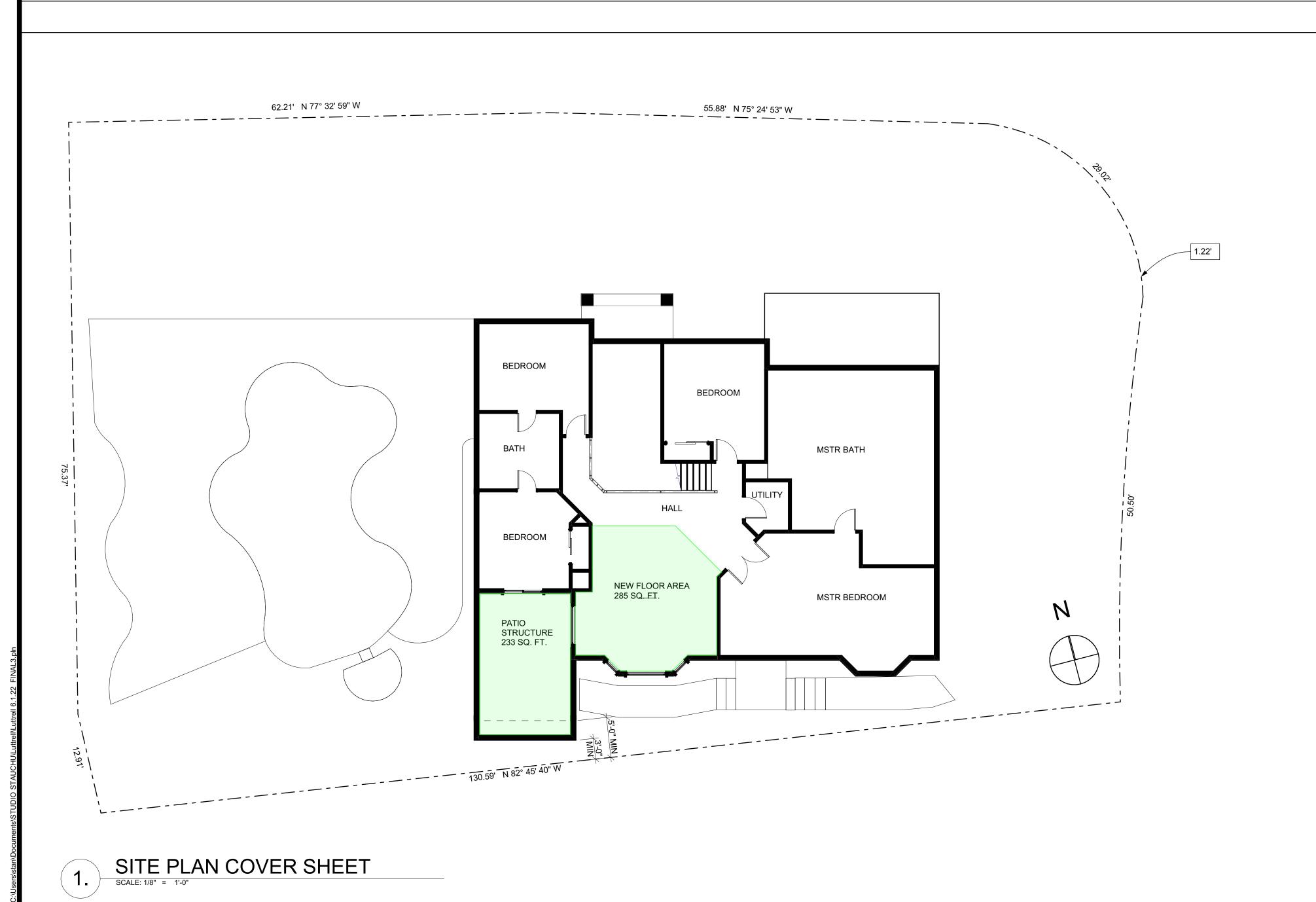
LUTTRELL REMODEL

RYAN LUTTRELL 129 OBSIDIAN CLIFF CT. FOLSOM, CA 95630 Tel 916-521-5088





PROJECT TEAM

STAN WITHERS ARCHITECTURE & DESIGN 1050 PERAZZO CIRCLE FOLSOM, CA 95630 PHONE: 916 730 4010

STRUCTURAL ENGINEER:
CYS STRUCTURAL ENGINEERS, INC.

PROJECT DATA

227-0540-015-0000 A.P.N.: **ZONING**: R-1-ML .249 ACRES SITE AREA: RESIDENTIAL BLDG USE: OCC. GROUP: CONST. TYPE: CLIMATE ZONE:

2019 CALIFORNIA RESIDENTIAL CODE BLDG. CODE: FIRE SPRINKLERS: NONE

BUILDING DATA:

EXISTING: 1st FLOOR = 1590 sq. ft. 2nd FLOOR = 1822 sq. ft. GARAGE = 696 sq. ft.

2nd FLR. ADDITION = 285 sq. ft. PATIO STRUCTURE = 233 sq. ft.

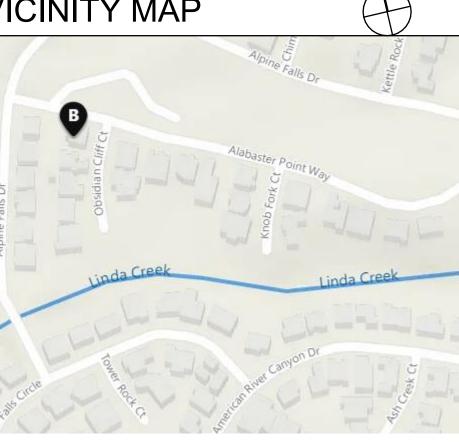
SHEET INDEX

SHEET INDEX	
A1	TITLE SHEET / SITE PLAN
A2	GENERAL NOTES & SPECIFICATIONS
A3	GENERAL NOTES & SPECIFICATIONS (CONT.)
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A14	ARCHITECTURAL DETAILS
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A18	3D VIEWS
S1	STRUCTURAL ENGINEERING DETAILS

SCOPE OF WORK

1. ADD FLOOR over 2 STORY OPEN AREA 2. ADD PATIO STRUCTURE to WEST SIDE of RESIDENCE

VICINITY MAP



Vicinity Map Luttrell

SCALE: 1' = 1'-0"

IF THE ABOVE DIMENSION DOE NOT MEASURE ONE INCH (1' EXACTLY, THIS DRAWING WILL HAV BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

BY | REVISIONS | DATE 6/2/2022 AS NOTED

SPECIFICATIONS IN THESE DOCUMENTS ARE MEANT TO BE COMPLIMENTARY TO, OR EXCEED, THESE STANDARDS. THESE SPECIFICATIONS ARE NOT EXHAUSTIVE. IF CONTRACTOR MAKES A QUALITY ASSUMPTION, IT IS TO BE EXPLAINED IN THE BID.

Division 01 - GENERAL **REQUIREMENTS**

A. CODES:

- Contractor shall comply with all building codes, regulations and laws of authorities having jurisdiction for this project
- 2. It is the contractor's responsibility to ensure that installation methods conform to all building code requirements. The materials specified are intended to meet code requirements. Any known discrepancy between the construction documents and code requirements shall be brought to the attention of the architect immediately by the contractor prior to proceeding with the specified work.
- B. COORDINATION AND INTERPRETATION OF PLANS & EXISTING CONDITIONS:
 - <u>Discrepancies</u>: The contractor shall be responsible for consulting with the architect or owner where discrepancies exist or when clarifications are required. There shall be no allowance made for any extra expenses or schedule extensions due to the contractor's failure/neglect of a thorough job site
 - Existing Conditions: The contractor shall advise the architect or owner of any existing construction which is not level and plumb (within industry standards and the architect's specifications) prior to the start of construction.
 - **Coordination Of Consultant Documents:**
 - 4. In addition to the architectural drawings, the construction documents may include mechanical, electrical, structural, plumbing, soils, survey construction documents. These documents are both supplementary and complimentary to the architectural drawings and to each other. It shall be the responsibility of the contractor (and his subcontractors) to review and understand all documents prior to submittal of bid and again before construction. Any discrepancies between the architectural construction documents and any other related construction documents shall be brought to the attention of the architect for clarification. Work installed in conflict with the architectural drawings shall be corrected by the contractor. The contractor may be required to perform all work shown on the architectural and engineering drawings if discrepancies exist.
 - Coordination of owner selected/provided items: The owner intends to select and/or supply finish materials, appliances and finish plumbing fixtures as indicated in the Construction Docs. and schedules. Contractor shall inform the owner of dates that material must be selected and/or delivered to site. Once on the site it is the contractor's responsibility to inventory, store and protect such
 - 6. <u>Subcontractors</u>: It is the contractor's responsibility to ensure that all subcontractors have all information in the construction documents that pertain directly to and affect subcontractor's work, both during construction and for bidding.
 - Symbols & Abbreviations: All symbols and abbreviations used on the drawings are considered to be construction standard. If the contractor has questions regarding their exact meaning, the contractor shall contact the architect for clarification.

- Dimensions & Scaling of Drawings:
- (a) The contractor shall be responsible for verifying the size and location of all electrical and mechanical equipment and/or rough in dimensions with the appropriate equipment manufacturer
- (b) Unless otherwise noted, drawings are not to be
- (c) Larger scale details govern over smaller scale drawings
- (d) Rough-in sizes:

<u>Specifications</u>: Written specifications are included within the construction drawings, unless otherwise noted. The drawings and specifications are complimentary; what is required by one shall be as binding as if required by all.

- (e) Substitutions: Contractor shall note that there shall be no substitutions from any material where specific manufactures are specified. Where "approved equal" has been stated, the contractor shall notify the architect or owner for approval prior to proposed substitution and submit samples, specifications and cost impact for approval prior to acquisition or installation.
- (f) Submittals: Where shop drawings or other submittals are required/requested, the contractor shall submit a minimum of two (2) blue line prints or physical samples to the architect or owner for review prior to fabrication or material is ordered.
- C. CONSTRUCTION MATERIALS: All materials shall be new unless otherwise noted and shall be delivered to the job site in an undamaged condition. It is the contractor's responsibility to store materials to prevent
- **D.** CONTRACTOR'S WORK: All work in construction documents shall be performed by the general contractor, unless otherwise noted. All references to the contractor include the general contractor and his subcontractors; they shall be one and the same.
- E. COORDINATION OF TRADES HIRED BY OWNER: Contractor shall coordinate his/her work with other trades hired directly by the owner and indicated in construction documents. Unless noted otherwise contractor to coordinate and allow time, space, access, trash facilities and utilities. Contractor to allow for necessary accommodations in the bid. Any assumptions to be listed in the bid. Any changes or delays arising from conflicts between trades shall be the responsibility of the contractor at no additional cost to the owner.
- **F.** DURING CONSTRUCTION:
 - 1. Temporary Utilities:
 - (a) Contractor shall be responsible for supplying temporary utilities (power, lighting, water, and others required) to the job site for use by all construction trades, including those used by subcontractors to the general contractor.
 - (b) Toilet: Contractor shall provide temporary toilet facilities for workers.
- 2. Construction cleaning:
 - (a) Contractor shall maintain the premises clean and free of all trash and debris, and shall protect all adjacent work from damage, soiling, paint overspray, etc.
 - (b) Just prior to installation of carpet and window coverings, the contractor shall have the interior spaces in "broom clean" condition whether or not installation of carpet and window covering are the responsibility of the contractor.
 - (c) Project to be cleaned and dust free before and during painting.
- <u>Project Construction Documents:</u> All issues of current records of construction documents are to be maintained in an orderly manner at jobsite including. These documents are to be accessible to the architect, engineers and owners. Construction drawings are to be collated so all current drawings are up to date and in correct sequence.
- (a) Construction drawings
- (b) Permit plans & inspection cards
- (c) Soils reports
- (d) Specifications
- (e) Addenda, bulletins, change orders, flied orders or written instructions.
- (f) Requests for information, responses and clarifications
- (g) Quality control records
- (h) Approved shop drawings, submittals, product

data & samples

4. Security: Contractor to fence front of site with locked gate(s) until house is secure, permanent fence and gates are secure and front of house is safe. Owner and architect to be given key or combination to gate locks.

G. FINAL CLEANING:

- 1. Employ experienced professional cleaners for final cleaning.
- 2. Remove grease, dust, dirt, stains, labels, fingerprints, and other foreign materials, from sight-exposed interior and exterior finished surfaces. Polish surfaces so designated to shine finish.
- 3. Wash and shine glazing and mirrors
- 4. Repair, patch and touch-up marred surfaces to specified finish, to match adjacent surfaces.
- 5. Broom clean and wash exterior paved surfaces, rake clean other surfaces of grounds.
- 6. Replace filters and clean ducts, blower & coils if air conditioning or ventilation systems were operating during construction.
- 7. All fixtures, equipment, glazing, floors, etc. Shall be left clean and ready for occupancy.
- 8. Debris to be removed from attic, under floor areas and crawl spaces

H. MISCELLANEOUS:

- 1. Access panels: Access panels shall be provided for electrical, plumbing and air condition controls as required.
- 2. Blocking: The contractor shall provide and install all necessary blocking, backing, framing, hangers, or other support for all fixtures, equipment, cabinetry, furnishings, and all other items requiring the same.
- 3. Keying: The contractor shall verify keying requirements of all locks with the owner.
- 4. Protection & shoring
 - (a) Provide required protection including, but not limited to, shoring, bracing and support to maintain structural integrity of the work.
 - (b) The general contractor shall erect all temporary solid and/or plastic cloth partitions necessary to protect the surrounding areas while demolition and/or construction is in progress. Contractor shall protect new work as necessary.
 - (c) Any engineering required for shoring shall be the responsibility of the general contractor
- 5. Cutting & patching:
 - (a) The contractor to provide any cutting and patching required for structural, mechanical and plumbing in addition to that shown on drawings.
- (b) All existing damaged partitions, floors, and ceilings shall be patched or repaired, as required.
- (c) All patched and repaired surfaces to be equal in color and texture to the surrounding surfaces. Patch to be undetectable

Division 02 - SITE WORK

A. SCOPE:

- 1. Excavation for new foundations and underpinning.
- 2. Misc. concrete and stone flat work.
- 3. Demolition as required for new construction. See demolition plans & site plans for demolition information.
- 4. Contractor to secure and pay for required street permits trash containers.

B. EXECUTION:

- 1. See soils report and structural plans for additional
- 2. Plantings: At the beginning of the project; owner and contractor shall walk the site together to determine which planting is:
- (a) Expected to survive construction
- (b) To be protected by contractor,
- (c) Or be removed by owner.
- 3. Irrigation: Water & power to be maintained to irrigations system during construction. Coordinate with owner so owner's landscape contractor can adjust irrigation system, as required, during construction. If water and power are interrupted owner to be notified immediately. If owners are not notified and plantings are lost due to interruption of water or power replacement, plantings will be the contractor's responsibility.

C. ACCEPTANCE

- 1. Slabs shall not deviate vertically from level (up or down) more than 1/2" in 20ft. Of length, unless intentionally designed to slope to a drain.
- 2. Cracks in concrete driveways/walkways shall not exceed 1/4" in vertical displacement. Separation at control joints cut into driveways shall not exceed 3/4" in width.
- 3. Exterior flatwork: standing or ponding water shall not exceed 3/8" depth or a 1 ft. Area of diameter. All water shall drain off or evaporate within 24 hrs. After cessation of rain, unless fog or overcast conditions persist.

Division 03 - CONCRETE

A. SCOPE:

- 1. The work includes: foundations, underpinnings, rear deck, miscellaneous site flatwork.
- 2. See structural drawings & site plan for concrete notes and specifications

B. EXECUTION:

- Unless noted otherwise, for any pipe or other subsurface penetration through a footing, leave a minimum of ½", and a maximum space of 1" around the pipe or other object. Fill this space with a backer rod covered with a high-quality flexible sealant that is compatible with concrete and high moisture content. Wrap all pipes with a bond breaker or provide a
- 2. Concrete shall be poured no sooner than 20 minutes and no later than 1 ½ hours of mixing.
- 3. Install control joints between separate pours.
- 4. All exterior flatwork shall slope toward drainage, 1/4" vertically per 1 ft. Horizontally

C. ACCEPTANCE:

- 1. Tops of footing shall be level within ½" in length of 20
- 2. Footings shall be square within 1" in 20 ft.
- 3. Stoops shall not separate from the slab perimeter face by more than $\frac{1}{4}$ ".
- 4. Slabs shall not deviate vertically from level (up or down) more than 1/2" in 20ft. Of length, unless intentionally designed to slope to a drain.
- 5. Concrete slab surfaces shall be level by +/- 1/4" in 10 ft., unless intentionally designed to slope to a drain.
- 6. Cracks or other irregularities in slabs to be covered with vinyl or similar material shall not be visible on the finished flooring surface at a distance greater than 6 ft. Under normal lighting conditions.
- Grade beam tops shall be level within ½" in 20 ft.
- Grade beams intended to intersect at right angles shall be square to each other within 1" in 20 diagonal
- 9. Concrete foundation walls shall not bow more than 1" in 8 ft. Of either horizontal or vertical measure.
- 10. Foundation walls shall be square to one another within 1" in a 20ft. Diagonal.
- 11. Cracks in foundation walls shall not exceed 1/4" in width. Voids on foundation wall surfaces (after stripping forms and before patching) shall not exceed 1" in diameter or 1" in depth.
- 12. Cracks in basement floors and garage slabs shall not exceed 1/4" width and 3/16" vertical displacement.
- 13. Cracks in concrete driveways/walkways shall not exceed 1/4" in vertical displacement. Separation at control joints cut into driveways shall not exceed 3/4"
- 14. Exterior flatwork: standing or ponding water shall not exceed 3/8" depth or a 1 ft. Area of diameter. All water shall drain off or evaporate within 24 hrs. After cessation of rain, unless fog or overcast conditions persist.

Division 04 - MASONRY

A. Not Applicable

Division 05 - METALS

A. SCOPE:

Work includes: Structural steel, concrete reinforcing, flashing, gutters & downspouts, living room fireplace interior handrail/guardrail, accessories for framing stucco & drywall, kitchen cabinets.

2. See structural drawings for structural steel.

B. EXECUTION:

1. All structural steel to be shop primed: SSPC 15, type I, red oxide., u.n.o.

Division 06 - WOOD & PLASTICS

A. SCOPE:

- Work includes all framing, a) cabinetry, b) interior and exterior finish woodwork and trim, c) wood floors, d) wood ceilings & faux wood beams, e) miscellaneous finishes, f) exterior wood shingle system, g) wood trellis, f) etc.
- 2. See structural drawings for framing information

B. EXECUTION:

- 1. Layout joist & wall studs so as not to conflict with electrical rough and finish fixtures.
- 2. Space all exterior wall and roof OSB shear panels and other sheathing a minimum of 1/8" apart; do not butt tight.
- 3. It is the contractor's responsibility to use the best practices to guarantee that the lumber and all other susceptible material for the project is free of mold. This includes, but is not limited to:
- (a) Ensuring that it is free of mold
- (b) Providing on-site storage that will protect the lumber or other materials from moisture
- (c) No lumber or other material which has had mold contamination at any time, may be used without the owner's consent, no matter if it has been treated to eliminate the mold or not.
- 4. Blocking: The contractor shall provide and install all necessary blocking, backing, framing, hangers, or other support for all fixtures, equipment, cabinetry, furnishings, and all other items requiring the same.
- C. ACCEPTANCE: Eaves shall be level within +/- 1/2" of level in a
- horizontal distance of 8ft. Length 2. Fascia's shall not bow out of plane by more than \(\frac{1}{4} \),
- inward or outward. 3. Horizontal fascia's shall be within ½" of level in a horizontal distance of 8 ft. Length. Sloping fascia's shall likewise be within 1/2 "of the slope of the roof
- within a distance along the slope of 8ft. Of length. 4. Roof sheathing shall have a maximum deviation from
- plane of 3/8" (up or down) per 2 ft. Of length. 5. Roof ridge deflection shall not exceed 2" per 16 ft.
- 6. Sub floors shall not have any point that is ½" higher or lower than any other point on the same surface within 20 ft. In any direction.
- 7. Sub floors shall not have ridges or depressions that are more than 1/4" in a 32" x 32" area.
- 8. Individual studs shall not bow in or out more than 1/4" in a 32" measurement, either horizontal or vertical.
- 9. No stud shall require more than 3 furring strip layers to achieve proper alignment. If more are required, replace the stud.
- 10. Frame walls shall be plumb within ½" in a height of 8 ft. And shall not bow horizontally or vertically more than 1/4" in 32".

Division 07 - THERMAL/MOISTURE **PROTECTION**

A. SCOPE:

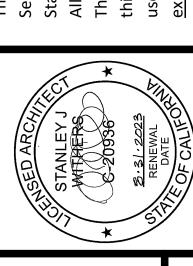
- Metal and other flashing as required
 - (a) Flashing to include: (1) Sheet metal gable vents, if used
- (2) GSM head flashing at all exterior doors
- 2. Roofing. Aluminum gutters & downspouts.
- Moisture barrier.
- 5. Caulking and sealing.

B. EXECUTION:

- Install sheet metal flashing in conformance to the plans and to standard industry practices.
 - (a) Metal Rakes on all eaves.
 - (b) 26 gage galvanized iron "W" at all roof valleys.
- 2. TPO Roofing: (a) Manufacturer/Model: Selected by Owner.
- 3. Install per manufactures instructions.

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 $\overline{\Omega}$ ∞ 6/2/2022 AS NOTED

- 4. Apply sealant at all roof flashings per manufactures instructions.
- 5. Install vapor barrier at all walls, as specified, with 2" horizontal laps and 6" vertical laps. If no specific barrier is specified, use 30 lb. Felt. Do not break vapor barrier at inside or outside corners
- See Div. 9 finishes for stone and grout sealers
- 7. Sound Insulation: Install R=11 fiberglass batt insulation between all floors, u.n.o.
- 8. Gutters & downspouts
 - (a) Gutter & downspout system to be added on all pitched roof, new & existing.
 - (b) All gutter to be seamless aluminum. field painted to match color of exterior walls (confirm with owners). Shape: see construction docs.
 - (c) Downspouts to be round, field painted to match color of exterior walls (confirm with owners). Paint downspouts before installation.
 - (d) Size & install gutters and downspouts to effectively handle rainfall typical for the climate. The frequency and cross-sectional area of downspouts must be adequate to serve the maximum flow of storm water. Establish water volume, distribution, and size of downspouts, by performing smacna (sheet metal and air conditioning contractors' national association) or equivalent calculations. See plans for locations of downspouts. Inform architect if number or location of downspouts is inadequate.
- 9. All siding and trim shall be caulked per the manufacturer's recommendations.

C. ACCEPTANCE:

- Moisture barriers shall be lapped a minimum of 2" horizontally and 6" vertically. Moisture barriers must always be installed "shingle" style, from the bottom
- 2. Roofing system shall be installed so that it is watertight under normal weather conditions.
- 3. Standard minor roof ponding is acceptable, providing it does not exceed ½" depth and dries within 48 hours after rainfall has stopped, unless heavy fog or overcast conditions persist.
- Gutter-to-downspout connection shall be watertight

Division 08 - DOORS & WINDOWS

A. SCOPE:

- See door & window schedules
- 2. Access panels
- 3. Keying

B. EXECUTION:

- 1. All new exterior doors & windows to be weather
- 2. Exterior Window Flashing
 - (a) Flash windows in accordance with AAMA, ASTM and window manufacturer recommendations. Install sill window flashing first, with the bottom edge remaining loose so that succeeding weather barriers can be tucked under. Jambs are flashed second, with flashing "tails" extending over and just below the sill flashing. This flashing should be at least 6" above the window head opening. Heads are flashed last, with the flashing extending horizontally over and just beyond the jamb flashing.
 - (b) After flashing the openings, set window into openings using a generous amount of window manufacturer's approved caulking. Leave the bottom open so that any water that gets past the jamb caulking can drain out.
 - (c) After setting and fastening the window in place, install self-adhesive flashing over the window fins in the same sequence as the flashing.
- Exterior door flashing:
 - (a) Flash doors in accordance with the AAMA, WDMA, and manufacturer's recommendations
 - (b) Flash threshold first with a metal or plastic pan for water protection.
 - (c) Flash jambs second. Jamb flashing extends down and over the vertical legs of the jamb and is caulked or otherwise sealed to it. If selfadhered flashing material is used, clean and prime the surfaces to which the flashing will be applied. Jamb flashing should extend 12" up or above the door head opening.

- (d) Place head flashing under the sheet metal or other drip at the door head. Head flashing should extend across and beyond the jamb flashing by 6".
- 4. Access panels: Access panels should be provided for electrical, plumbing and air conditioning controls as required.
- 5. Keying: The contractor shall verify keying requirements of all locks with the owner.

C. ACCEPTANCE:

- 1. The vertical and horizontal planes of doors should not vary from plane by more than 1/4". Rough openings should permit installation of doors within 1/8" of level and plumb. French door leaves should align with each other. All doors should remain in any position in which they are placed, without opening or closing themselves.
- 2. At the time of delivery, glass shall not be broken or visibly scratched when viewed from a distance of no less than 11 ft., under normal daylight conditions.

Division 09 - FINISHES

A. SCOPE:

- 1. Drywall all new interior walls
- 2. See finish schedule for all other finishes

B. EXECUTION:

- 1. Drywall:
 - (a) All interior walls and ceilings to be 5/8" type "x" drywall, u.n.o.
 - (b) All interior walls to have smooth finish, u.n.o. all exposed drywall to have the following finishes
 - (1) Level 1 & 2: not used.
 - (2) Level 3: Garage, Utility Room, Under Stair Storage
 - (3) Level 4: Closets
 - (4) Level 5: All other interior exposed drywall surfaces.
 - (c) Description of levels per "Gypsum Association Recommended Specifications:
 - (1) Level 3: All joints and interior angles shall have tape embedded in joint compound and one additional coat of joint compound applied over all joints and interior angles. Fastener heads and accessories shall be covered with two separate coats of joint compound. All joint compound shall be smooth and free of marks and ridges Prepared surface to be coated with a drywall primer prior to the application of final finishes.
 - (2) Level 4: All joints and interior angles shall have tape embedded in joint compound and two separate coats of joint compound applied over all flat joints and one separate coat of joint compound applied over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. All joint compound shall be smooth and free of tool marks and ridges. Prepared surface to be prepared with a drywall primer prior to application of final
 - (3) Level 5: All joints and interior angles shall have tape embedded in joint compound and two separate coats of joint compound applied over all flat joints and one separate coat of joint compound applied over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. A thin skim coat of joint compound, or a material manufactured especially for this purpose, shall be applied to the entire surface. The surface shall be smooth and free of tool marks and ridges.
 - (d) All outside drywall corners to have Trim-Tex pvc 3/4" bullnose corner beads, or equivalent.
 - (e) Stacking: Stack ½" drywall no higher than 18" and 5/8" drywall no higher than 16" on wood sub floors. With the approval of the structural engineer and with temporary intermediate support posts installed, drywall may be stacked higher. Drywall shall be stored inside on a flat surface and shall remain wrapped until ready for

(f) Drywall screw or nails driven into pressure treated wood (including mudsills) shall be stainless steel.

2. Paint

- (a) All new interior drywall
- (b) Label and leave at least 1 quart of each paint in garage for owner.
- (c) For metal surfaces, prepare with dilute acids or chemical bonding agent before painting.
- (d) Fill or caulk any cracks, holes, nail holes, or defects prior to paint or stain.
- (e) Paint exterior wrought iron and wood railings with a prime coat and a second color coat.
- (f) Entry doors require full-gloss paint on exterior
- (g) Doors shall be painted or sealed on all six sides.
- (h) Paint all fascia boards before installation of gutters.
- (i) Sand and caulk paint grade handrails, pickets, and fillers prior to applying the final coat of paint.

3. Stucco: STUCCO - GENERAL

REFERENCES:

- (a) ASTM C150 Portland Cement
- (b) ASTM C847 Standard Specification for Metal
- (c) ASTM C1032 Woven Wire Plaster Base
- (d) ASTM C933 Welded Wire Lath
- (e) ASTM C144/C897 Aggregate for Job-Mixed Portland Cement-Based Plaster
- (f) ASTM C926 Application of Portland Cement-**Based Plaster**
- (g) ASTM C1063 Installation of Lathing and Furring
- for Portland Cement Based Plaster (h) PCA (Portland Cement Association) - Plaster (Stucco) Manual
- (i) ICC-ES Acceptance Criteria for Weather-resistive Barriers (AC38)

SEQUENCING AND SCHEDULING

- (a) Sequencing: Coordinate the installation of the lath and Portland cement plaster with all other construction trades. To reduce stucco cracking. apply plaster only after the building is 90 percent dead loaded and the interior gypsum has been
- (b) Plastering contractor shall request and attend a pre-installation meeting with general contractor and owner prior to the framing being completed. Plastering contractor shall advise owner of control/expansion joint layout concerns. There shall be no cost to the owner for moving one-piece control joints prior and up to this meeting date, additional lineal footage of control joints from plans shall warrant a change order.
- (c) Staffing: Provide sufficient manpower and proper supervision to ensure continuous operation, free of cold joints, scaffolding lines, curing, variations in texture, etc.

ASSEMBLY DESCRIPTION:

- (a) General: Portland cement plaster is comprised of a water-resistive barrier, optional sheathing, lath, scratch, brown coats, and a finish coat. Minimum nominal 3/4 inch cement thickness.
- (b) Application Methods: The plaster may be applied by hand tools or machine pumps but must have sufficient force to adhere to the substrate.
- (c) Framing shall have a deflection of L/360 or stiffer

DELIVERY, STORAGE, AND HANDLING:

- (a) Delivery: Deliver all materials to the construction site in their original, unopened packaging with labels intact.
- (b) Inspection: Inspect the materials upon delivery to assure that specified products have been received. Report defects or discrepancies to the responsible party according to the construction documents; do not use reported material for application.

(c) Storage: Store all products per manufacturer's recommendations. Generally, store materials in a cool, dry location; away from direct contact with the ground and/or concrete; out of direct sunlight; and protect from weather and other damage

- (d) All wood-based products covered shall be dry and have a moisture content below 19%. DO NOT COVER WET FRAMING.
- (e) Inclement Weather: Protect applied material from deleterious effects until cured or dry.
- (f) Existing Conditions: Contractor shall walk the project prior to starting work and notify the architect or owner's representative of any deficiencies that will negatively impact the plaster assembly.
- (g) Contractor shall advise architect of any horizontal surfaces with inadequate slope.

STUCCO PRODUCTS:

SCRATCH AND BROWN COAT (BASECOAT)

Do NOT proceed until remedied.

- (a) Cement: [A Portland cement complying with ASTM C150.] [Plastic cement complying with ASTM C1328.]
- (b) Sand:
 - 1. must have sand that is clean and free from deleterious amounts of loam, clay, silt, soluble salts a comply with ASTM C144 or C897. Field mixes shall comply with ASTM C-926 and nd organic matter. Sampling and testing shall comply with ASTM C144 or C897.
- 2. An "engineered performance mix" by an SMA manufacturer is acceptable with appropriate approvals (ICC ES, IAPMO or Intertek report).
- (c) Water: Clean and potable without foreign matter.

WATER-RESISTIVE BARRIER

Over Wood-based Sheathing:

- (a) Choose one of the following options:
 - 1. Two layers of D kraft building paper, minimum 30
 - 2. Two layers of asphalt-saturated felt complying with ASTM D226 Type I]
 - 3. Double layer of equivalent material recognized in a current evaluation report as complying with the ICC-ES Acceptance Criteria for Water-resistive Barriers (AC38).]

- (a) Choose one of the following lath options:
 - 1. Woven-Wire Lath: Nominal No. 17 gauge (0.058) inch), 1.5-inch opening, galvanized steel complying with ASTM C1032.]
 - 2. Welded Wire: Nominal No. 16 gauge (0.065 inch), 2-inch-by-2-inch opening, or No. 17 gauge 1 ½ by 1 ½ inch opening, galvanized steel complying with ASTM C933.]
 - 3. Expanded Lath: Nominal [2.5 lb./yd2] [3.4 lb./yd2] weight, galvanized steel complying with ASTM C847.]
 - **4.** Rib Lath: Nominal 3.4 lb./yd2 weight, galvanized steel complying with ASTM C847. [For open soffit use only.]]

SHEATHING

(a) Wood-based Structural Panels: ½ inch-thick plywood. Plywood must be exterior or Exposure 1 and comply with DOC PS-1 or UBC, or APA recommendations.

ACCESSORIES

- (a) Sealants: [Acrylic latex complying with ASTM C834] [Polyurethane, polyurethane modified, polysulfide, or silyl-terminated polyether elastomeric sealant complying with ASTM C920 or 100% silicone].
- (b) Flashing (by others): Flashing complying with IRC Section R703.8, as applicable, WRB must integrate in a "Shingle Fashion" with flashings.
- (c) Fasteners: Nails, staples, or screws used to rigidly secure lath and associated accessories shall be corrosion-resistant and meet the minimum requirements of ASTM C1063.

(d) Zinc and Zinc-Coated (Galvanized) Accessories: The following accessories shall be fabricated from [zinc] [or] [zinc-coated (galvanized) steel.

(e) Corner Aid: Minimum 26-gauge thick; expanded flanges shaped to permit complete embedding in plaster; minimum 2 in. wide; [Square-edge] [Bullnose] style; use unless otherwise indicated

(f) Strip Mesh: Metal Lath, 3.4 lb./yd2 expanded metal; 6 in. wide x 18 in. long. [used as "butterflies" to minimize re-entrant cracking]

(g) Vent Screed: Minimum 26-gauge thick; thickness governed by plaster thickness; minimum 4-inch (102 mm) width, double "V" profile, with perforated expanse between "V's" of longest possible lengths.

(h) Casing Bead: Minimum 26-gauge thick; thickness governed by plaster thickness; maximum possible lengths; expanded metal flanges, with square edges. (i) Drip Screed: Minimum 26-gauge thick, depth governed by plaster thickness, minimum 3-1/2 in. high

flange, maximum possible lengths. (i) Control and Expansion Joints: Depth to conform to plaster thickness; use maximum practical lengths.

(k) Control Joints: One-piece-type, folded pair of unperforated screeds in M-shaped, double V, etc. configuration; removable protective tape on plaster face of control joint.

FINISHES

Portland cement-based blended stucco finish.

(a) Color and Texture: Color and finish texture shall be as selected by the Owner.

MIXES

Portland Cement Plaster Basecoats

Prescriptive Method: Ratios and Mix Design shall be per ASTM C926. Contractor shall select one of the following mixes (sand is per combined volume of cements):

a. Portland Cement 1 part Masonry Cement 1 part

3 ½ to 4 ½ parts per Cement Sand Maximum 3 oz per batch **Fibers**

b. Portland Cement 1 part

Lime (type S) ¼ to ½ part

3 to 4 parts per cement & Lime Sand **Fibers** Maximum 3 oz per batch

- (b) Engineered Method: Pre-mix blends or silos per SMA manufacturer.
- (c) Finish Coats: Mixing and tinting instructions are contained in the appropriate product data sheets by the SMA Manufacturer.

STUCCO - EXECUTION

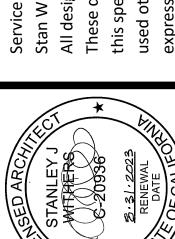
EXAMINATION

Prior to the application of the Portland cement plaster basecoat the plastering contractor shall ensure that:

- (a) Surface and site conditions are ready to receive work.
- (b) Grounds and Blocking: Verify that the items within the walls for other sections of work have been installed. (c) Notify architect/owner of any defects that may impact
- the finished assembly. Proceed as directed. (d) Substrates:
 - 1. Acceptable substrates must be sound, secure and suitable for lath and plaster.
 - 2. Substrates and adjacent materials must be dry and clean. Substrate surface must be flat, free of protrusions or planar irregularities greater than ¼-nch in 10-feet (6mm in 3m).
- (e) Flashings: All flashing around windows, at deck attachments, utility penetrations, roof lines, etc. and all kick-out flashing must be properly installed prior to application of Portland cement plaster. Notify owner if flashings are missing, proceed as directed.
- (f) Unsatisfactory conditions or concerns shall be reported to the general contractor and/or builder and/or architect and/or owner. Do not proceed until directed in writing by architect or general contractor.



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GENERAL NOTES & SPECIFICATIONS (CONT)

PREPARATION

- A. Substrate/Framing: inspect all work prior to starting lath and plastering. Notify architect of any issues impacting performance, proceed as directed
- B. Surrounding Areas: Protect surfaces near the work of this section from damage, disfiguration, and overspray. Mask off all dissimilar materials.

INSTALLATION, GENERAL

A. General Installation: Refer to ASTM C926, ASTM C1063, and/or the appropriate manufacturer's product data sheet for additional installation requirements and recommendations of the SMA.

INSTALLING WEATHER PROTECTION

- A. Water-Resistive Barrier: Apply water-resistive barrier complying with Section R703.2 of the IRC. Start at base of wall and overlap flashing flanges and in a "shingle-fashion" by a minimum of two (2) inches horizontal and six (6) inches vertical. Integrate with flashings to insure incidental moisture drains down and weeps out. Reverse laps shall not be allowed.
- B. Window/Door Flashing (by others): Contractor shall inspect and verify the flashing between the window/door and the cement plaster is appropriate for the condition.
- C. Flashing: Install flashing and trim per current Building Code. [Install flashing and trims properly to insure moisture does not accumulate and can easily drain to the exterior. All openings shall be properly flashed and designed to allow water to escape to the outside of the wall. All penetrations shall be properly flashed and/or sealed using approved methods. Walls should be designed to prevent bulk water from getting behind the stucco or running down the face of the stucco. The bottom of the wall is required to have weep screed or another effective means to drain any water that may get behind the stucco.]

INSTALLING LATH/TRIMS

- A. General: Installed per ASTM C1063. Trims shall be full length and installed plumb/level to within 1/8 inch in eight (8) feet.
- B. Weep screed shall be installed at the base of all framed
- C. Trims shall be attached per the trim manufacturer's instructions; however do not exceed 24 inches on center spacing.
- D. Apply lath per manufacturers recommendations. Laps shall occur at horizontal and vertical joints. Attach lath six (6) to seven (7) inches on center along framing supports (studs). Fastener shall penetrate wood by a minimum ³/₄ inch, penetration of wood-based sheathing shall count as 50% of dimensional lumber. Metal framing by a minimum of three (3) full threads and engage the lath.
- E. Lath shall lap the flange of accessories by more than 50%.
- F. Control Joints: Installed per construction docs. Singlepiece control joint may be installed over continuous lath if approved by Building Official and/or Owner. If lath is discontinuous, framing shall support lath terminations. Notify owner of issues or changes.
- G. Expansion Joints: Two-piece joints (expansion) must have lath terminate each side.
- H. Contractor shall honor control or expansion joints in substrates.
- I. Do not mix lath products on same wall.
- J. Avoid excessive laps with expanded metal lath
- K. Do not use rib lath on walls
- L. Use wire nose corner for cement finish, PVC nose for acrylic finish
- M. Lath shall cover more than 75% of solid flanges.

INSTALLING PORTLAND CEMENT PLASTER

- N. Per ASTM C926, apply Portland cement plaster by handtroweling or machine-spraying to a nominal thickness of 3/8-inch (9.5mm) for scratch coat. Then apply a second coat to a nominal thickness of 3/8-inch (9.5 mm) brown coat. Total basecoat shall be a nominal 3/4 inch thickness.
- O. Scratch coat shall substantially cover the lath and be applied with sufficient pressure to encase the lath in cement. Slickers to apply cement plaster are prohibited. Score in a horizontal pattern.

- P. Allow to cure 48 hours, or until sufficiently rigid to accept a
- Q. Apply brown coat to fill and complete basecoat. Nominal 3/4 inch thickness. Rod to a flat plane. Do not apply to frozen or soft scratch coat. When excess moisture leaves brown coat, hard float to provide densification per ATSM. Hard floating procedure may be omitted if the "Base coat and Mesh or Stucco crack reduction system" is selected.
- R. Moist Curing: Provide sufficient moisture by fog or moist curing to permit proper hydration of the cementitious materials. The length of time and most effective procedure for curing will depend on climatic and job conditions. Refer to SMA curing guidelines.

3.08 INSTALLING FINISH COAT

- A. General: Mix and apply per manufacturer's product data
- B. Do not apply to soft, contaminated or frozen basecoat.
- C. Avoid applying to excessively hot walls
- D. [(OPTION) a primer for acrylic finish coats will provide better coverage and most uniform color. This is optional and has a slight cost upcharge.]
- E. Verification: Verify the desired color, material and texture to match the approved sample and/or mock-up prior to installation.
- F. Avoid scaffold lines and cold joints
- G. Fog coat (cement finish only) as needed to blend color
- H. Finish coat shall be free of eye-catching imperfections.

3.09 CLEANING/PATCHING/TOLERANCE

- A. Cleaning: Remove all materials used, overspray from adjacent surfaces, and all protective masking.
- B. Patch and repair as needed, including but not limited to fog coating, imperfections and blisters.
- C. Cracks shall be repaired per the most current SMA Crack Policy (Technical Bulletin 4)
- D. The basecoat of plaster shall be in tolerance:
- 1. Residential: Not to exceed 1/4 inch in eight (8) feet
- 2. Commercial: Not to exceed 1/4 inch in ten (10) feet
- E. Eye catching variations in color or texture pattern will not be accepted.

PROTECTION

Protection: Protect applied material from inclement weather until dry and prevent it from freezing for a minimum of 24-hours after set and/or until dry. Refer to manufacturer's product data sheet for additional

WOOD FLOORING

- 4. Wood flooring:
 - (a) Provide wood flooring, underlayment (for floated floors, not glue-down), moisture barrier for floated floors, not glue-down), adhesives, base shoe molding, reducers, end caps, t-molding, step-down nosing and other material required for complete installation of wood flooring
 - (b) Expansion joints in the wood flooring shall comply with manufacturer's recommendations and industry standards. Indicate the locations of such expansion joints on a copy of the plans and submit to the architect.
 - (c) Securely cover all wood flooring with heavy gauge paper and tape after installation.

C. ACCEPTANCE:

- 1. Drywall:
 - (a) Drywall crowns in ceilings shall not exceed 1/4" per 32" distance across. Floating and retexturing are acceptable repair methods.
 - (b) Drywall bows in walls shall not exceed 3/16" per 32" distance across. Floating and retexturing are acceptable repair methods.
 - (c) Any embedded drywall screws or nail pops that are visible from 6ft. Under normal light conditions are unacceptable. Corner beads that have cracked or pulled away or tape seams that have pulled away and are visible to the untrained eye at any angle at 6 ft. Under normal lighting are unacceptable.
- 2. Paint
 - (a) When viewed at 6', brush marks or lap marks

should not be visible.

- (b) Paints shall not chalk or fade within the manufacturer's warranty period.
- (c) Paint or stain shall completely cover the intended surfaces. There shall be no visible drips, streaks. spots, "orange peels". Marks, or visible color variation on paint surfaces. Follow manufacturer's recommendations for minimum paint thickness.
- (d) Brush marks or lap marks shall not be visible at 6 ft., when viewed in normal daylight.
- (e) All painted surfaces shall be properly sealed and coated with a stain-blocking coating; "bleed throughs" are not acceptable.
- (f) Painted cabinets shall be uniform in color when viewed under normal lighting conditions from 6 ft.
- (g) Any over spray that reaches unintended surfaces and is clearly visible to the untrained eye at 5 ft. Under normal daylight conditions is not acceptable.
- (h) Knocked down or sprayed on textures shall be reasonably uniform from 6 ft. Under normal light. Tool marks are unacceptable. This standard does not apply to garages or utility areas.
- (i) Runs, sags, orange peel, lap marks, holidays, and drips are not acceptable.

3. Wood flooring:

- (a) If cupping or crowning exceed 1/16" in a 3" span as measured across an individual board, it shall be replaced.
- (b) Gaps shall not occur in more than 5% of the total length of the joints in a wood floor, and no gap shall exceed 1/32" in width for boards more than 2 1/4" in width.
- (c) Finish floor shall not be higher or lower than the immediately adjoining board by more than .012" as measured with a feeler gauge.
- (d) Finish floors shall not deviate more than 1/4" from level in an 8 ft. Horizontal distance. No point in the floor shall be 1/8" above or below the plane of the floor.
- (e) Wood floors shall be finished without gouges, abrasions, or scalloping.
- 4. Decks and patio surfaces
 - (a) Shall be installed and finished so that no more than 3/8" of water accumulates in ponds or "bird baths", ponds not exceeding 1 ft. In diameter. All water shall drain off or evaporate within 24 hrs. After cessation of rain, unless overcast conditions and heavy fog persist.

Division 10 - SPECIALTIES

A. Not Applicable

Division 11 - EQUIPMENT

A. Not Applicable

Division 12 - FURNISHINGS

A. Not Applicable

Division 13 - SPECIAL CONSTRUCTION

A. Not Applicable

Division 14 - CONVEYING SYSTEM

A. Not Applicable

Division 15 THRU 20 Do Not Exist

Division 21 - FIRE SUPRESSION

A. Not Applicable

Division 22 - PLUMBING

A. Not Applicable

Division 23 - HEATING, VENTILATION & AIR CONDITIONING

A. Not Applicable

Division 24 Does Not Exist

Division 25 - INTEGRATED **AUTOMATION**

A. Not Applicable

Division 26 - ELECTRICAL

A. SCOPE:

- 1. New electrical at new floor and deck
- 2. Light fixtures: generally recessed and utilitarian light fixtures are to be provided by contractor and decorative fixtures to be provided by owner, see lighting legend. All light fixtures to be installed by contractor.

B. EXECUTION:

- Contractor to determine if electrical service is adequate.
- 2. All line voltage wiring to be in conduit. "Romex" is not acceptable.
- 3. All switches to be rocker switches. Dimmer selections to be presented to owner.
- 4. All light fixtures to include new lamps. Lamps to be provided and installed by contractor.

C. ACCEPTANCE:

- Light switch plates, outlet plates, and recessed light trim shall not have a gap of more than 1/8" between the drywall surface and the back of the plate or trim.
- 2. Every outlet to be tested by contractor prior to walkthrough.

Division 27 - COMMUNICATIONS

A. All phone, date, entertainment systems, layout wiring & connections to be by owner's contractor(s). General contractor to coordinate.

Division 28- ELECTRONIC SAFETY & SECURITY SYSTEM

- A. See reflected ceiling plans for smoke detectors. See city requirements on sheet a-0.5 for additional smoke detector requirements
- **B.** All other security and alarm systems to be by owner's contractor(s). General contractor to coordinate.40

Division 29 & 30 Do Not Exist

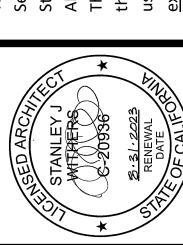
Division 31, 32, 33 - included in Division 02 Site Work

PREFACE TO SPECIFICATIONS

THE CONTRACTOR & SUBCONTRACTORS ARE TO BE LICENSED AND HAVE FULL KNOWLEDGE, SKILLS AND PROPER TOOLS TO PERFORM THE WORK. ALL WORK TO MEET OR EXCEED MINIMUM STANDARDS/METHODS OF THE TRADE ORGANIZATIONS, MANUFACTURERS' RECOMMENDATIONS, LOCAL, SATE AND FEDERAL LAWS AND CODES THAT APPLY TO THEIR WORK. EACH TRADE IS EXPECTED TO BE FULLY VERSED IN THE STANDARDS AND METHODS OF THEIR TRADE.

SPECIFICATIONS IN THESE DOCUMENTS ARE MEANT TO BE COMPLIMENTARY TO, OR EXCEED, THESE STANDARDS. THESE SPECIFICATIONS ARE NOT EXHAUSTIVE. IF CONTACTOR MAKES A QUALITY ASSUMPTION, IT IS TO BE EXPLAINED IN THE BID

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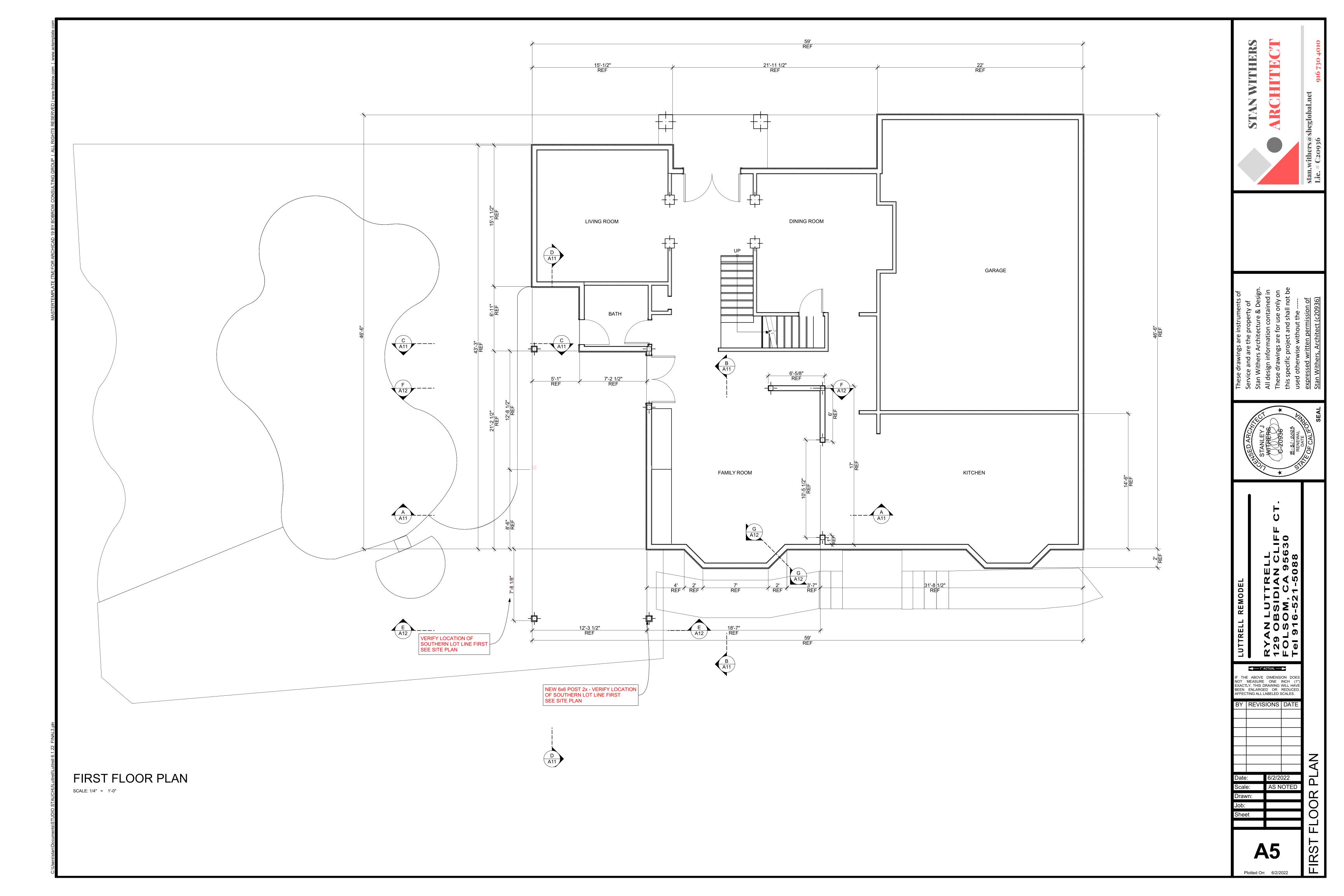
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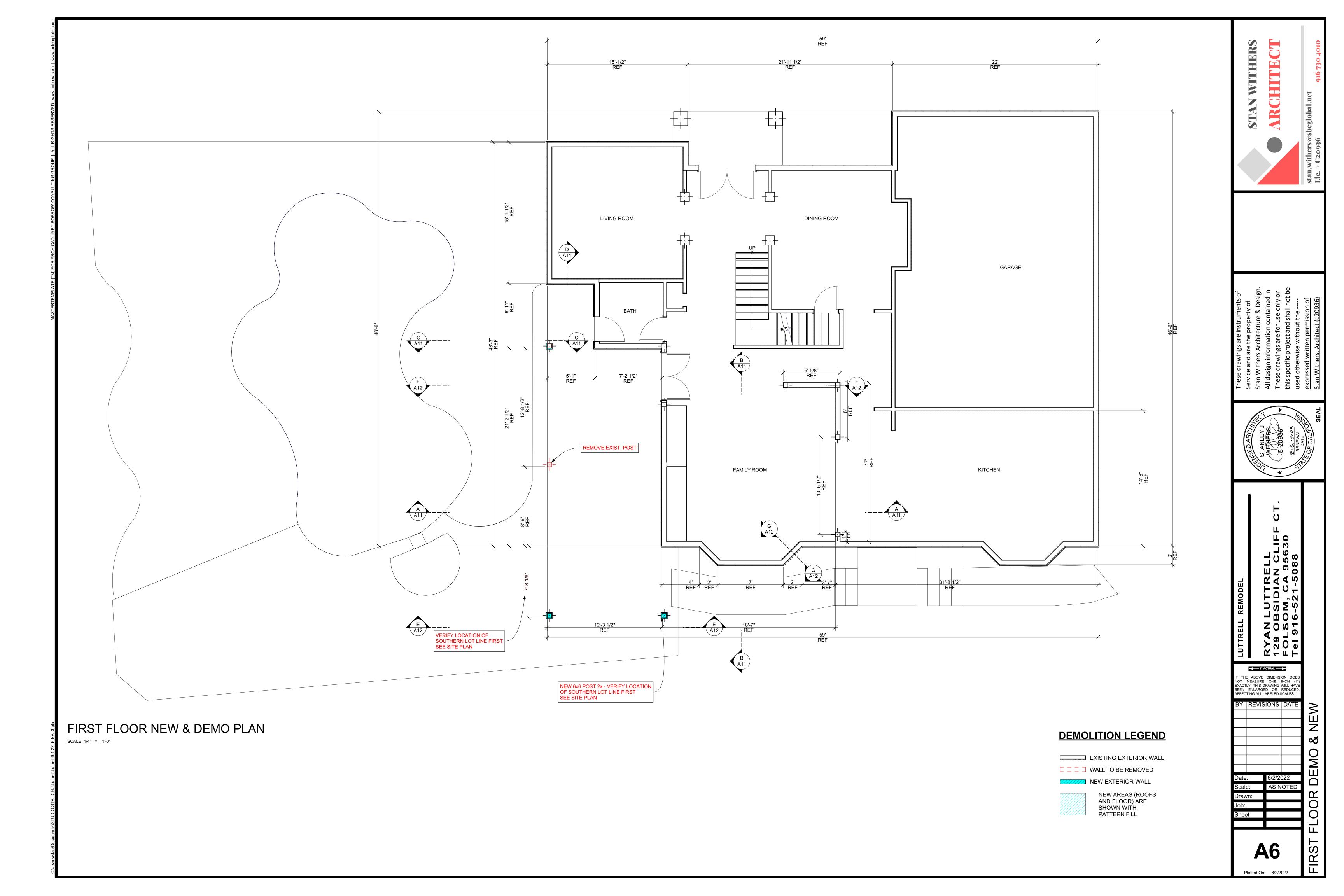
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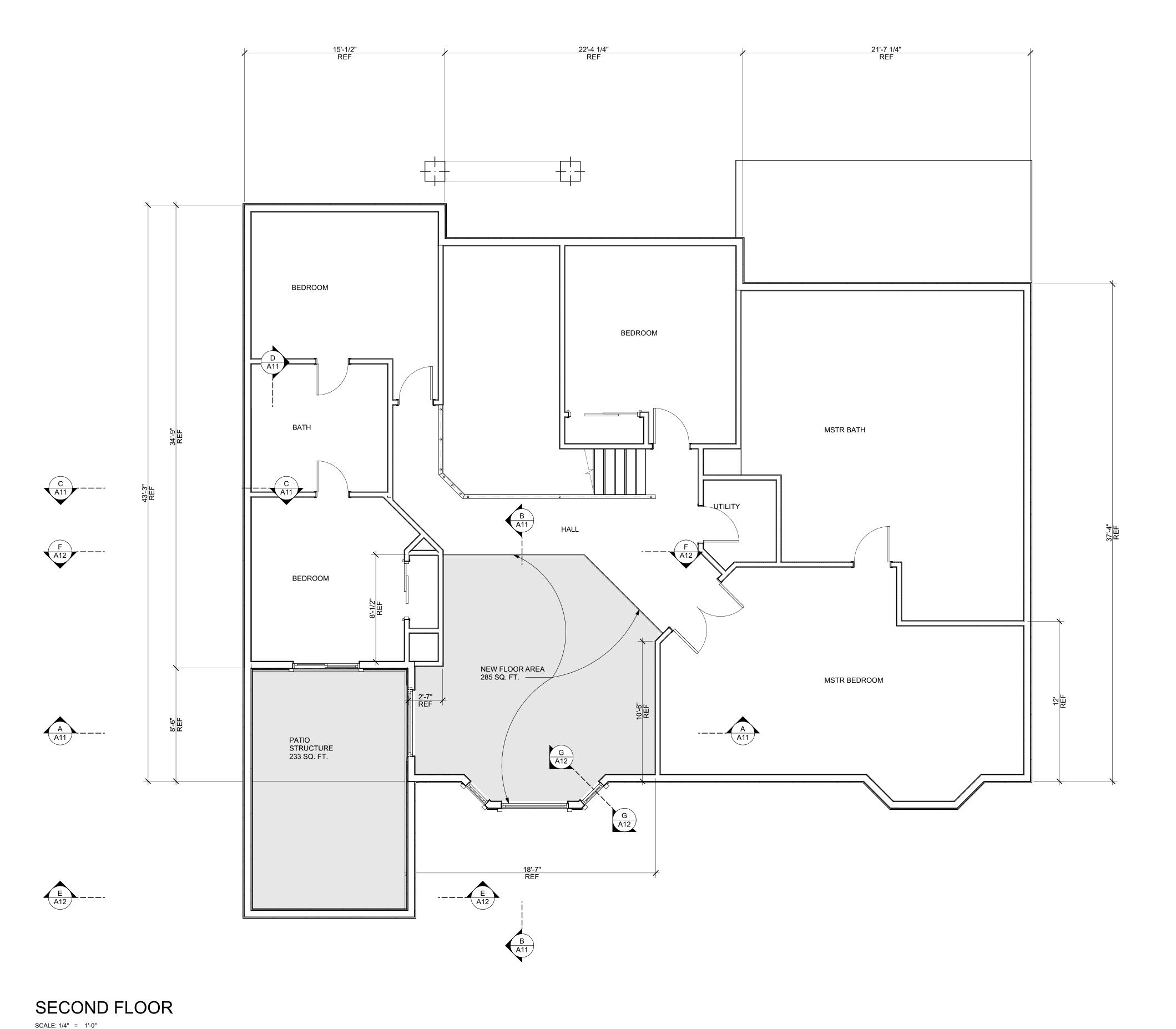
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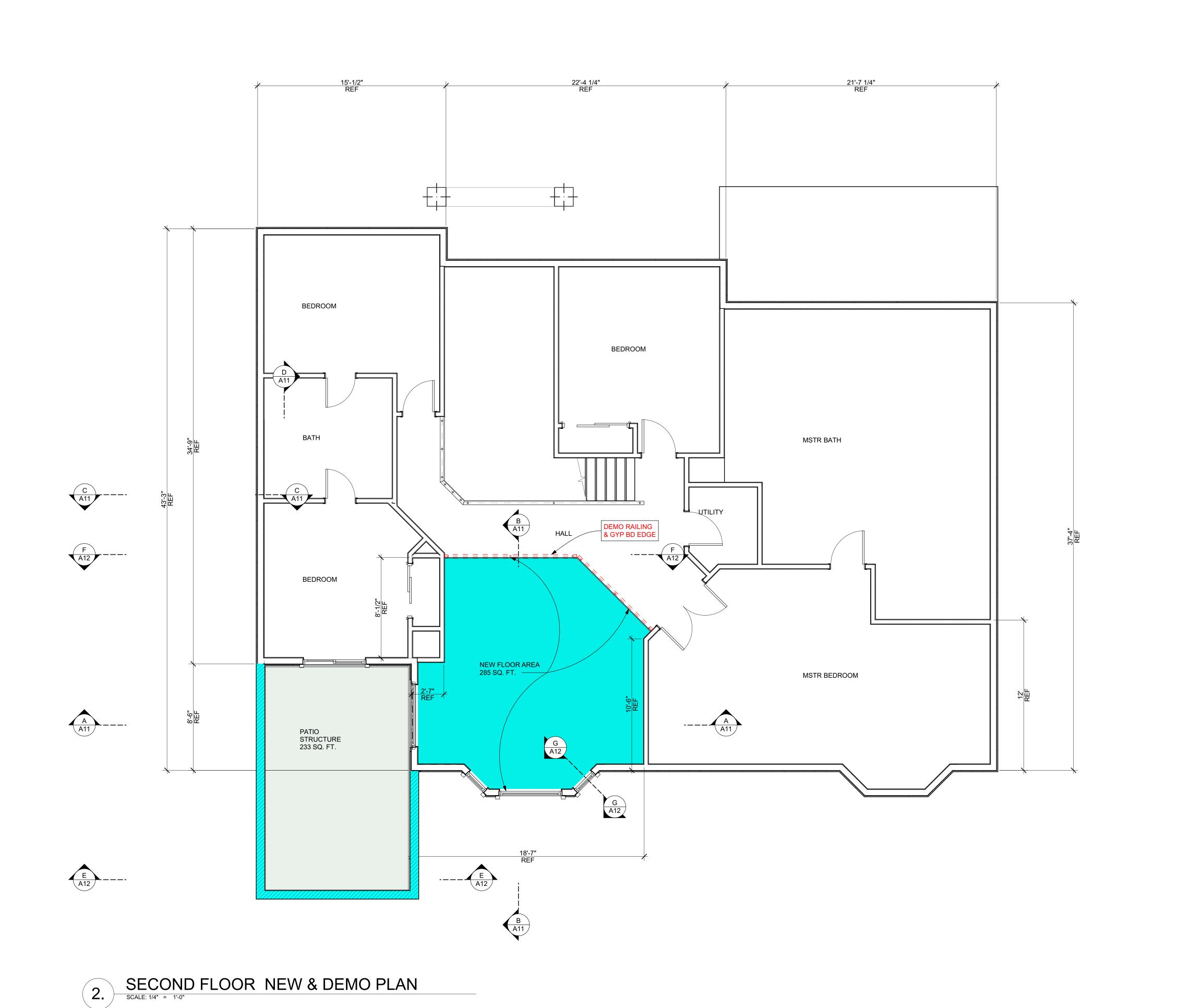






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SCALE: 1/4" = 1'-0"



DEMOLITION LEGEND

EXISTING EXTERIOR WALL \square \square \square WALL TO BE REMOVED

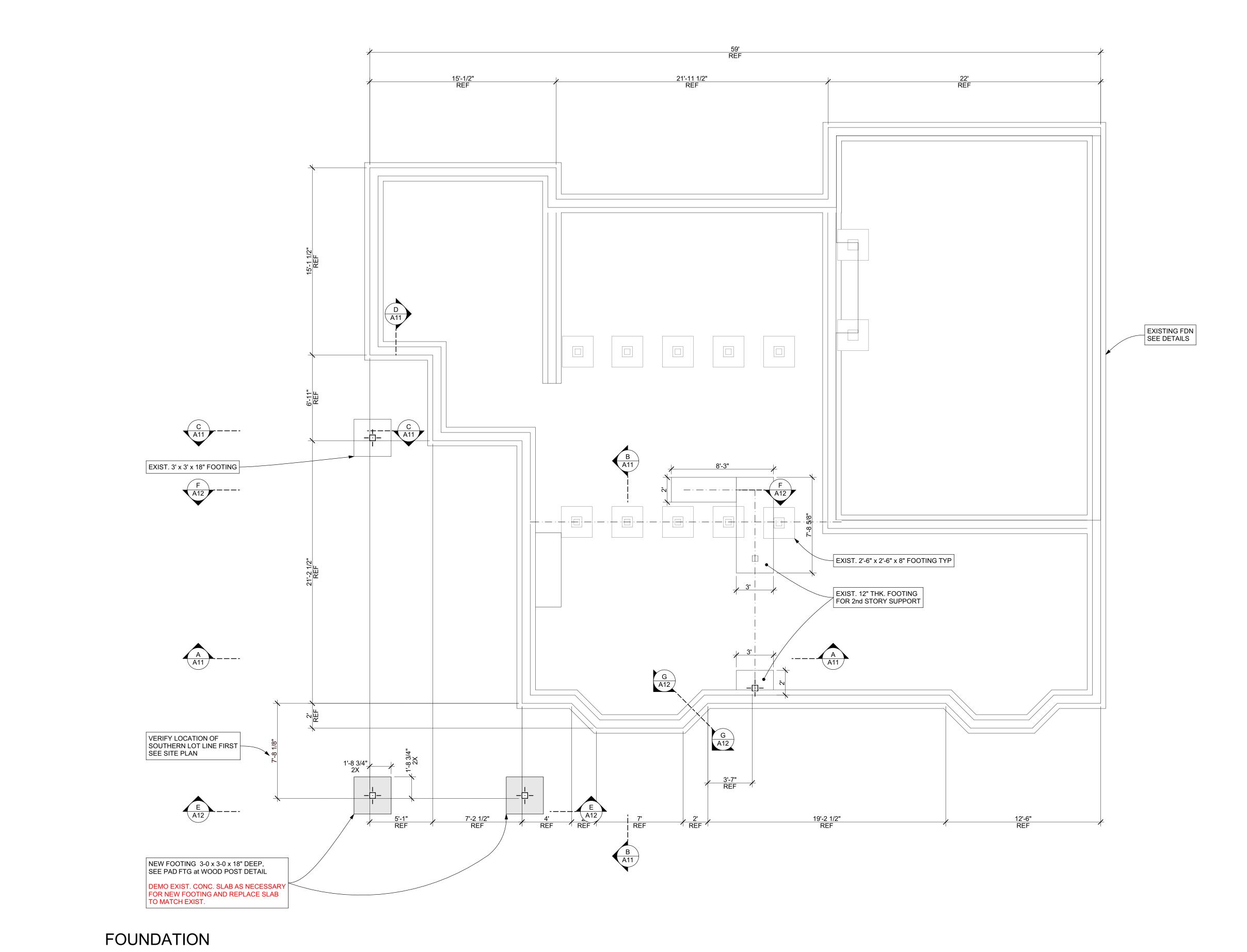
///// NEW EXTERIOR WALL

NEW AREAS (ROOFS AND FLOOR) ARE SHOWN WITH PATTERN FILL

AS NOTED

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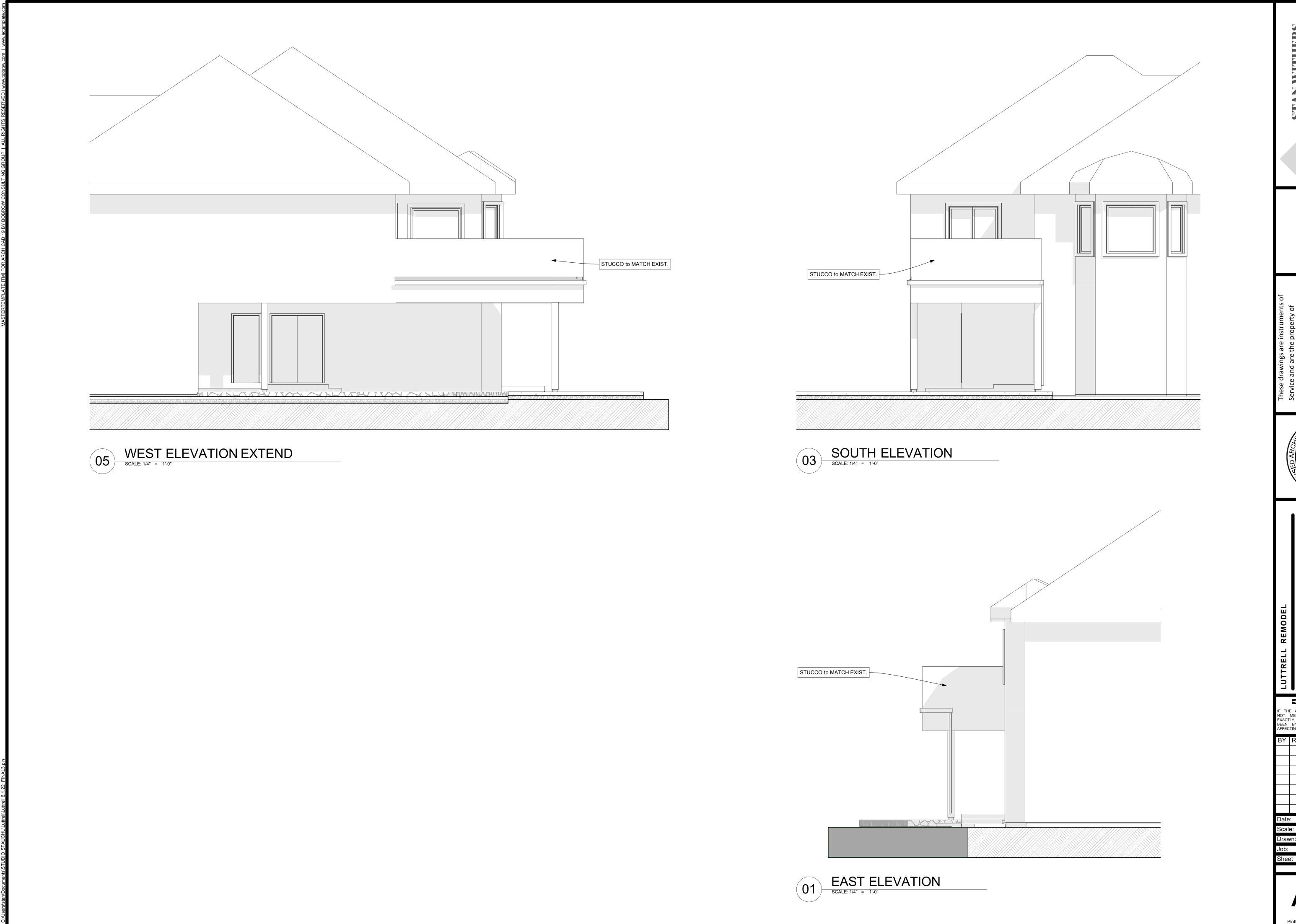
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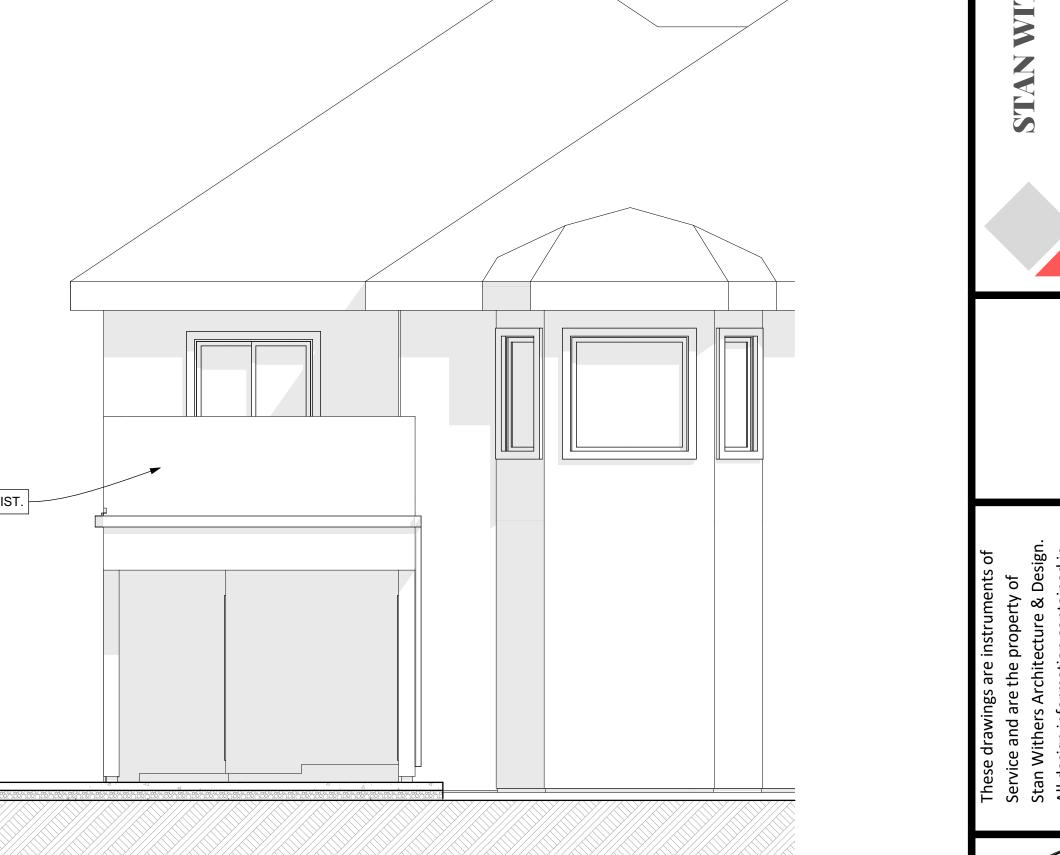
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FOUNDATION PLAN 6/2/2022 AS NOTED

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SCALE: 1/4" = 1'-0"

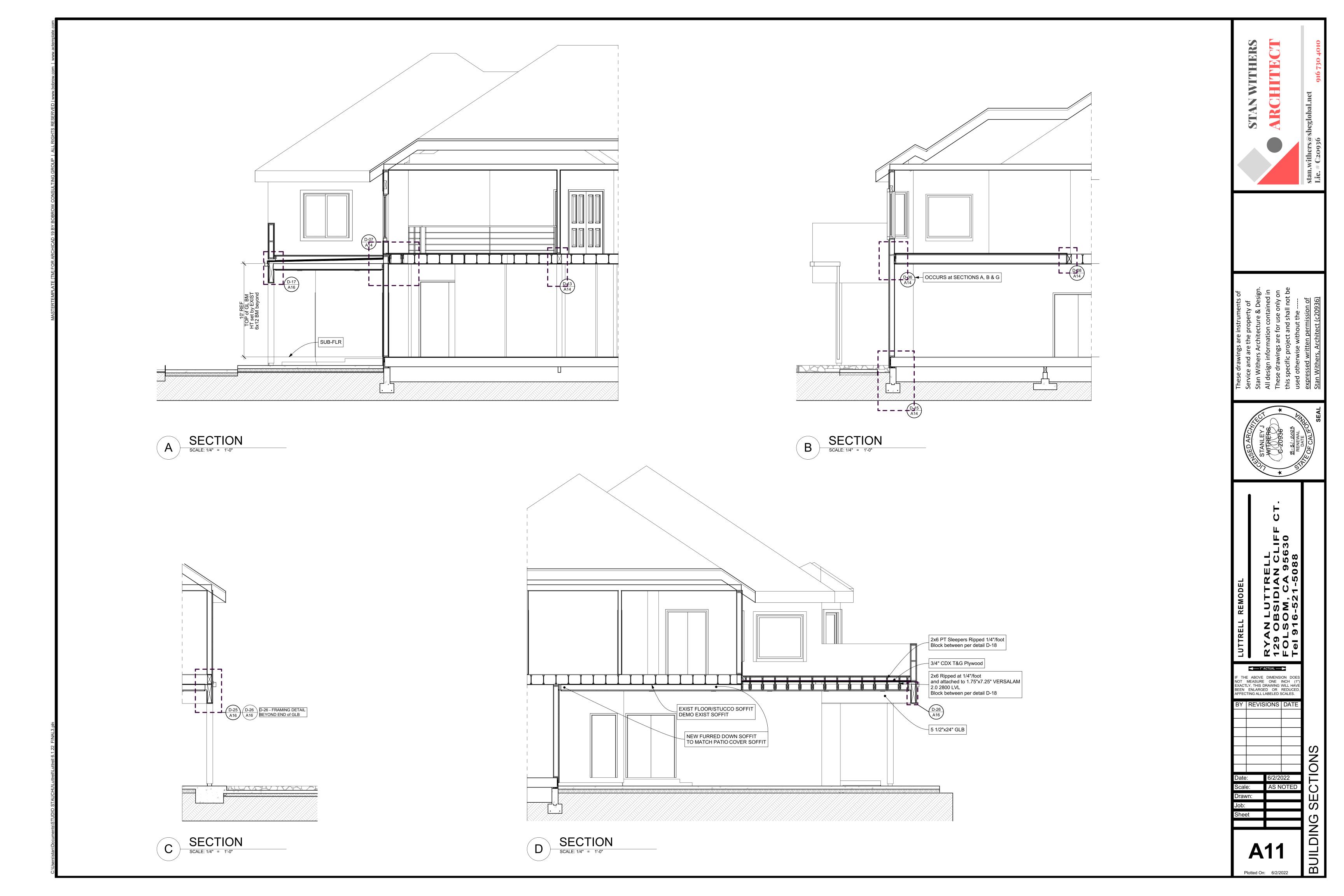


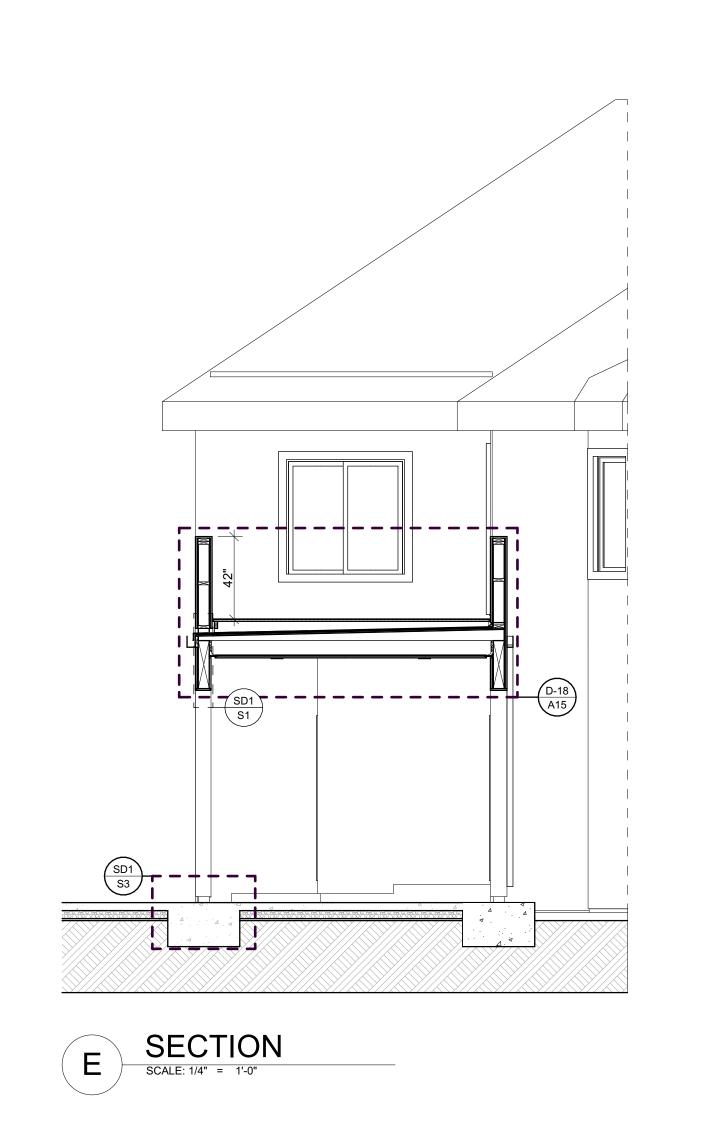


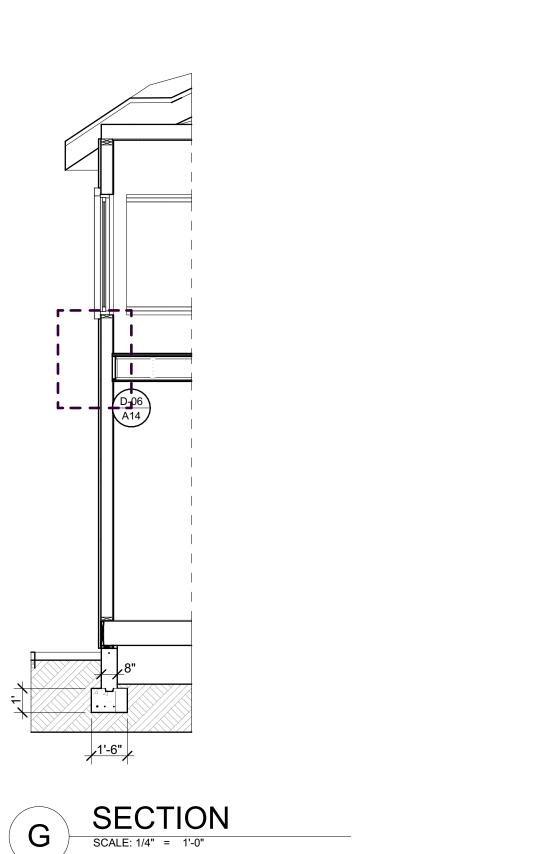
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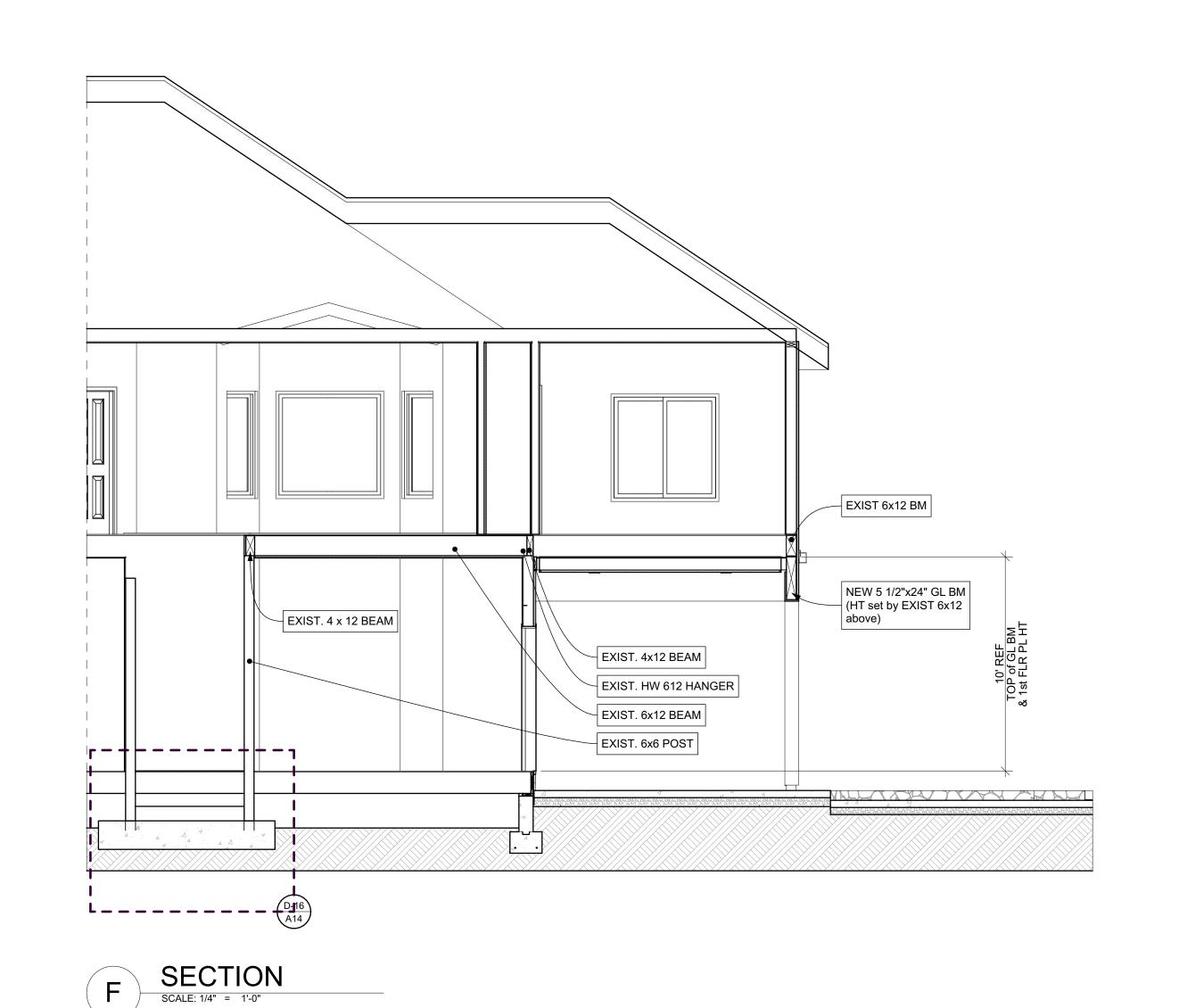
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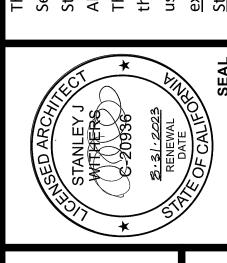
ELEVATIONS









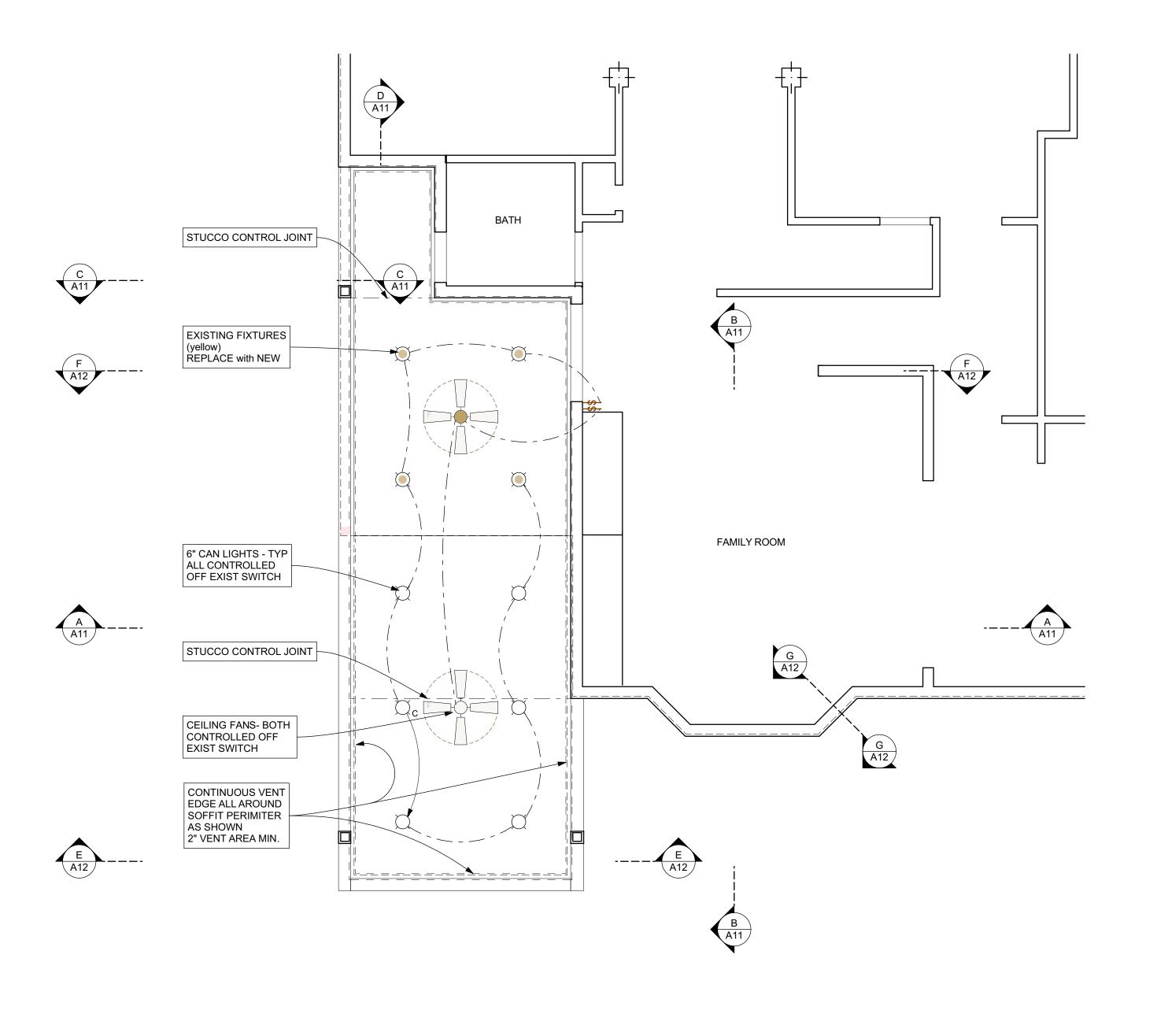


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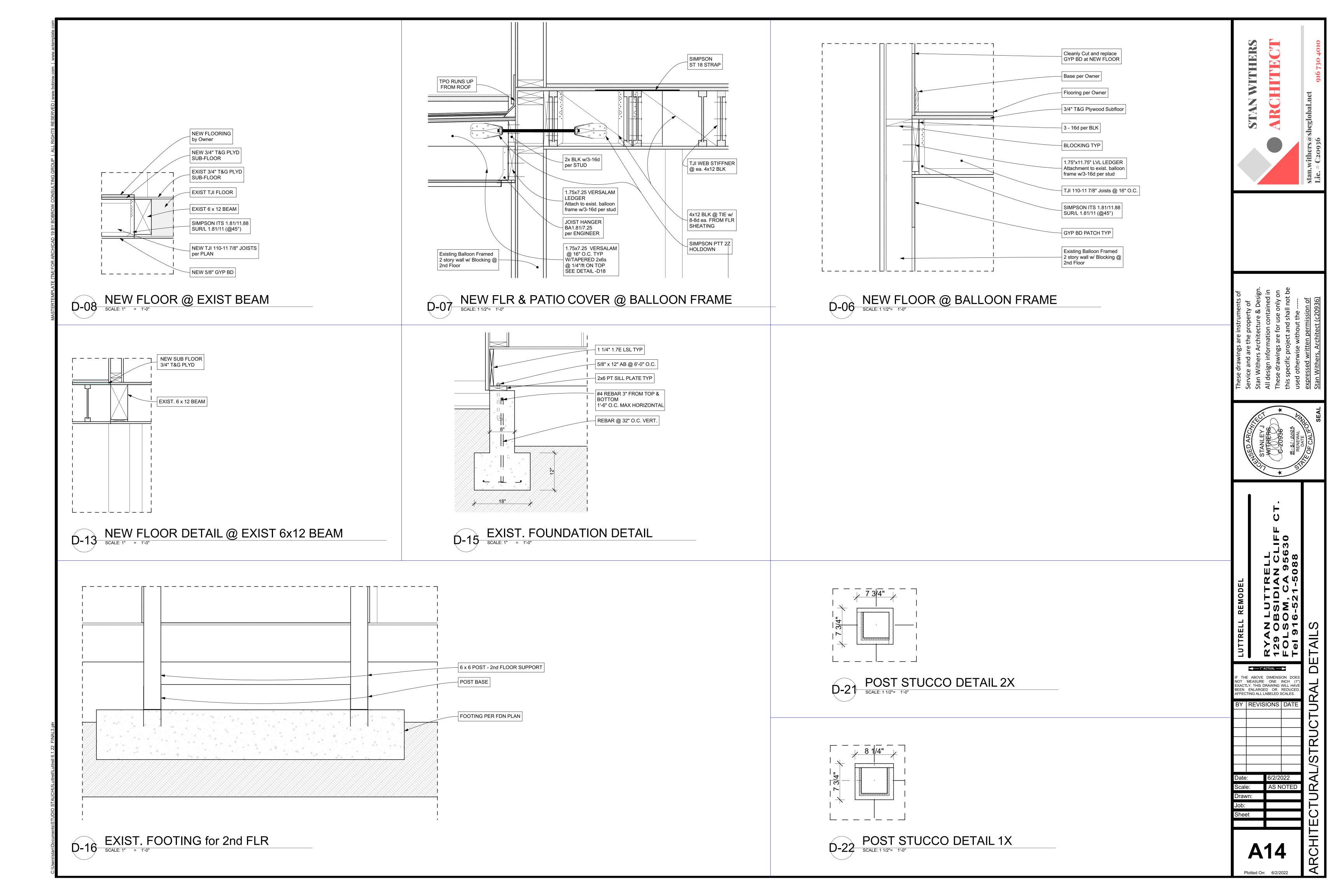
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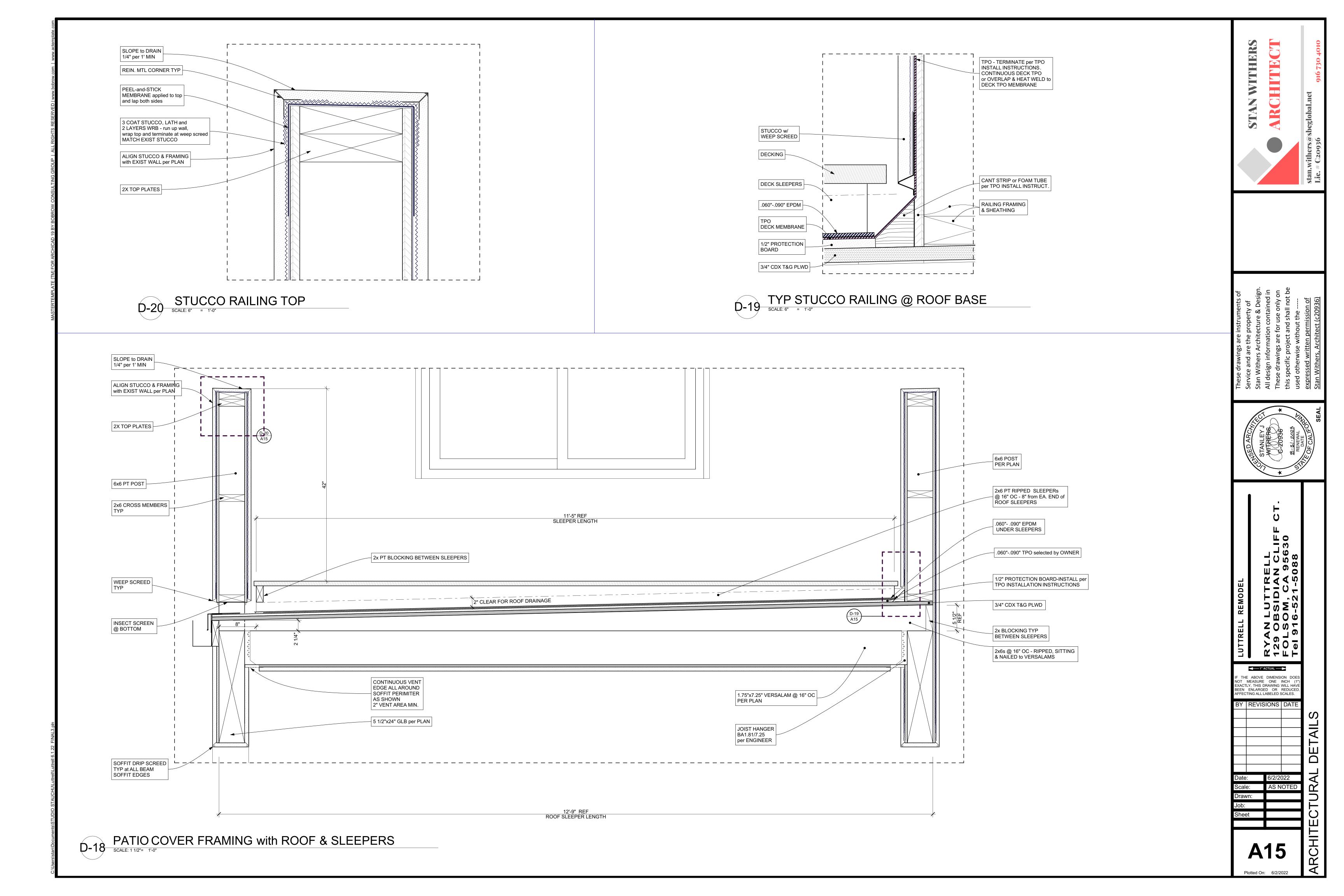
BY REVISIONS DATE SECTIONS 6/2/2022 Scale: AS NOTED BUILDING

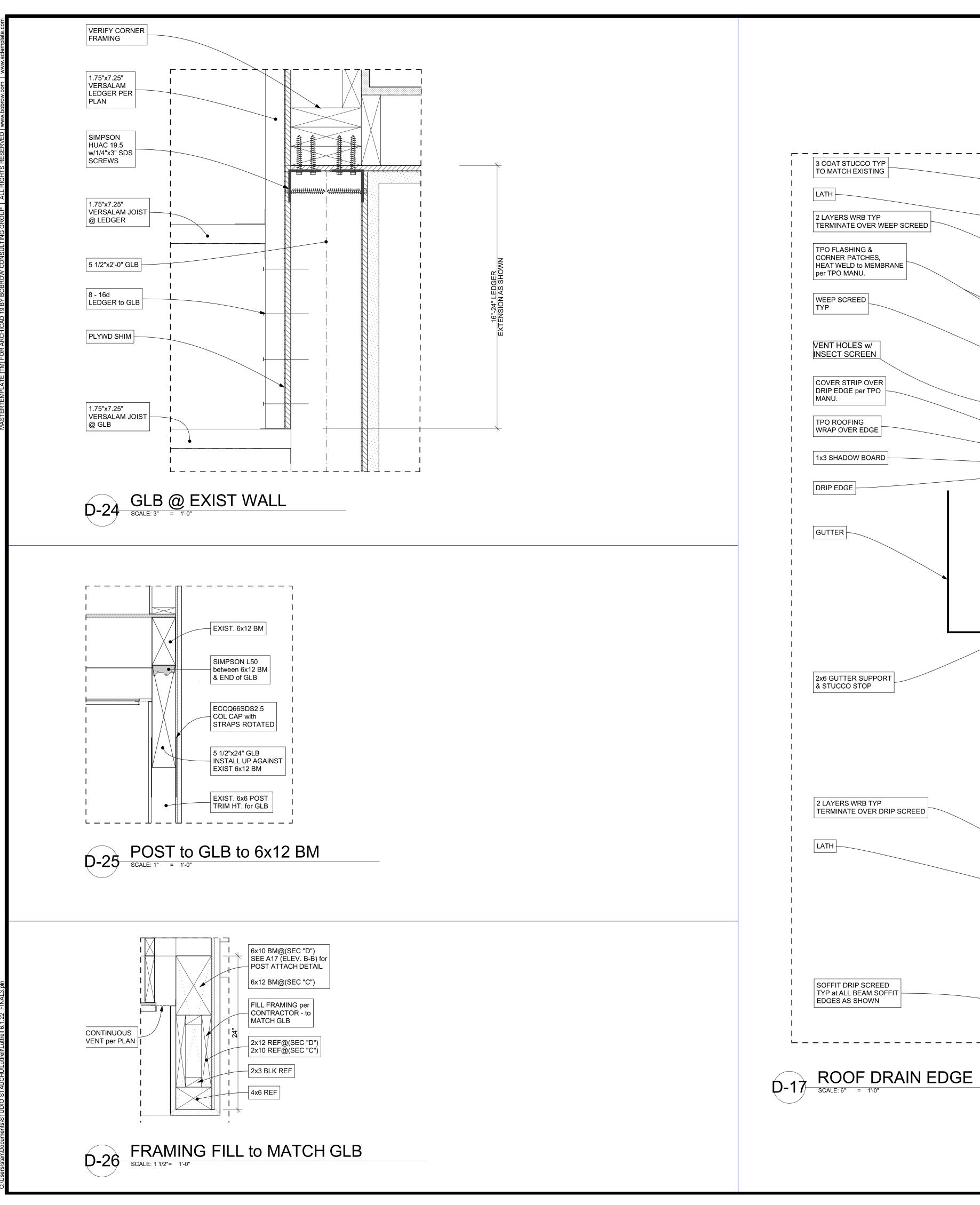


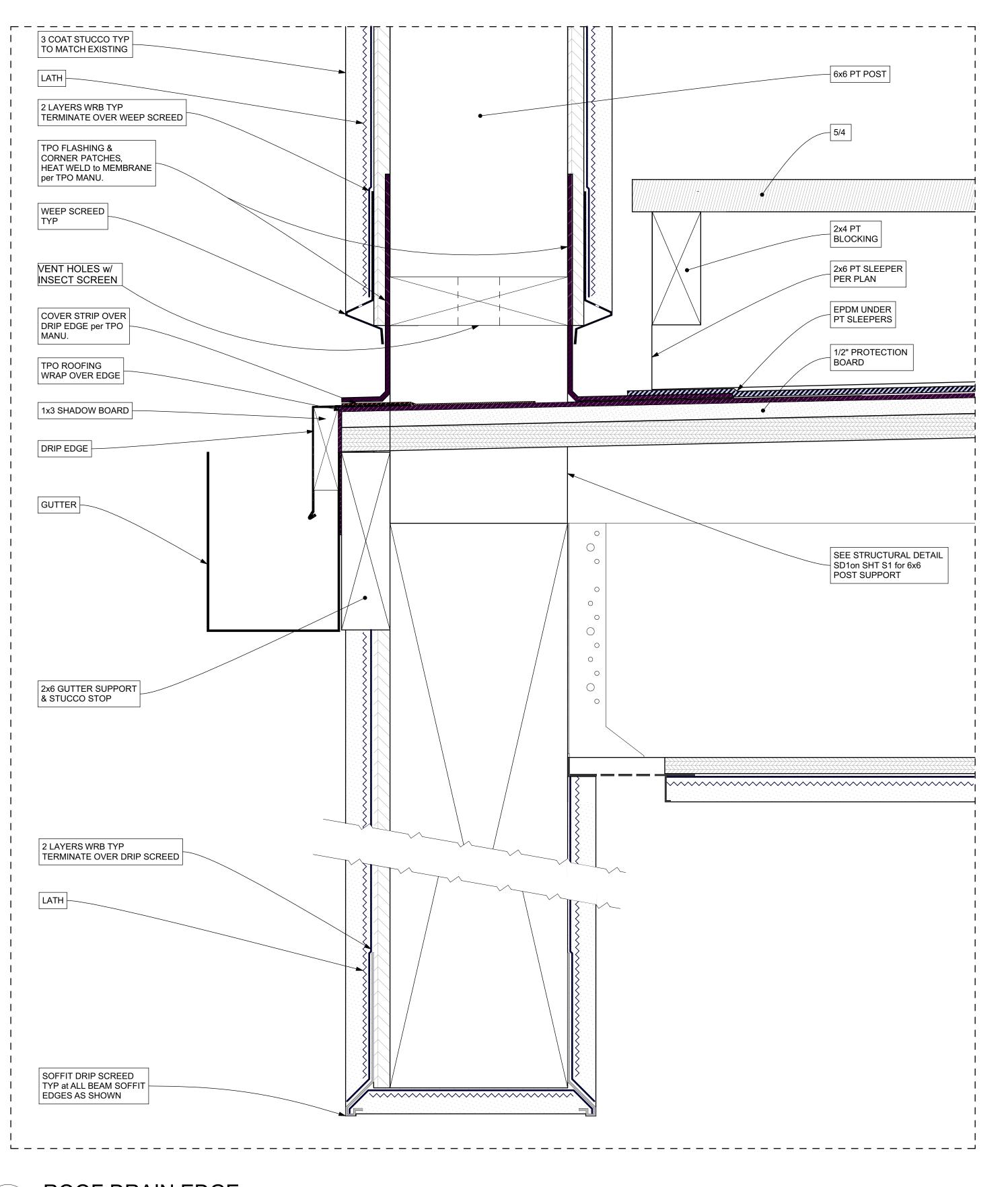
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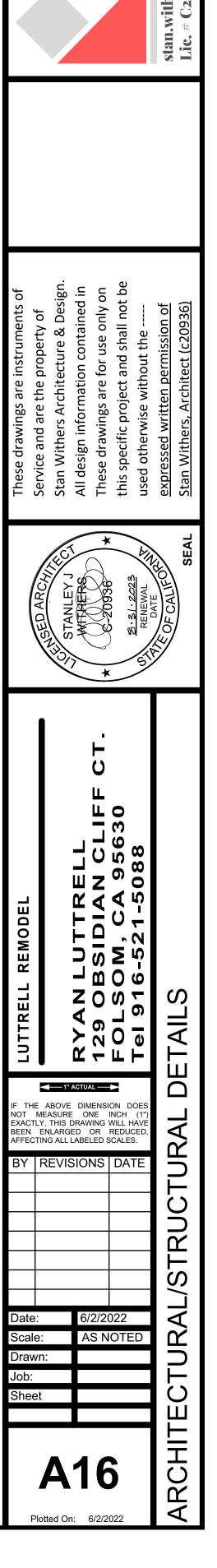
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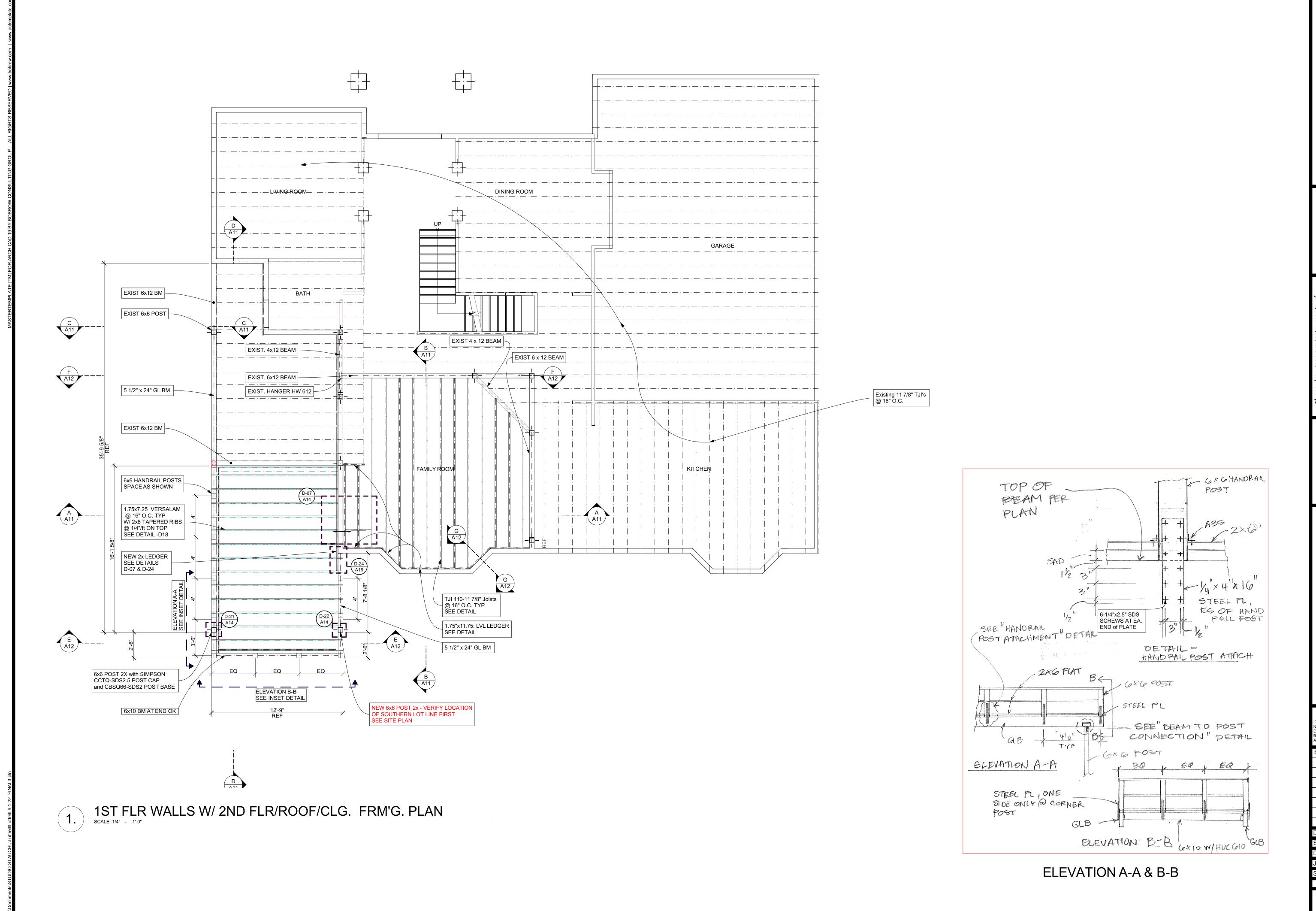






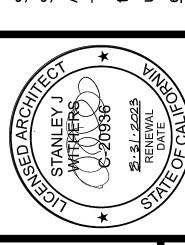


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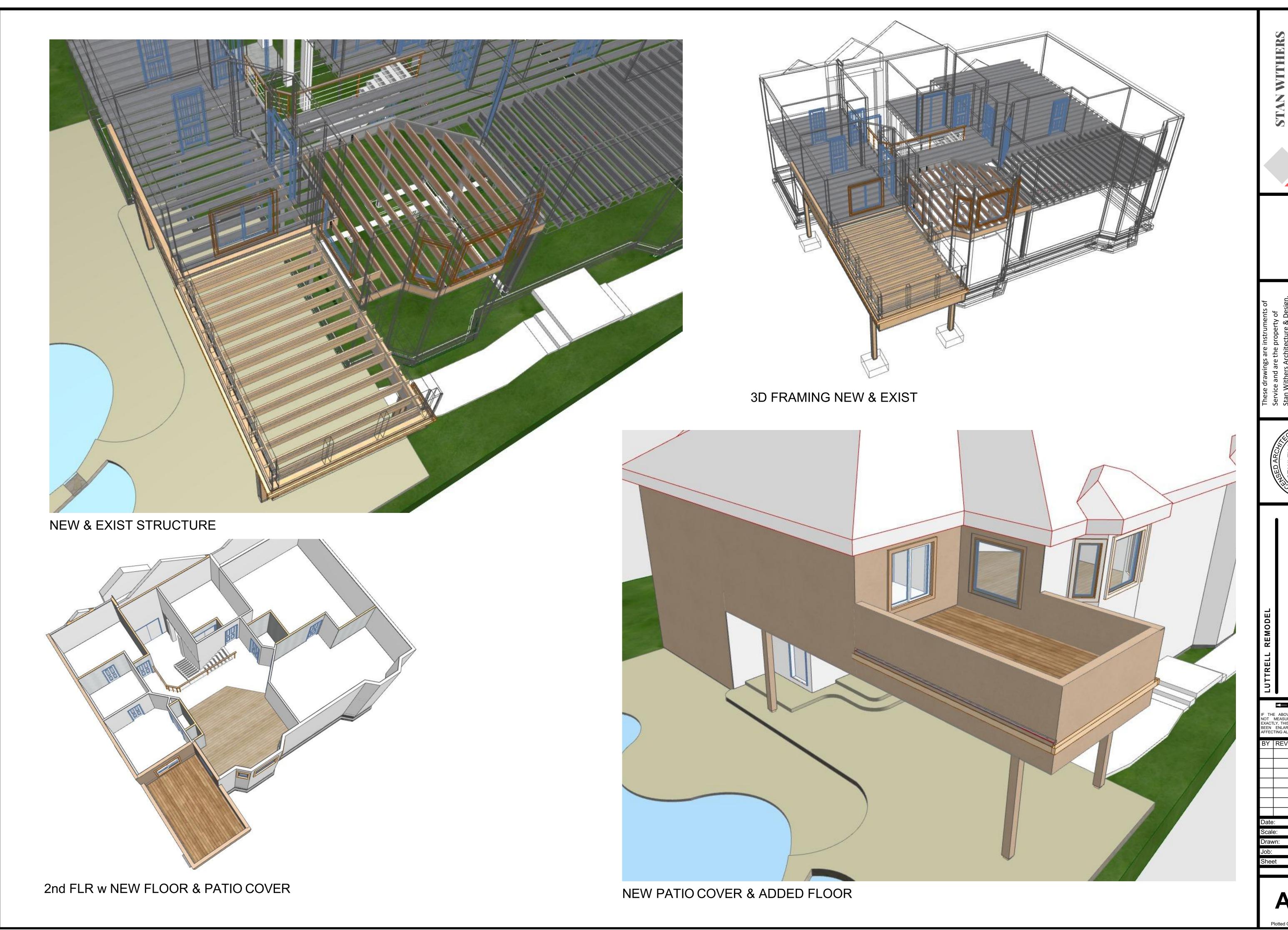


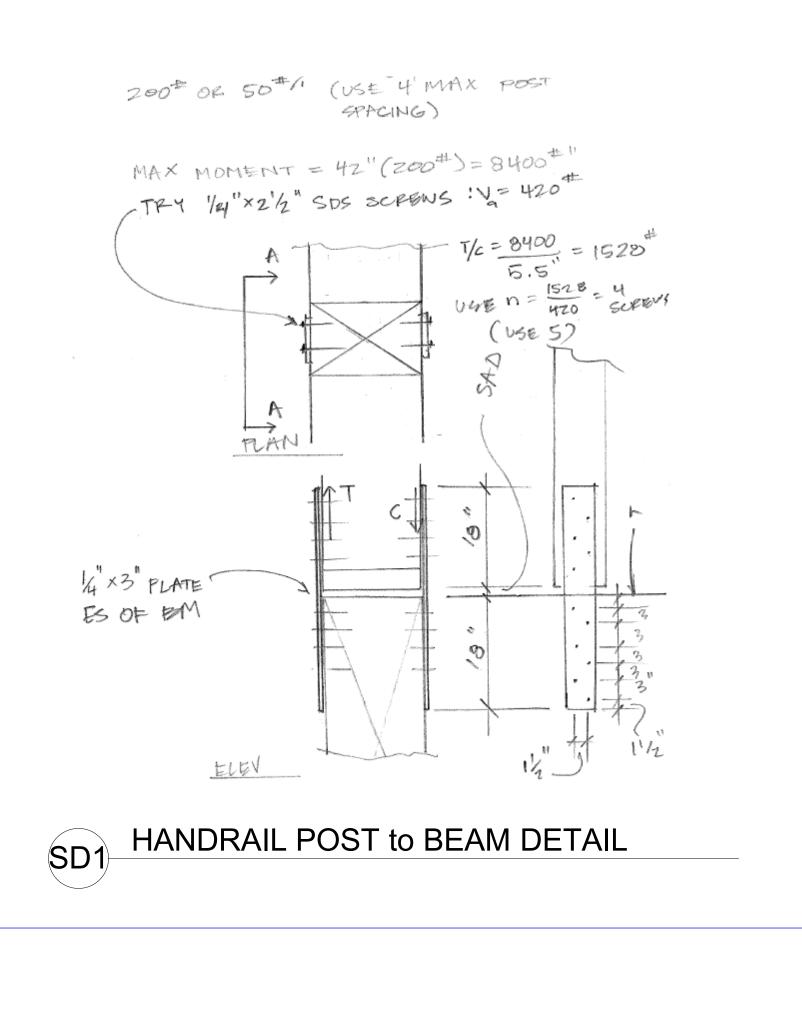


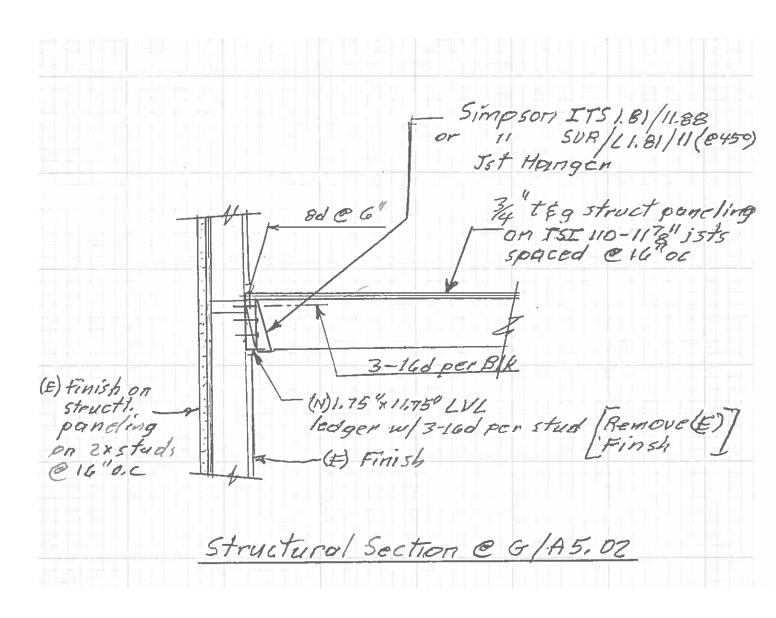


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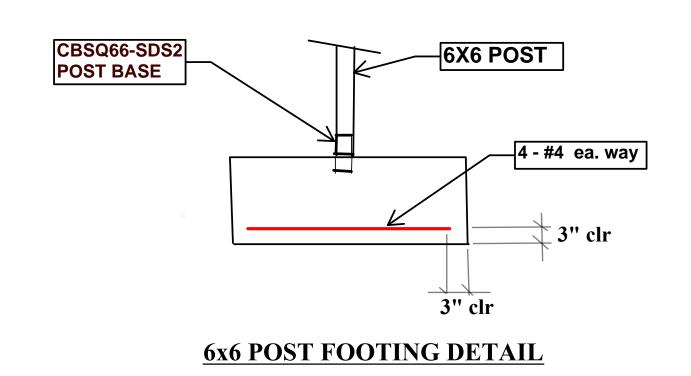
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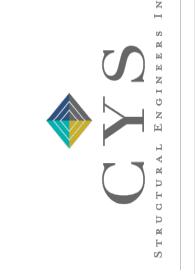








SD3 Post Base Detail





LUTTRELL REMODEL

RYAN LUTTRELL

129 OBSIDIAN CLIFF CT.
FOLSOM, CA 95630
Tel 916-521-5088

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