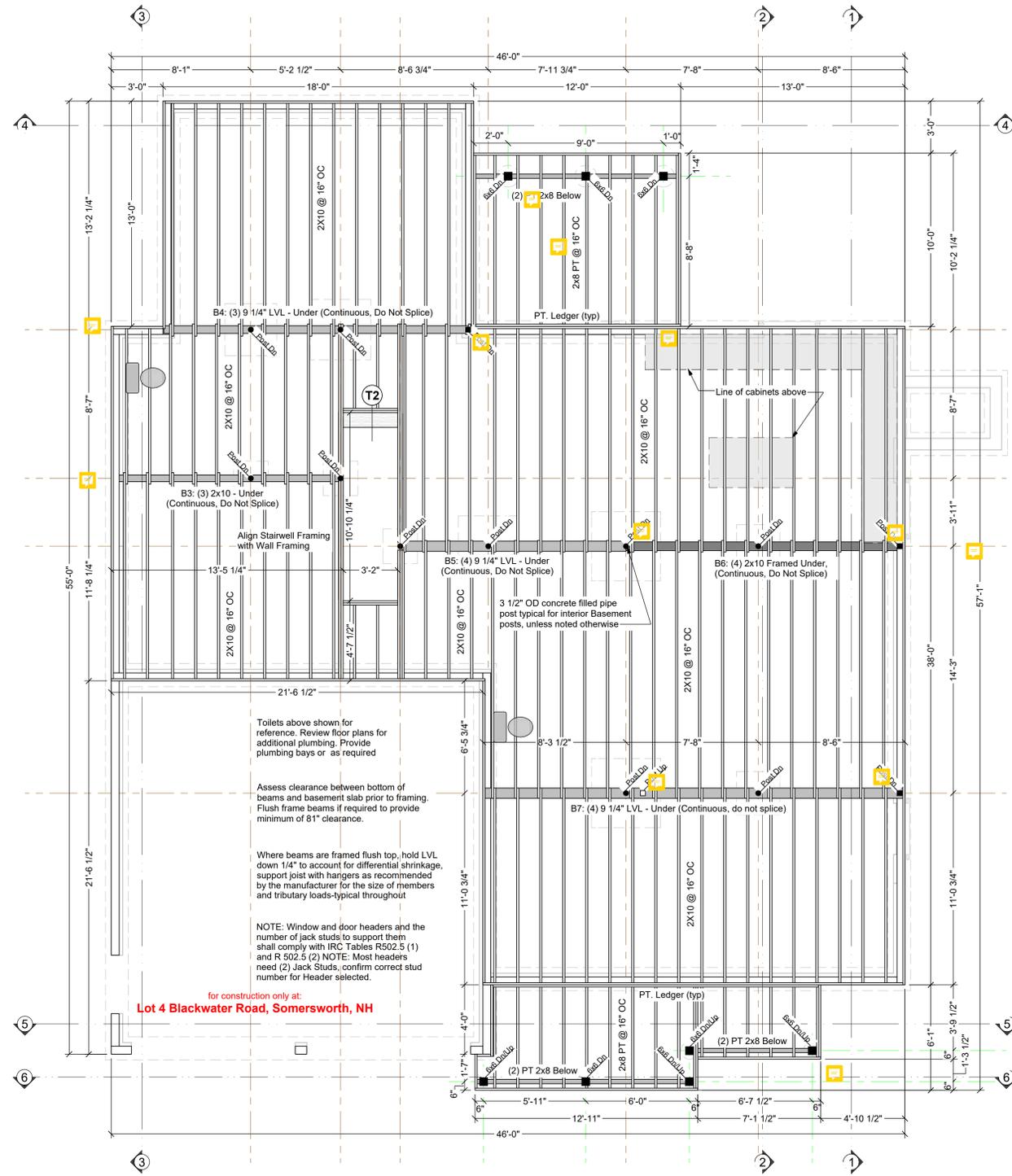
- Where trusses are indicated on the drawings, truss design shall be provided by truss manufacturer.
- Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design Specifications for Wood Construction (NDS), American Forest and Paper Association (AFPA), and Design Specifications for Metal Plate Connected Wood Trusses (ANSI/TPI 1), Truss Plate Institute (TPI) and code of jurisdiction.
- Manufacturer shall furnish design drawings bearing seal and registration number of a structural engineer licensed in the state where project will be built.

We specify LVL beams as built up members to allow framers to use existing stock. You may substitute single piece LVLs of equivalent overall size for built-up members, unless otherwise noted.

Built-up members MAY NOT replace single piece LVL's where specified. Where a beam of 1 3/4" or less in width is specified as framed under, either brace at 48" or double member for lateral stability.

Notes: Beam & Joist Sizing

- Our beams sizes often differ from prescriptive code, because our designs are rarely the old style box colonial or cape with a center bearing wall upon which prescriptive code is based. We size our beams via calculations for this specific design, which may carry those loads separately via second floor beams and/or roof transfer beams. Beam or joist sizes, types and/or spacing may not be reduced or alternates substituted without our express permission.
- Walls intended to be bearing are labeled as such. This information is provided to aid code officer in understanding the framing. It does not indicate permission to add loads to those walls, or any other walls.
- Framing is sized for normal residential conditions. Contact Artform if additional loads are anticipated, including but not limited to waterbeds, large fish tanks, indoor hot tubs, multiple framed soffits or coffers.
- In states where the designer is a licensed architect, (NH, MA, ME, CT & NY as of the date of issue) we are happy to stamp our drawings at no additional charge. In other states we are happy to provide calculations. Administration fees apply with provision of calculations. Code officer is encouraged to call with any questions about our methodology.

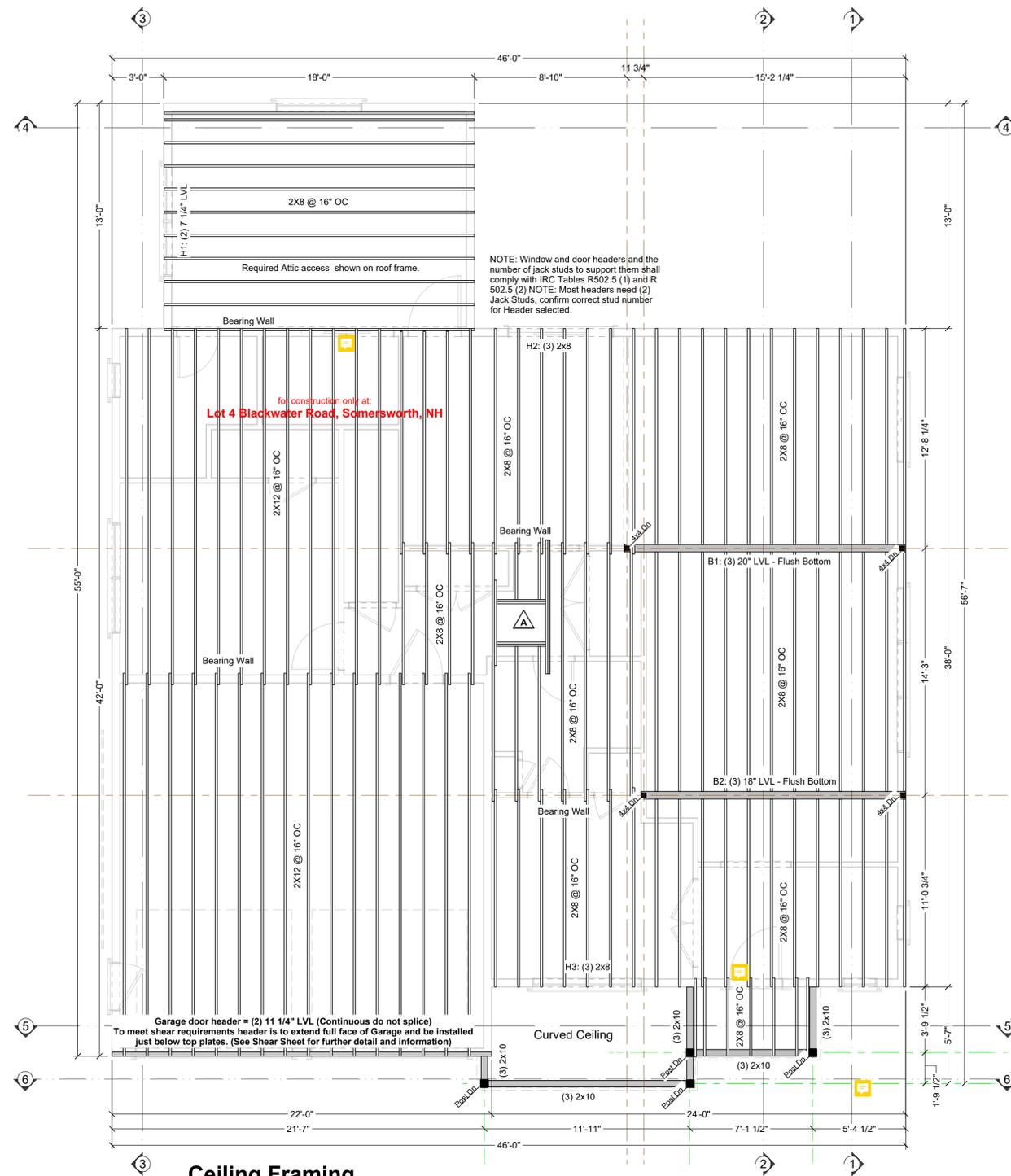


First Floor Framing  
Structure designed for  
Snow Load of 60 psf  
1 0 1 2 3 4

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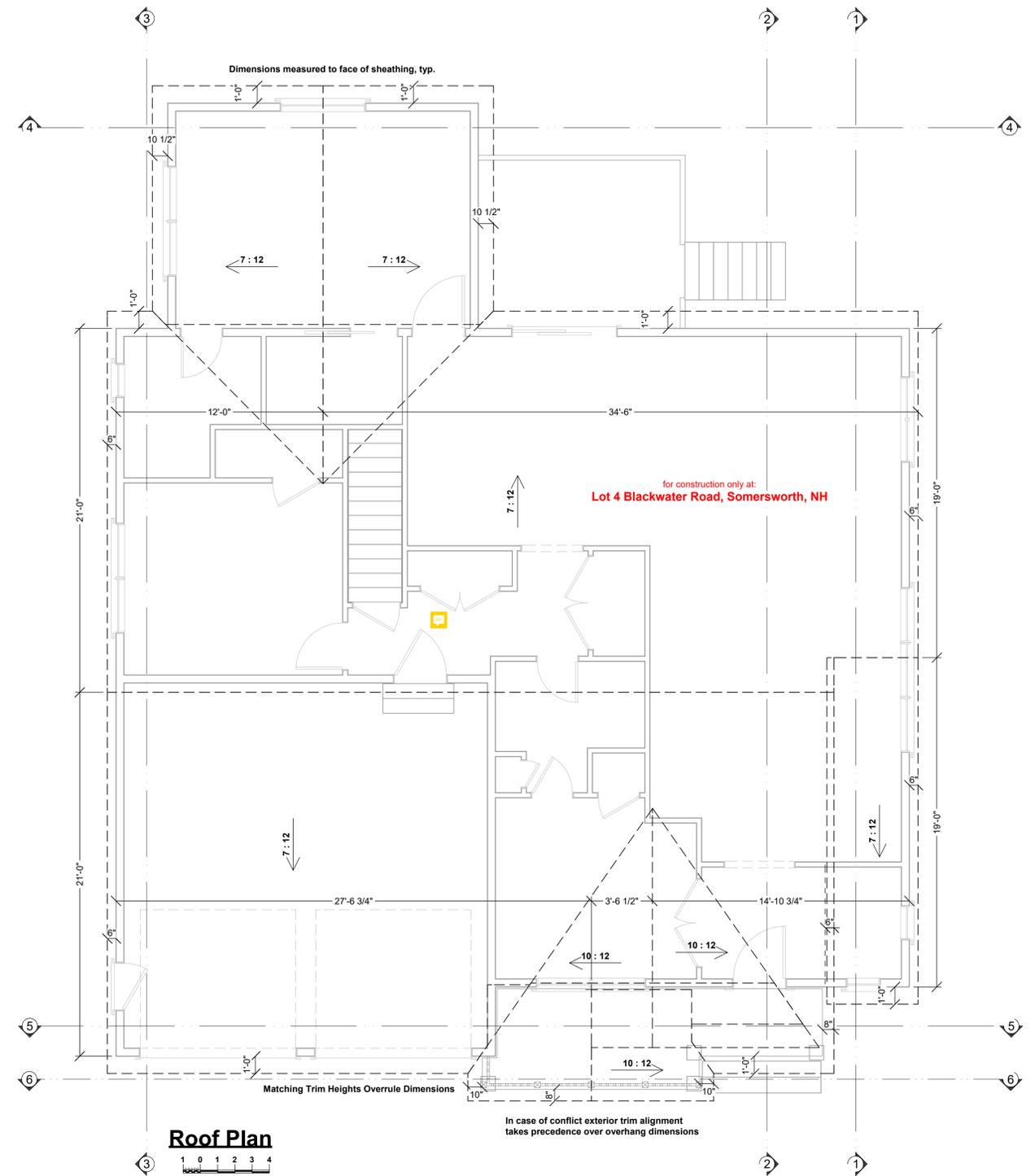
If you have any concerns or questions, please feel free to contact us. We are happy to clarify matters that fall within our scope, as listed on the first page. We can also often provide affordable support for issues that are your responsibility, such as energy design/calcs, or additional detailing.

<p>Artform Home Plans AFHP Design # 564-144.v7 KR © 2008-2018 Art Form Architecture 603.431.9599</p>	<p><b>Raspberry Biscotti</b> Lot 4 Blackwater Road Somersworth, NH</p>	<p><b>7</b></p> <p>1/4"=1'-0" unless noted otherwise / Print @ 1:1 PDF created on: 10/19/2020, drawn by: HMC</p>
	<p>Issued for <b>Construction</b></p>	



**Ceiling Framing**

Structure designed for Snow Load of 60 psf



**Roof Plan**

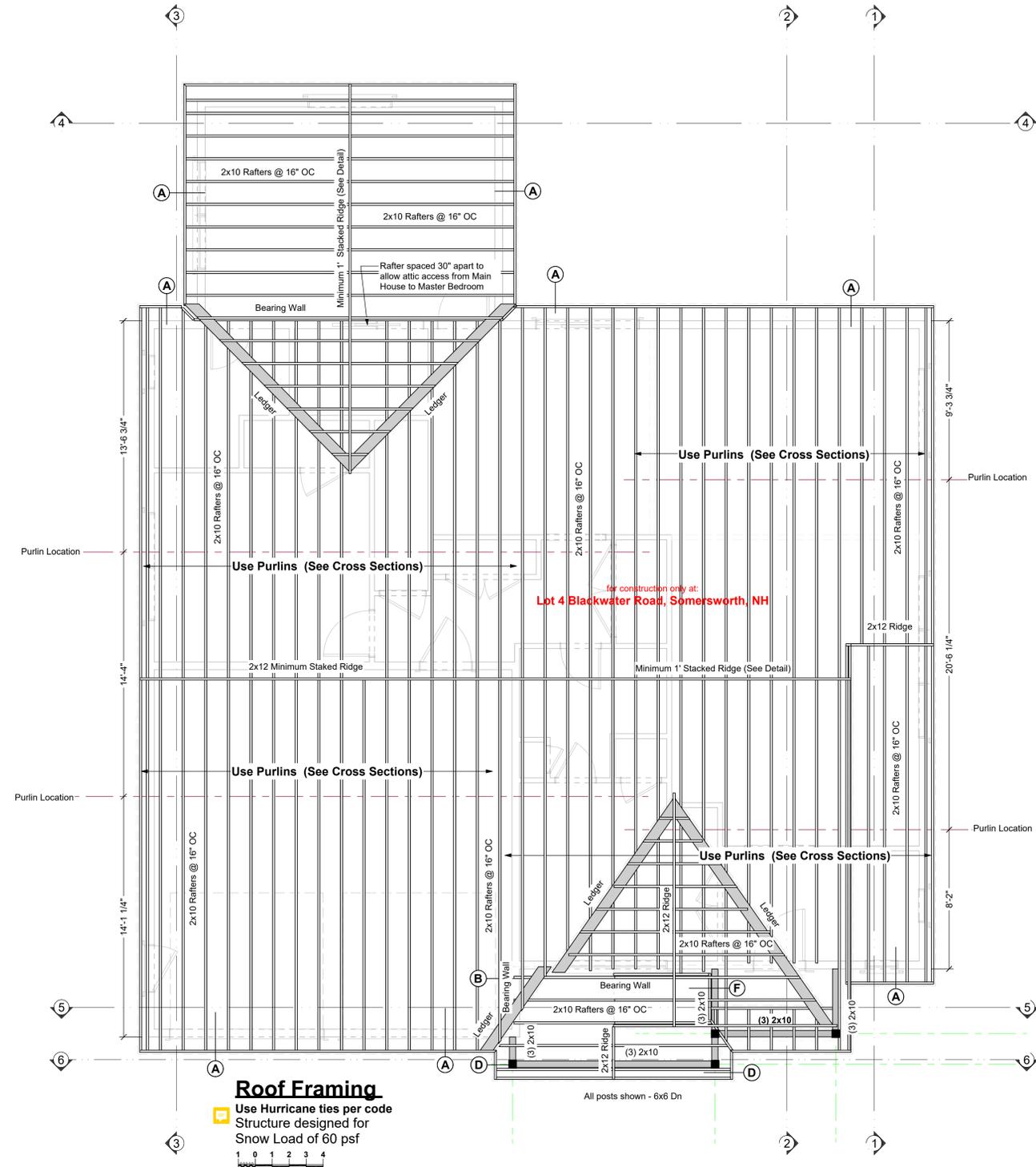


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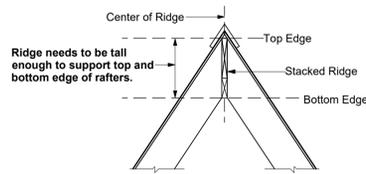
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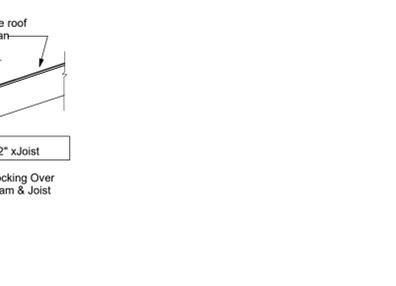
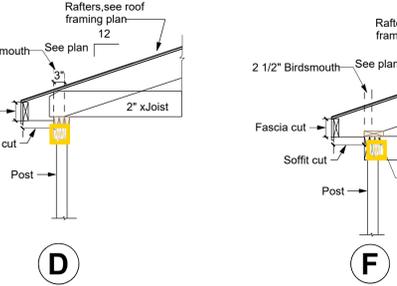
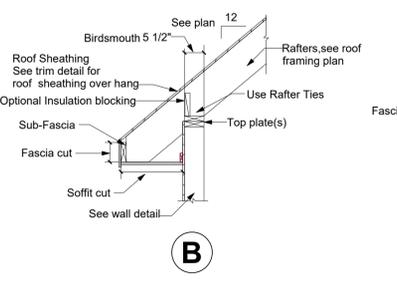
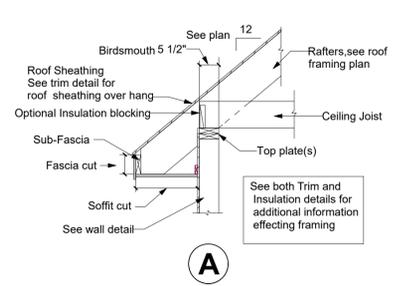
**Raspberry Biscotti**  
Lot 4 Blackwater Road  
Somersworth, NH



**Roof Framing**  
 Use Hurricane ties per code  
 Structure designed for  
 Snow Load of 60 psf



**Stacked Ridge Detail**



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<p>Artform Home Plans          AFHP Design # 564_144.v7 KR          © 2008-2018 Art Form Architecture 603.431.9559</p>	<p><b>Raspberry Biscotti</b>          Lot 4 Blackwater Road          Somersworth, NH</p>	<p><b>9</b></p> <p>1/4"=1'-0" unless noted otherwise / Print @ 1:1          PDF created on: 10/19/2020, drawn by HMC</p>
	<p>Issued for  <b>Construction</b></p>	