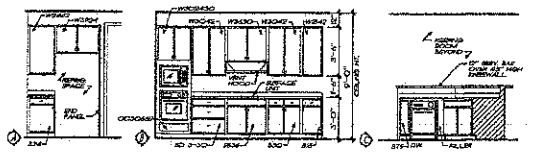
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK. WHERE APPLICABLE CODES ARE SILENT, THE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
3. ALL NOTATIONS OF "AS SHOWN", "AS DETAILED", "AS NOTED" OR SIMILAR SHALL REFER TO THE DRAWINGS IN WHICH THEY APPEAR, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTERLINE OF COLUMN GRIDS, UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHOWN AS "CLEAR" OR "CLR" SHALL BE MAINTAINED REGARDLESS OF THE ACTUAL STRUCTURAL GRID DIMENSIONS.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL OTHER TRADES AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING AND TEMPORARY SUPPORTS AS REQUIRED DURING CONSTRUCTION. ALL TEMPORARY SUPPORTS SHALL REMAIN IN PLACE UNTIL PERMANENT SUPPORTS ARE COMPLETE AND CAPABLE OF SUPPORTING THE LOADS.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY OPERATIONS. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, RUBBISH, TOOLS, CONSTRUCTION EQUIPMENT, AND SURPLUS MATERIALS FROM AND ABOUT THE PREMISES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL NEW AND EXISTING CONSTRUCTION FROM WEATHER AND THEFT. ALL EXPOSED WORK SHALL BE COVERED AND PROTECTED AS NECESSARY TO PREVENT DAMAGE FROM RAIN, WIND, AND OTHER ELEMENTS.
11. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE AT ALL TIMES. ALL DEBRIS AND WASTE MATERIALS SHALL BE REMOVED FROM THE SITE DAILY AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
12. ALL EXTERIOR WOOD FRAMING TO BE PRESSURE TREATED OR NATURALLY RESISTANT TO DECAY AND INSECTS.

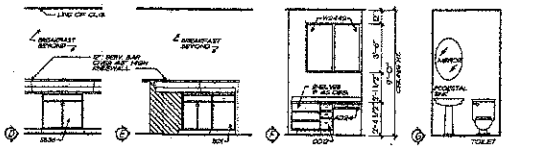
GENERAL FRAMING NOTES

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x6 STUDS UNLESS NOTED OTHERWISE. EXTERIOR WALLS TO BE 6" NOMINAL (5 1/2" ACTUAL).
2. ALL STUD WALLS ADJACENT TO GARAGE TO BE 2x6 @ 16" O.C. WITH 1/2" GYPSUM BOARD ON GARAGE SIDE.
3. ALL STUDS TO BE GRADE #2 OR BETTER, UNLESS NOTED OTHERWISE.
4. PROVIDE 2" SOLID BLOCKING ALONG JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. ALL BEARING WALLS TO BE CONTINUOUS FROM FOUNDATION TO ROOF WITHOUT OFFSET.
6. ALL EXTERIOR CORNERS, T-WALLS AND INTERIOR CORNERS SHALL BE BACKED WITH 1/2" GYP. BOARD. ALL NON-BEARING WALLS TO BE ANCHORED TO ADJACENT WALLS AT 16" O.C. VERTICALLY.
7. ALL HEADERS OVER OPENINGS TO BE (2) 2x10 UNLESS OTHERWISE NOTED.
8. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" EXTERIOR GRADE PLYWOOD OR OSB. ALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE.
9. ALL EXTERIOR WALLS SHALL BE INSULATED WITH R-13 BATT INSULATION MINIMUM. ALL CEILINGS SHALL BE INSULATED WITH R-30 BATT INSULATION MINIMUM.
10. ALL EXTERIOR WINDOWS AND DOORS SHALL BE DOUBLE GLAZED, LOW-E, WITH A U-FACTOR NOT EXCEEDING 0.30 AND A SHGC NOT EXCEEDING 0.25.
11. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED AND SHALL HAVE A MAXIMUM AIR INFILTRATION RATE OF 0.5 CFM PER SQUARE FOOT OF DOOR AREA AT 1.57 PSF PRESSURE DIFFERENCE.
12. ALL JOINTS, PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK, SPRAY FOAM, OR OTHER APPROVED AIR BARRIER MATERIAL TO MINIMIZE AIR LEAKAGE.
13. ALL DUCTWORK SHALL BE SEALED WITH MASTIC AND TAPE OR APPROVED EQUIVALENT. DUCTWORK IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8.
14. ALL PLUMBING FIXTURES SHALL BE WATER-EFFICIENT. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM.
15. ALL WATER HEATING EQUIPMENT SHALL BE ENERGY EFFICIENT. TANK WATER HEATERS SHALL HAVE A MINIMUM ENERGY FACTOR OF 0.67 OR HIGHER. TANKLESS WATER HEATERS SHALL HAVE A MINIMUM ENERGY FACTOR OF 0.82 OR HIGHER.
16. ALL LIGHTING SHALL BE HIGH-EFFICACY. AT LEAST 75% OF INSTALLED LIGHTING FIXTURES SHALL BE FITTED WITH LAMPS THAT MEET OR EXCEED THE FOLLOWING EFFICACY REQUIREMENTS: 60 LUMENS PER WATT FOR LAMPS 40 WATTS AND ABOVE, 50 LUMENS PER WATT FOR LAMPS 15 TO 39 WATTS, AND 40 LUMENS PER WATT FOR LAMPS 14 WATTS AND BELOW. ALL LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH. OCCUPANCY SENSORS SHALL BE INSTALLED IN BATHROOMS, LAUNDRY ROOMS, AND UTILITY ROOMS. ALL LIGHTING SHALL BE CONTROLLED BY DIMMERS OR SWITCHES THAT ALLOW FOR REDUCED LIGHT LEVELS.
17. ALL APPLIANCES SHALL BE ENERGY STAR RATED WHERE AN ENERGY STAR RATING EXISTS FOR THAT APPLIANCE TYPE. REFRIGERATORS SHALL BE ENERGY STAR RATED AND SHALL NOT EXCEED 400 KWH/YEAR. DISHWASHERS SHALL BE ENERGY STAR RATED AND SHALL USE NO MORE THAN 4.25 GALLONS PER CYCLE. CLOTHES WASHERS SHALL BE ENERGY STAR RATED AND SHALL HAVE A MINIMUM MODIFIED ENERGY FACTOR OF 2.0 AND A MAXIMUM WATER FACTOR OF 6.0.
18. ALL CEILING FANS SHALL BE ENERGY STAR RATED AND SHALL BE EQUIPPED WITH A SPEED CONTROL AND A LIGHT KIT.
19. ALL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE EQUIPPED WITH A HUMIDISTAT OR TIMER CONTROL. BATHROOM EXHAUST FANS SHALL EXHAUST TO THE OUTSIDE AND SHALL NOT TERMINATE IN THE ATTIC OR CRAWL SPACE.
20. ALL GARAGE WALLS, FLOORS, AND CEILINGS TO BE GASKETED BY DRYWALL CONTRACTOR.
21. ALL WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL AMENDMENTS.



KITCHEN ELEVATIONS

1/4" = 1'-0"

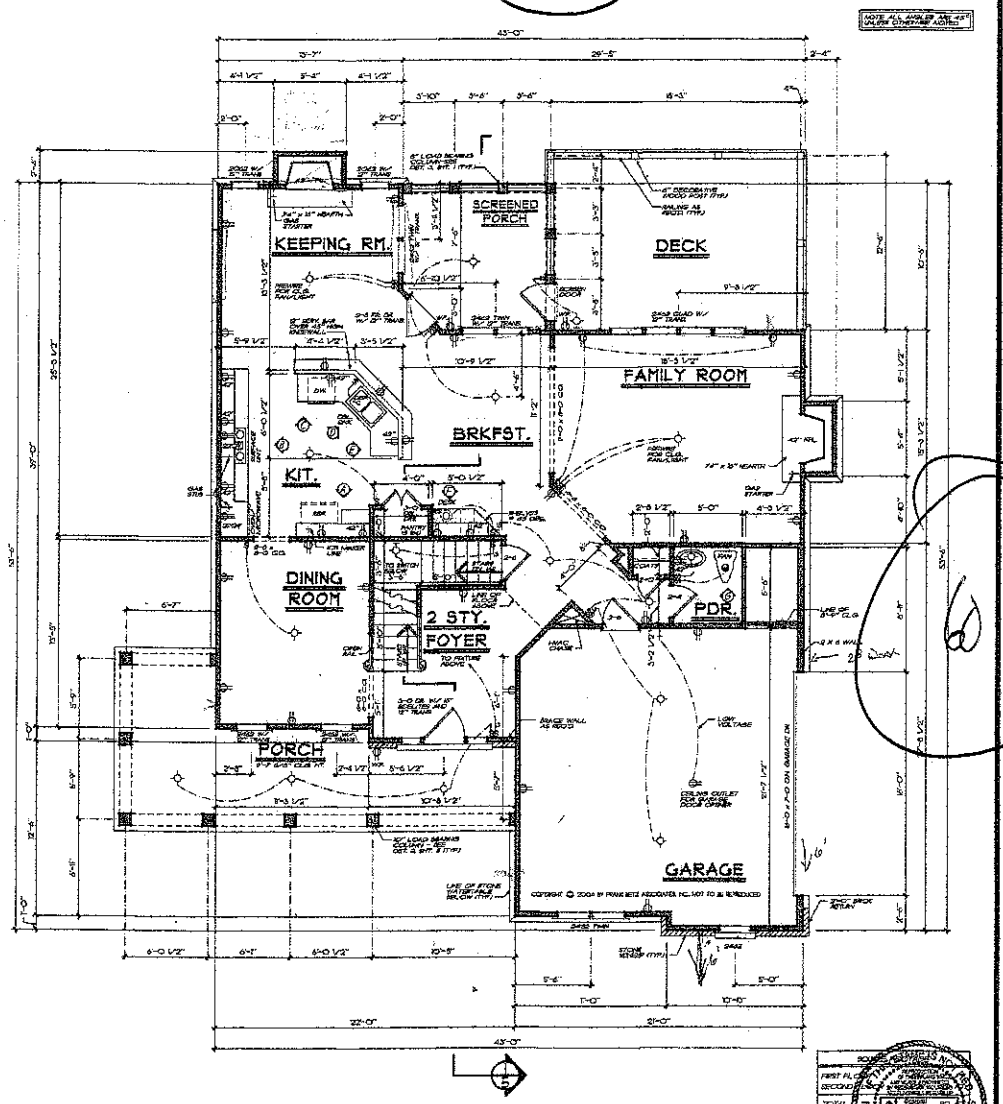


KITCHEN ELEVATIONS

1/4" = 1'-0"

PDR. ELEV.

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

FRANK BETZ ASSOCIATES INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS

REVISIONS	DATE	BY

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HOME PLANS

FIRST FLOOR PLAN
KITCHEN & POWDER ELEVS.

THE CULBERTSON

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STD. PLAN CEL 1448

DATE: 3-28-2024

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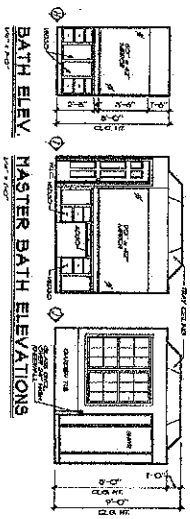
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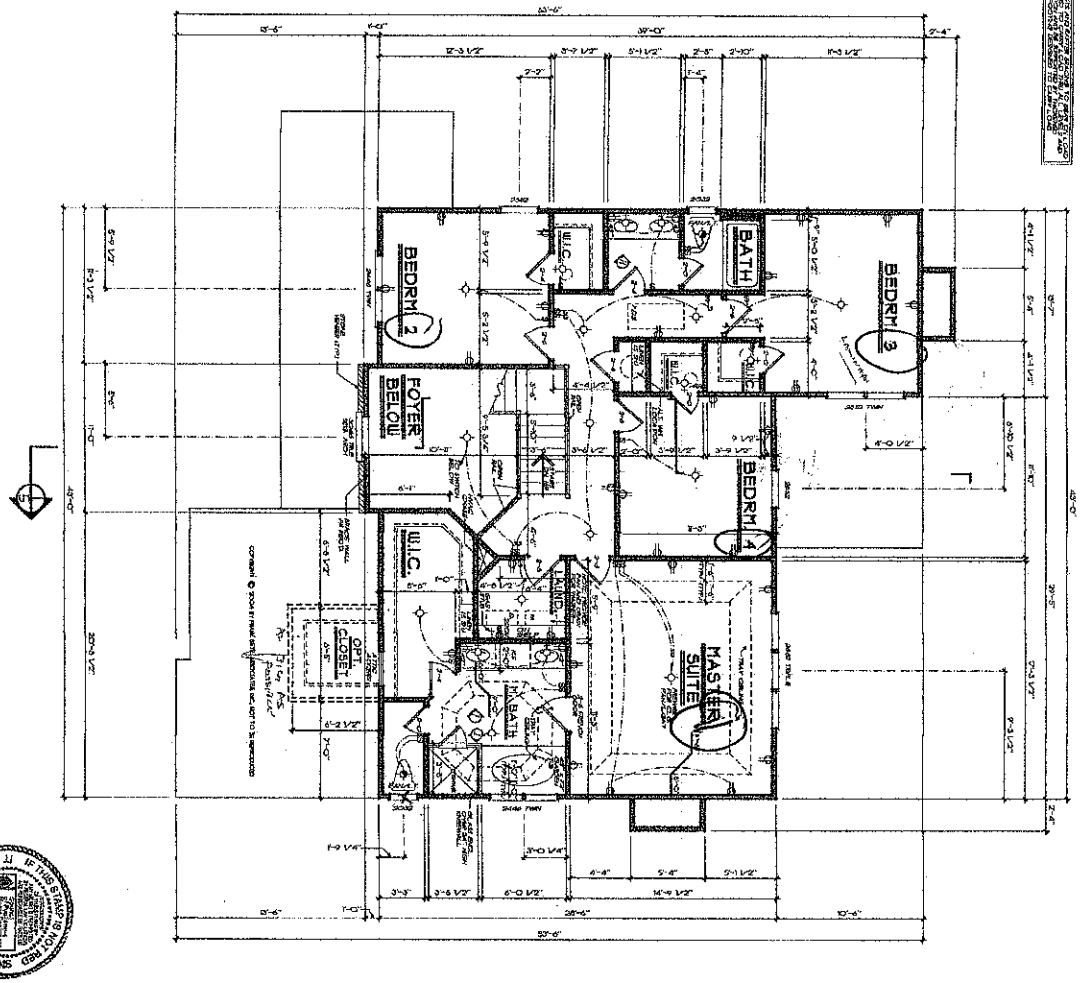
Approved 4 BEDROOM PLAN

Acknowledgement Of Plans Submittal ONLY!

Date 8/19

Date 3/19





SECOND FLOOR PLAN

IF THIS SEAL IS NOT RED IT IS AN ILLEGAL SET OF PLANS

SHEET 4

FBA

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SECOND FLOOR PLAN / BATH ELEVATIONS

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