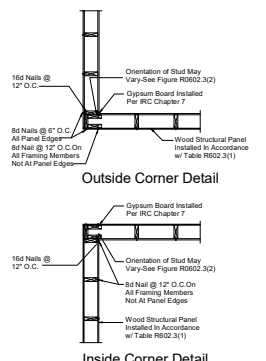
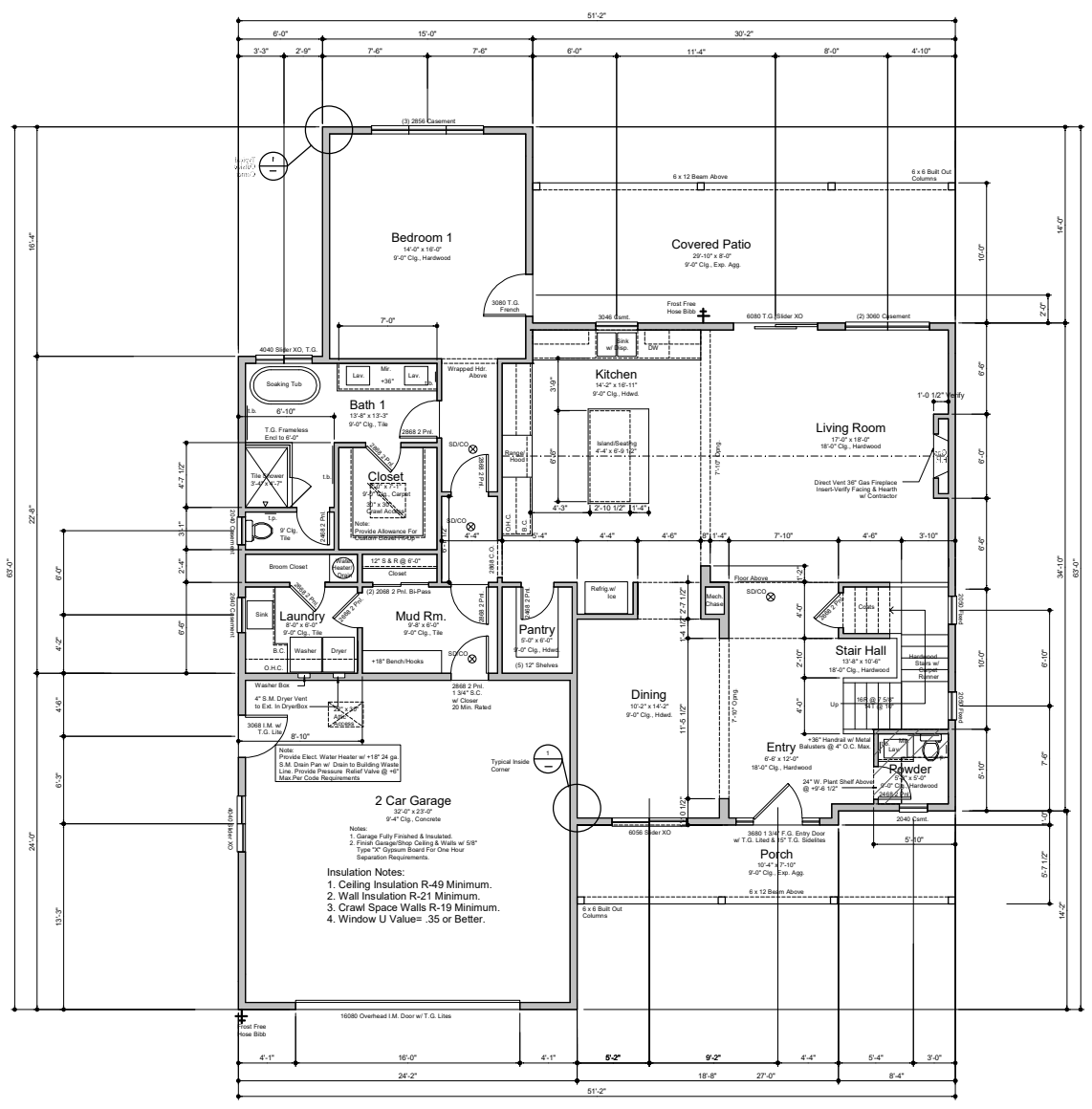


General Specifications

1. Do not make changes. Verify all dimensions and conditions prior to the start of construction. Report any discrepancies or inconsistencies to the contractor in clarification prior to proceeding with the work.
2. Exterior dimensions are to face of sheathing/trim walls.
3. Interior dimensions are to face of studs.
4. All Windows to be Dual Pane Low E Insulated Glazing Vinyl Windows. In Configurations & Types Shown On Plans and Elevations Up .35 or Better Top of Window to be 6" U.L.C. @ First Floor, 6" U.C. @ Second Floor.
5. Mechanical system shall be Gas Forced Air w/ Electric Heat Pump Air Conditioning Located in Mech. Room. Mechanical contractor shall provide heat gain & loss calculations and shop drawings as necessary for a complete & operate system, whether these items are specifically noted on these drawings or not. Coordinate location of all units, ductwork and control locations with other trades and drawings so as to avoid conflict.
6. Interior Doors to be as selected by Owner. Prehung 1 3/8" Thick, 6' 8" High 2 Panel Painted MDF or Measure w/ Case Frames. Entry Door to be Stained Fiberglass Per Owner Selection/Provide Allowance.
7. Verify all interior finish materials shown on these plans & notes w/ Owner.
8. Plumbing fixtures shall be as Selected by Owner. Verify All Rough Opening & Drain Requirements w/ Manufacturers Cut Sheets. Provide Bid Allowance.
9. Interior cabinetry to be veneer plywood boxes w/ country solid wood doors, & drawers w/ full extension soft close drawer glides & concealed hinges. Provide bid allowance. Provide shop drawings for all cabinetry for Owners review & approval. Cabinetry to be Stained. Verify Door Design w/ Owner. Provide Bid Allowance. Coordinate Cabinet Installation, Delivery and Dimensional Requirements w/ Owners Cabinet Supplier.
10. Owner shall select appliances. Provide Bid Allowance.
11. Owner shall select lighting fixtures. Provide allowance.
12. All Kitchen & Bath Countertops to be 3 cm Granite or Quartz. 4" Backsplash @ Bathrooms and Full Tile Splash @ Kitchen. Countertops to be 3/8" Laundry Room Countertops to be Plastic Laminates w/ 4" Laminated Back Splash.
13. Drywall shall have hand finished finish. Provide sample for Owners approval. Interior Surfaces to receive primer, 2 coats premium washable latex paint. Verify Color Selections w/ Contractor. All corners to have metal bullnose.
14. Provide solid backing in walls as required at all closet built-in locations, shed & rod location, bath hardware locations and network & trim locations as required. Provide 2 x 6 solid blocking @ all tub/shower walls, all sides. *3/8" to center of blocking for tub/shower bars.
15. Landscaping Design by Others- Provide allowance.
16. Provide code approved seismic strapping for water heater. Locate water heater on *18" x 2x6 sheet metal pan w/ floor drain in utility walls. Provide pressure/temperature relief valve per code requirements. *4" max. above finish floor.
17. Provide 4" Sheet Metal Dryer Vent to Exterior in DryerBox.
18. Roofing to be Architectural Grade Asphalt-30 Year Guaranteed Over 30# Felt. Provide 1x6 W/ Water Shield 2" x 2" Min. Up Roof Beyond Inside Face of Wall.
19. Exterior Siding to be LP SmartSide Smooth Panels w/ 3/4 x 4 LP SmartSide Battens @ 24" O.C.
20. Exterior Concrete to be Exposed Aggregate-Verify w/ Contractor.
21. At Tub/Shower Inset Locations Nest to Exterior Walls, Finish & Insulate Walls w/ 1/2" W.R. Gypsum Board Prior to Inset Installation.
22. Baseboard to be 1 1/2" x 3/4" Painted MDF. Door Casing to be 1 1/2" x 3/4" Painted MDF. Windows to have Crystal Vinyl w/ Metal Egress & 3/4" Painted MDF Sill.
23. Max. Sill Height for Egress Windows to be 44" to Bottom of Opening.
24. Provide Carbon Monoxide Detection System.
25. Provide Whole House Ventilation Per Code Requirements.
26. Verify Radon Gas Level Through Testing. When Required Provide Radon Mitigation System 24" High @ 2" On Gravel. Trace w/ Polyethylene & PVC Line Under Vapor Barrier. Extend Around Entire Perimeter of Crawl Space and Provide 4" Ventilation Through Roof to Outside.
27. Verify Ground Water Levels and Provide Sump Pump(s) On Drain Tile & Sumps in Crawl Space Where Site Conditions Indicate.
28. The shower door seal requirement is to be tested per ICC-ES E-1241. Amend. Indicate test results on the energy code sticker.
29. Contractor to Provide Truss Calculations from an Approved Manufacturer.
30. Exterior Lighting to be Dark Skies Compliant.
31. Locate Smoke/Carbon Monoxide detectors in the immediate vicinity outside all sleeping rooms.
32. Provide Interior Drain Tile @ Perimeter of Crawl Space. 4" Perf. PVC in Washed Gravel & Filter Fabric to Sump Basin. Install Crawl Space to Top of Footing w/ Washed Rock & Filter Fabric to Extend to Top of Stem-Start 1' On Concrete Joist's & Ties.



First Floor Plan
1773 Sq.Ft. Livable + 563 Sq. Ft. Garage

1/4"

1 Exterior Corner Framing Detail 1/2"

Revisions:

Lyndon L. Steinmetz
Design Studio, LLC
Kellspeil, Montana (406) 257-5463



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Residence For:
Iron Star Development
Lot 3, Spurring Subdivision
123 Blacktail Loop, Lakeside, MT

First Floor Plan
 • Issued for Pricing
 • Issued for Construction
 • Date Printed: 08/23/22

Drawing Date:

Drawn: 11/3

Date: 08/23/22

Scale: 1/4"

Job: 1874722

Sheet

A4

