

4/12/2021

# Ben Bradley with Sun Duplex

990.225 (4/12/2021)

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603-431-9559



## Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms", available on [ArtformHomePlans.com](http://ArtformHomePlans.com)), please be aware of the following:

As defined in the Terms, this is a Design Drawing and may not yet have Construction Drawings (CDs) or the CDs may not reflect design changes. During the conversion of a Design Drawing to Construction Drawings, changes may be necessary including, but not limited to, dimensional changes or changes to the framing and structural supports.

We require that our designs be built substantially as shown in the Drawings. Markups agreed to by Builder and Home Buyer must still be approved by Artform, and may require additional changes, such as structural updates. While we attempt to accommodate requested changes where possible and reasonable, including considerations of design integrity, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Design Drawings updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.
- Increasing or decreasing ceiling heights requires adjustments to window sizes and other exterior elements.

We are not responsible for typographical errors. Home Buyer shall give thoughtful consideration to all drawings and documents provided to them and shall be solely responsible for ensuring that they understand features in the home that are important to them.

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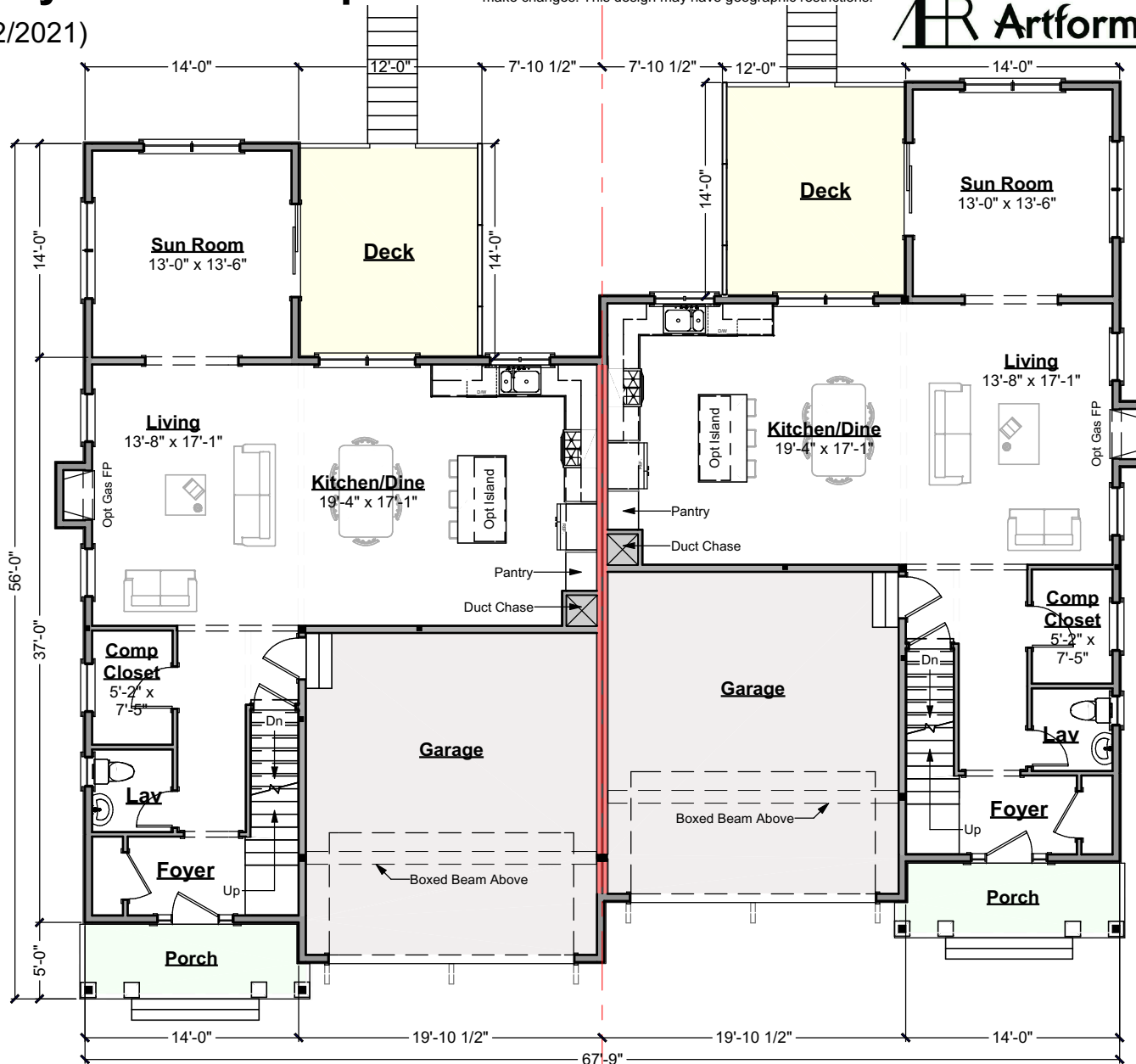
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**Combined Units - Living Area this Floor: 2164 sq ft**  
**Single Unit: 1081 sq ft**  
 8 ft Ceilings

**First Floor Plan**  
 Scale: 3/32" = 1'-0"



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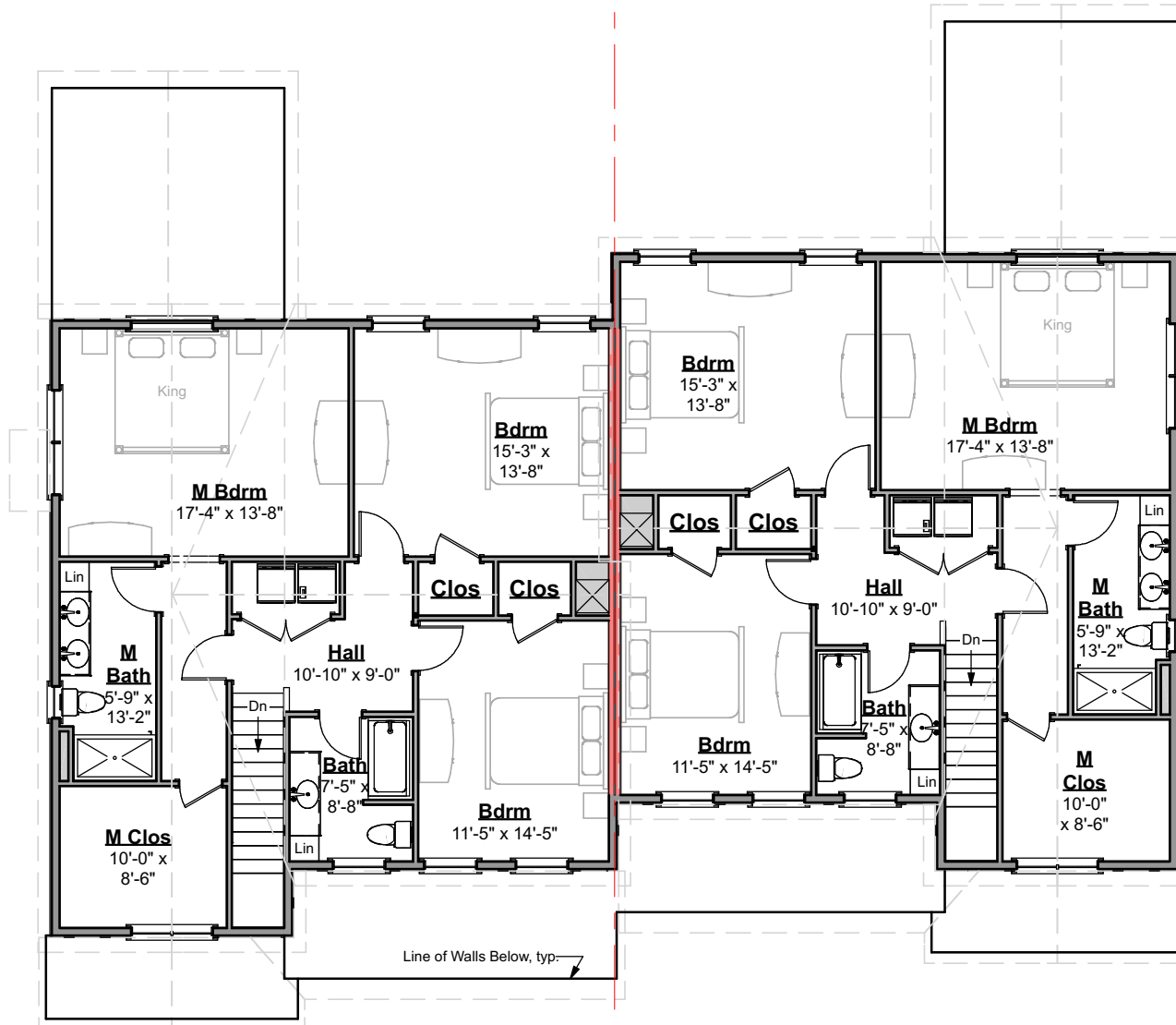
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**Combined Units - Living Area this Floor: 2352 sq ft**

**Single Unit: 1176 sq ft**

8 ft Ceilings

**Second Floor Plan**

Scale: 3/32" = 1'-0"

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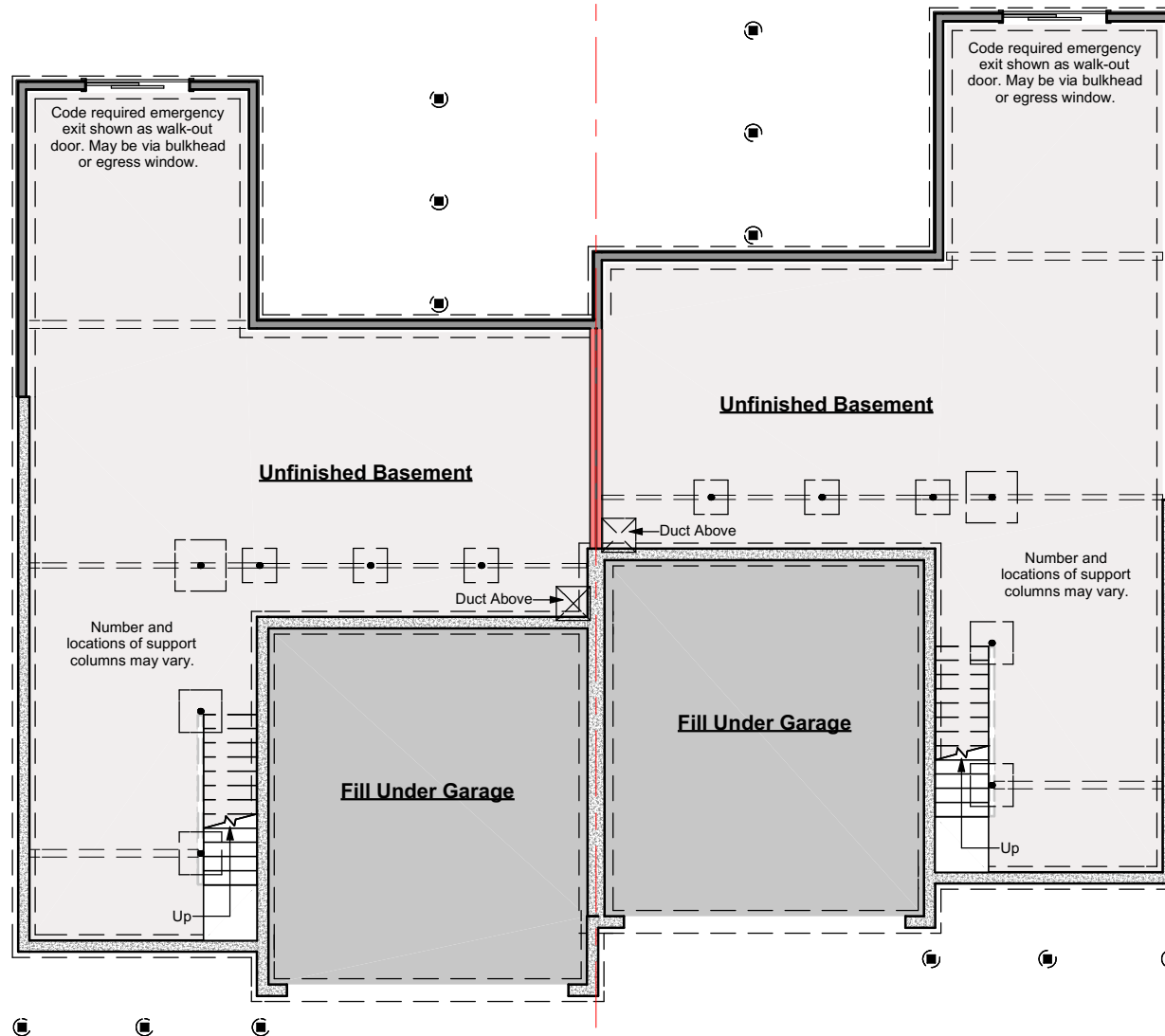
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## IMPORTANT BASEMENT NOTES:

- Unless an area is specifically designed as "no posts", additional posts may be required.
- Unless specifically noted otherwise, basement beams will be framed below the floor joists.
- Basement spaces accommodate utilities, mechanical equipment and the horizontal movement of plumbing pipes, electrical wires and heating ducts. Both as part of any Construction Drawings produced based on this design and as future decisions made by the builder, changes to accommodate these items must be expected.
- Basement window locations are dependent on site conditions and utility locations. Clarify number and location with your builder.



**Foundation Plan**  
Scale: 3/32" = 1'-0"

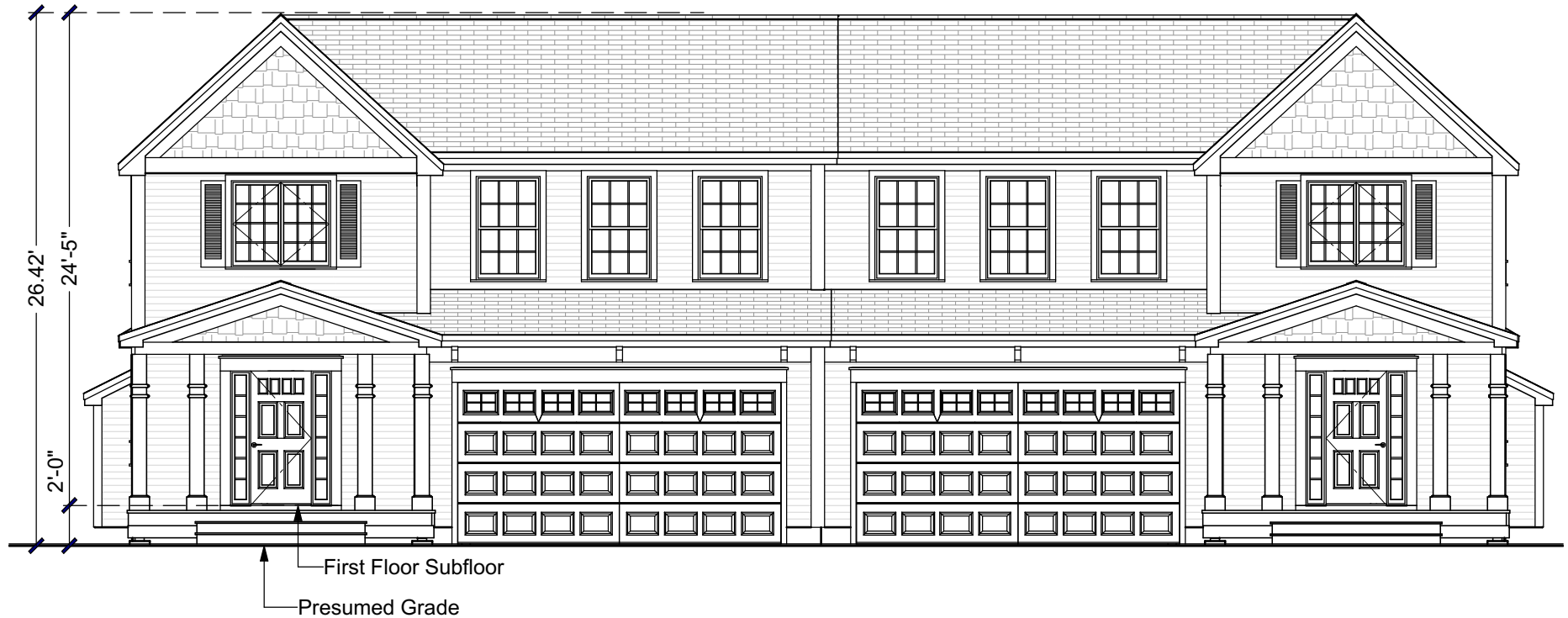
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**Front Elevation**  
Scale: 1/8" = 1'-0"

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**Right Elevation**  
Scale: 1/8" = 1'-0"

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**Rear Elevation**

Scale: 1/8" = 1'-0"



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**Left Elevation**  
Scale: 1/8" = 1'-0"