





## C:\Users\stan\Documents\STUDIO STAUCH\Luttrell\6.1.22 FINAL3.p1n

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.

1. **Discrepancies:** 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 survey.
2. **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.
3. **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.
5. **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 items.
6. **Subcontractors:** 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.
7. **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.

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

1. Eaves shall be level within  $\pm \frac{1}{2}$ " 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  $\frac{1}{2}$ " of level in a horizontal distance of 8 ft. Length. Sloping fascia's shall likewise be within  $\frac{1}{2}$ " 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  $\frac{3}{8}$ " (up or down) per 2 ft. Of length.
5. Roof ridge deflection shall not exceed 2" per 16 ft. Length.
6. Sub floors shall not have any point that is  $\frac{1}{2}$ " 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  $\frac{1}{4}$ " in a 32" x 32" area.
8. Individual studs shall not bow in or out more than  $\frac{1}{4}$ " 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  $\frac{1}{2}$ " in a height of 8 ft. And shall not bow horizontally or vertically more than  $\frac{1}{4}$ " in 32".

1. 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.

Plotted On: 6/2/202

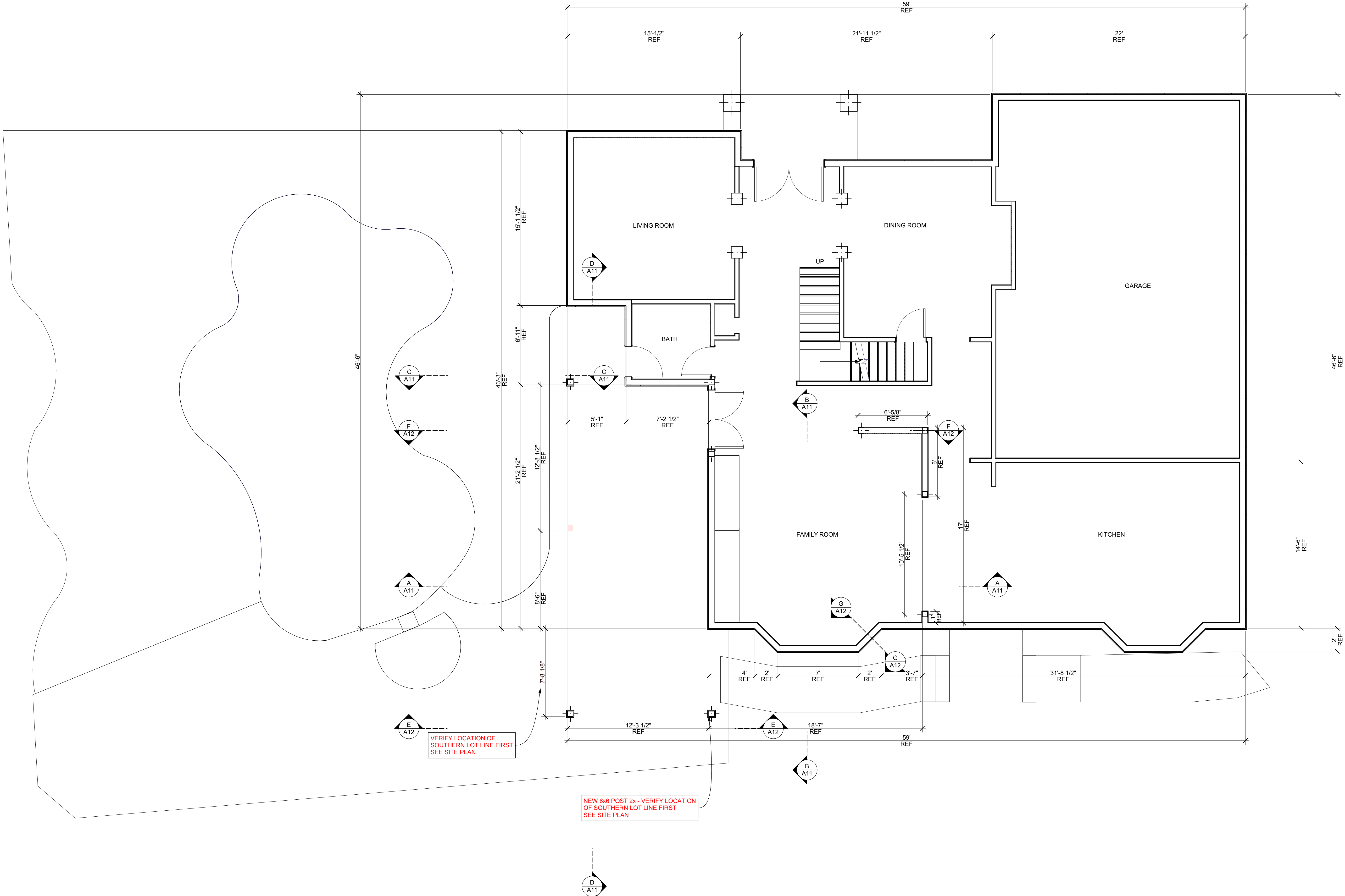












FIRST FLOOR PLAN

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

STAN WITHERS

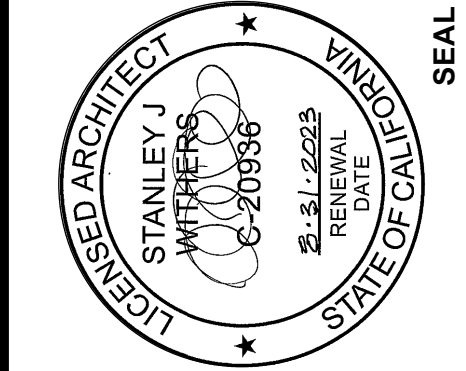
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BY	REVISIONS	DATE

Date: 6/2/2022

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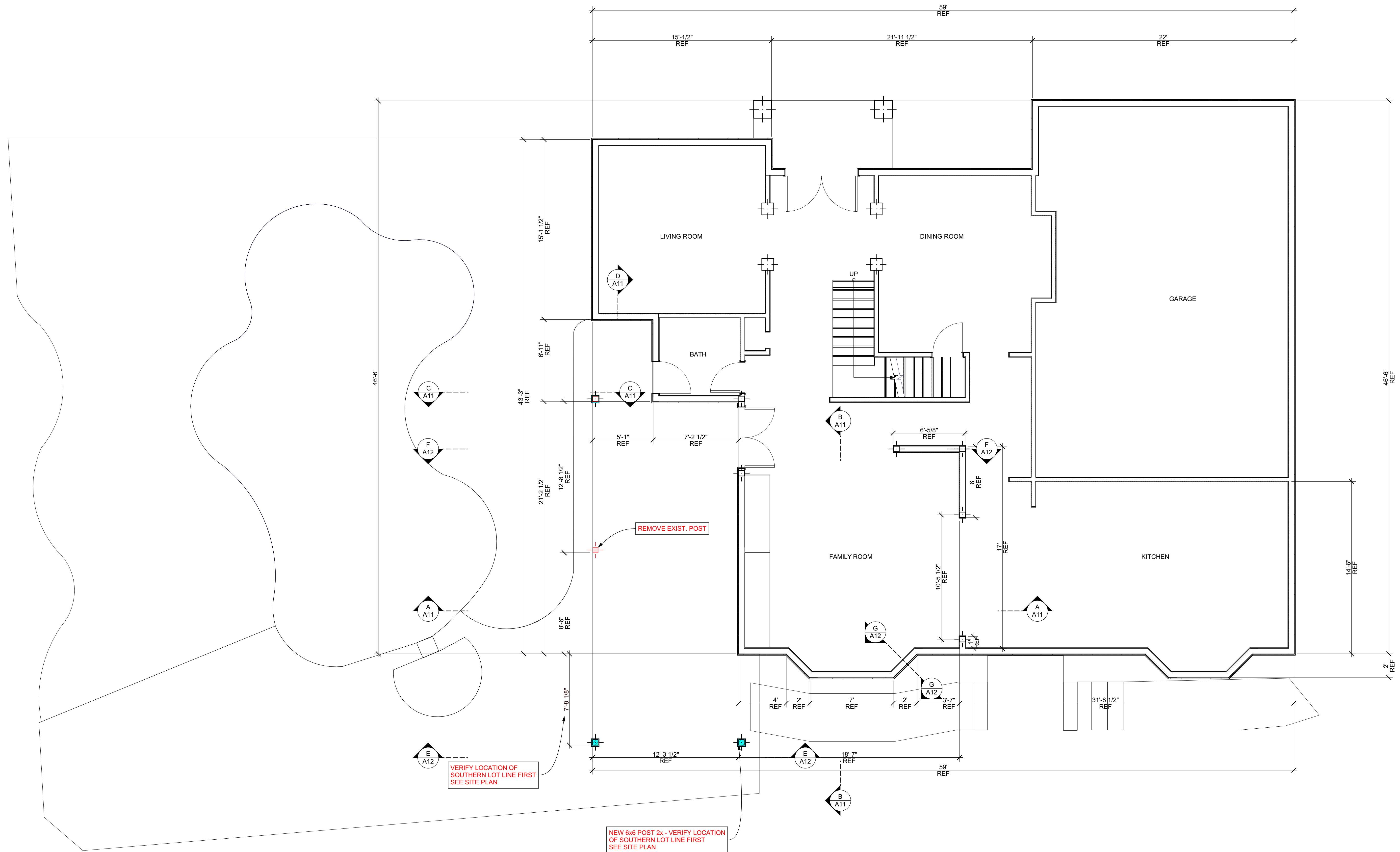
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Plotted On: 6/2/2022

FIRST FLOOR PLAN

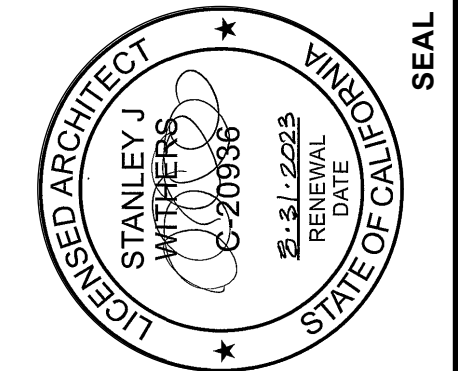




### DEMOLITION LEGEND

-  EXISTING EXTERIOR WALL  
 WALL TO BE REMOVED  
 NEW EXTERIOR WALL  
 NEW AREAS (ROOFS AND FLOOR) ARE SHOWN WITH PATTERN FILL

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## A6

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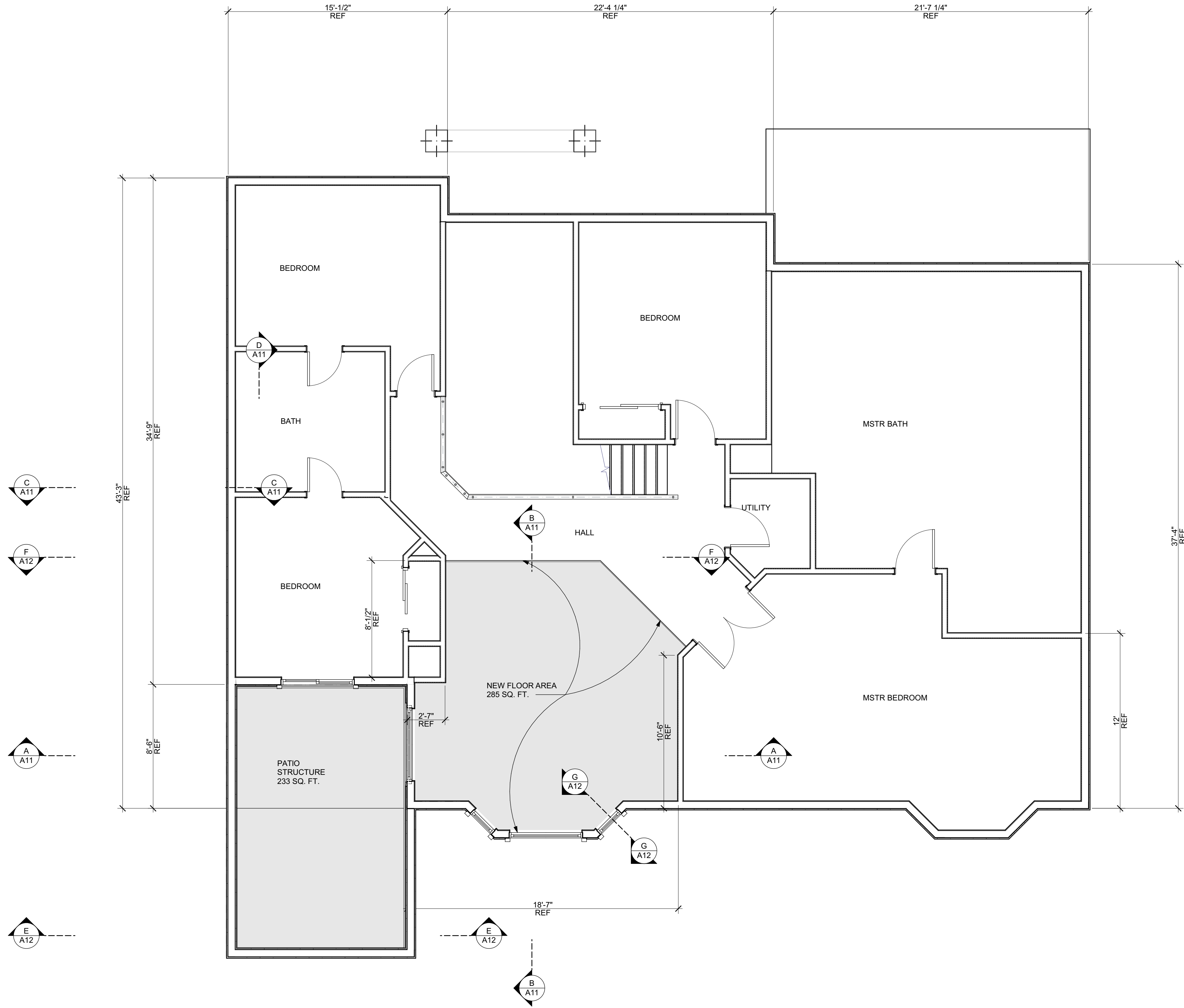
# FIRST FLOOR DEMO & NEW



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SECOND FLOOR

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





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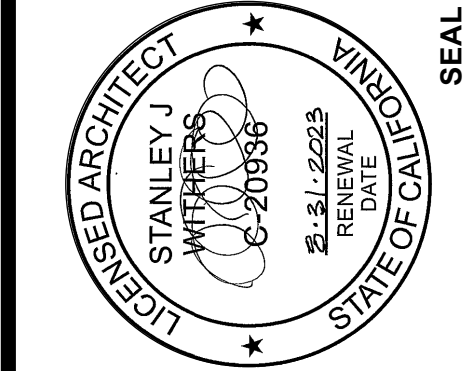
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A7

Plotted On: 6/2/2022

SECOND FLOOR PLAN



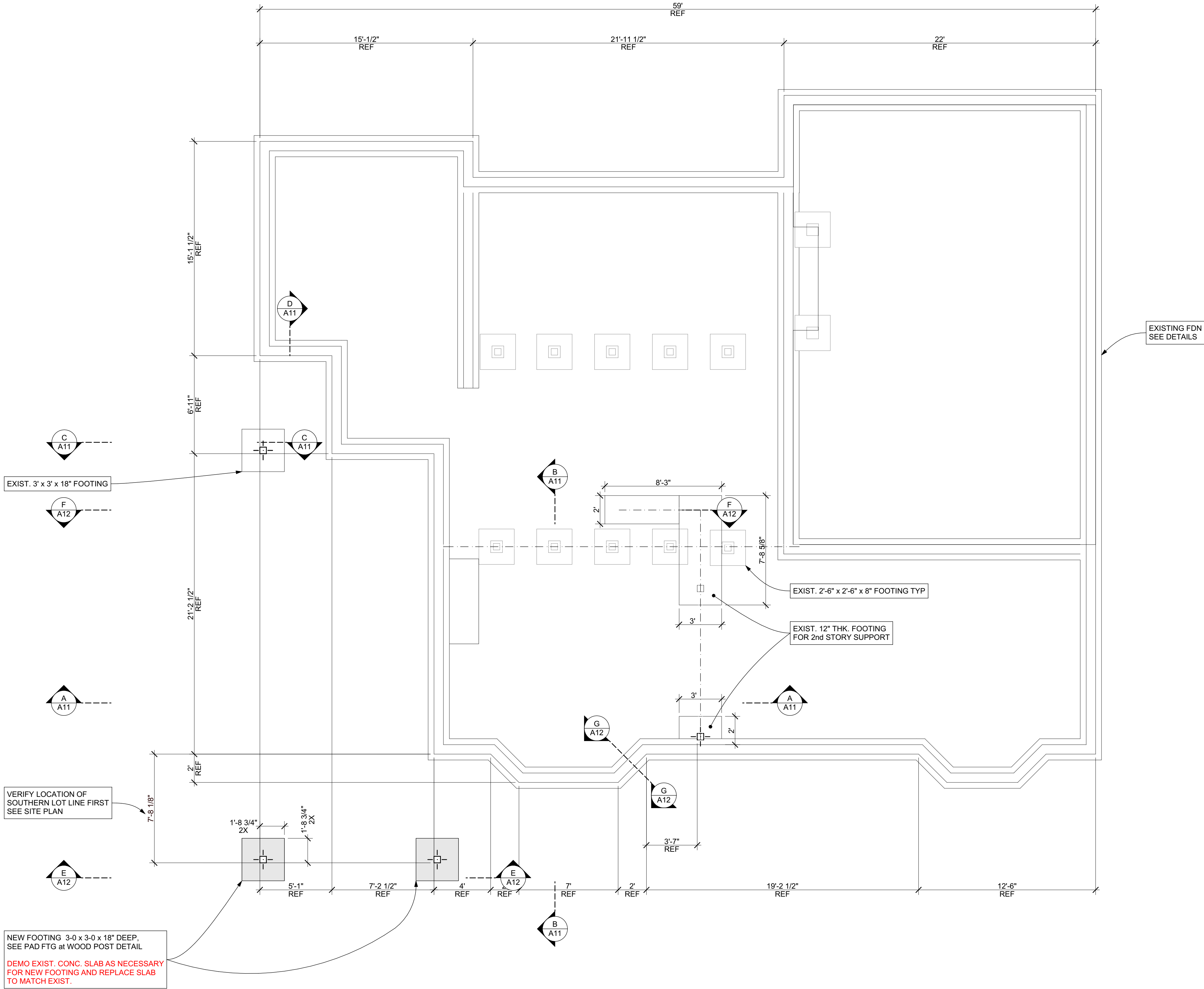




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FOUNDATION

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

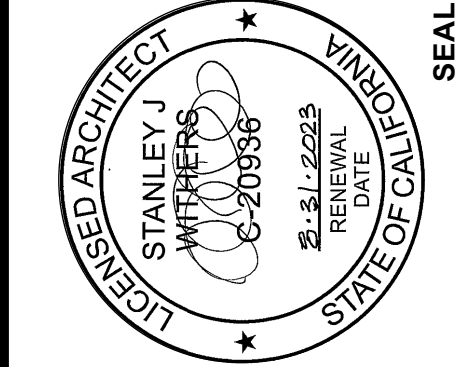


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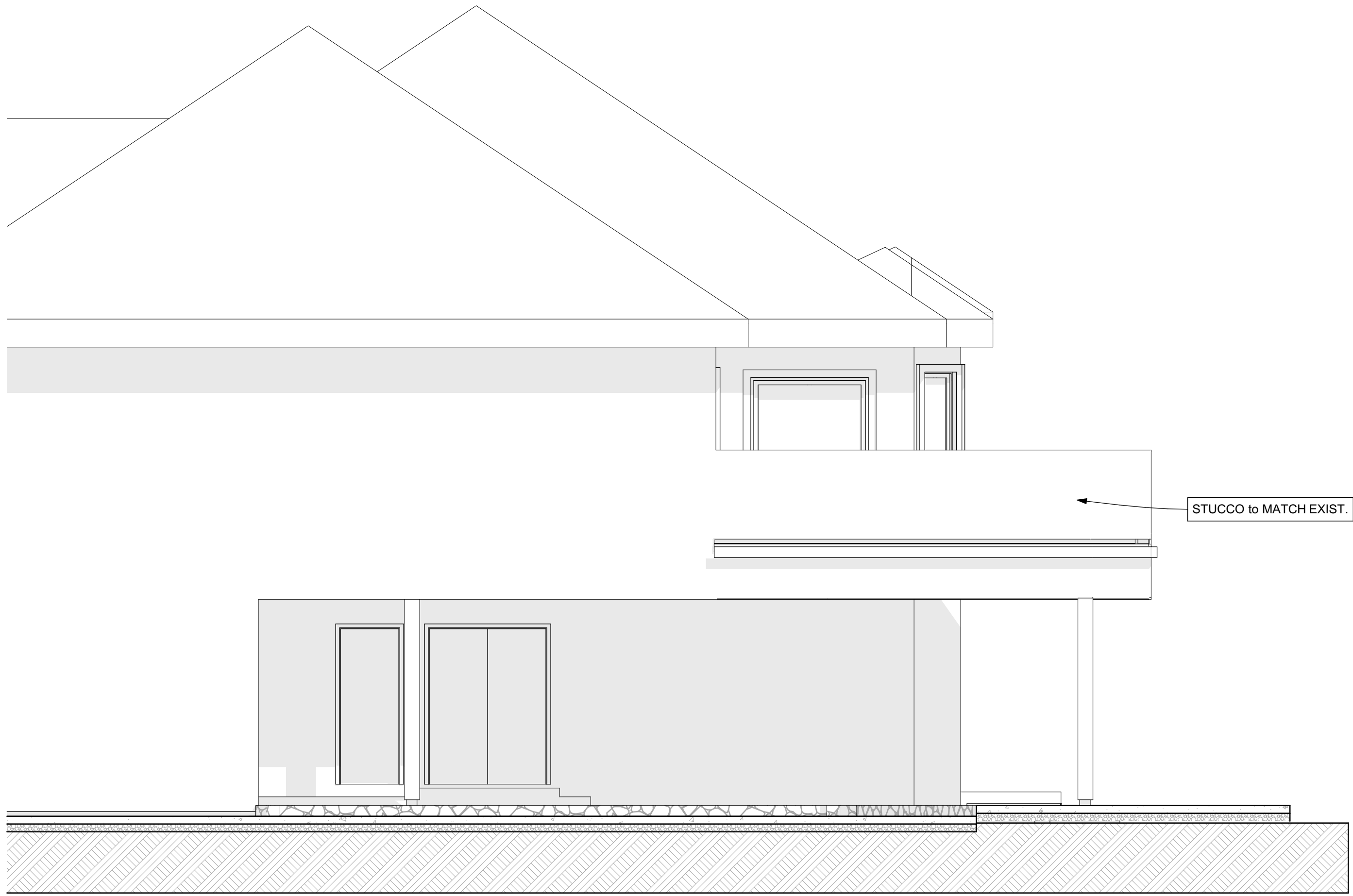
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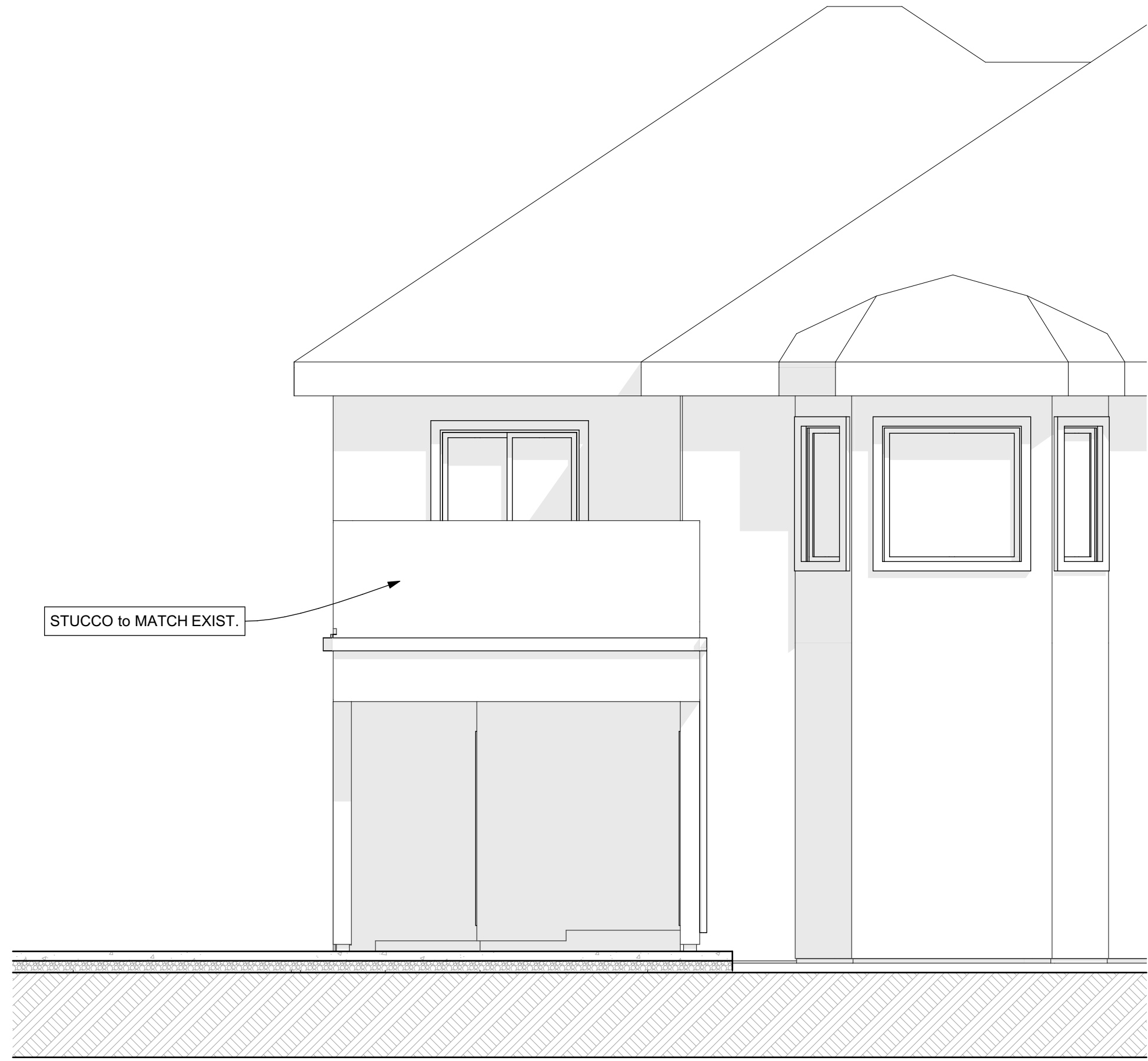
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FOUNDATION PLAN

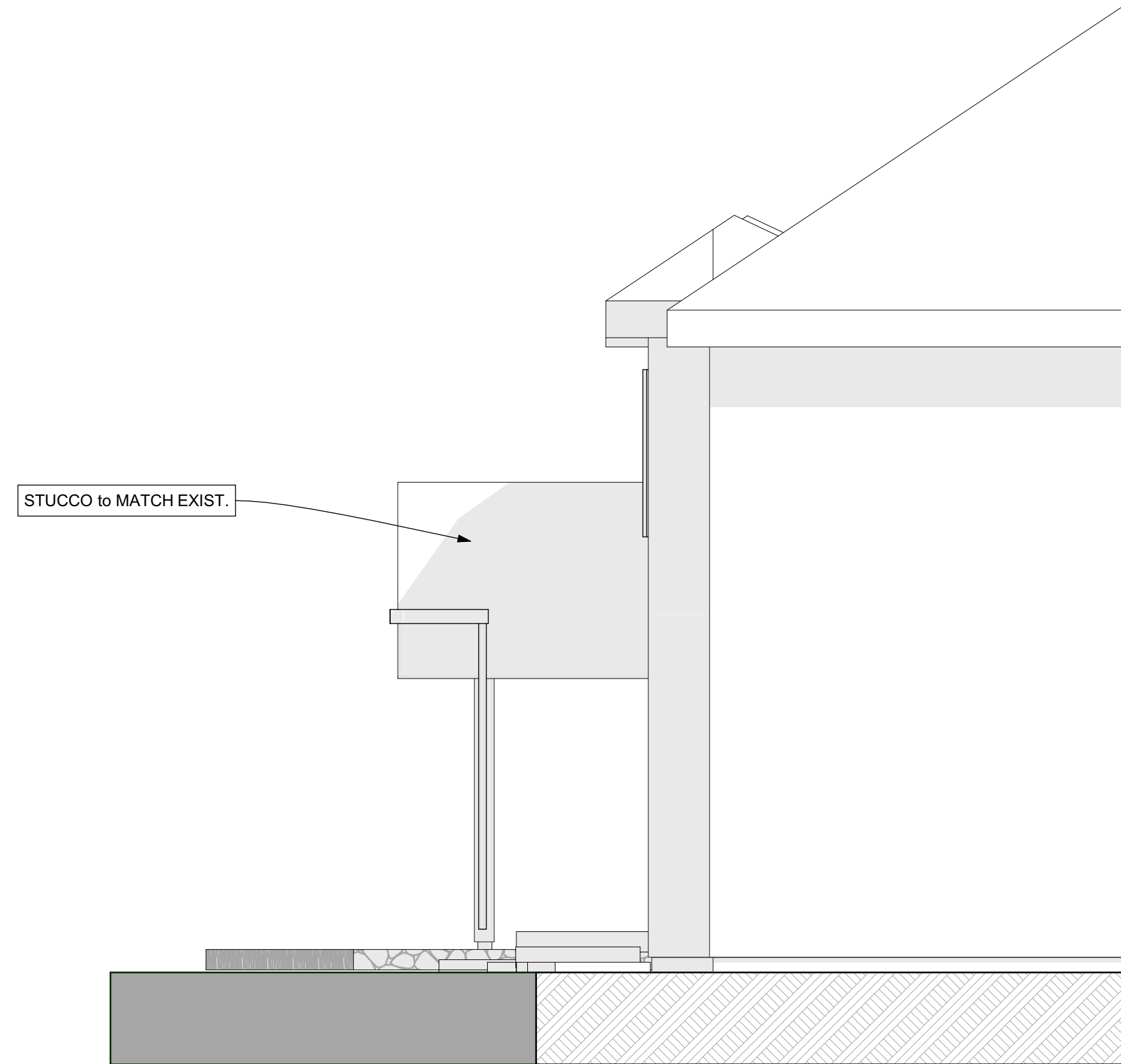




05 WEST ELEVATION EXTEND  
SCALE: 1/4" = 1'-0"

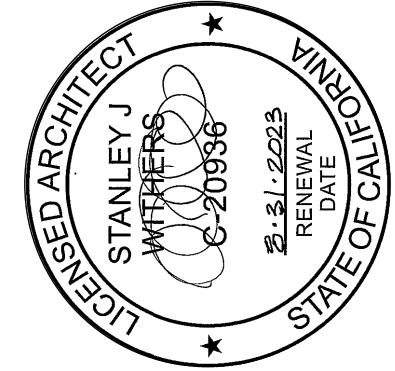


03 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



01 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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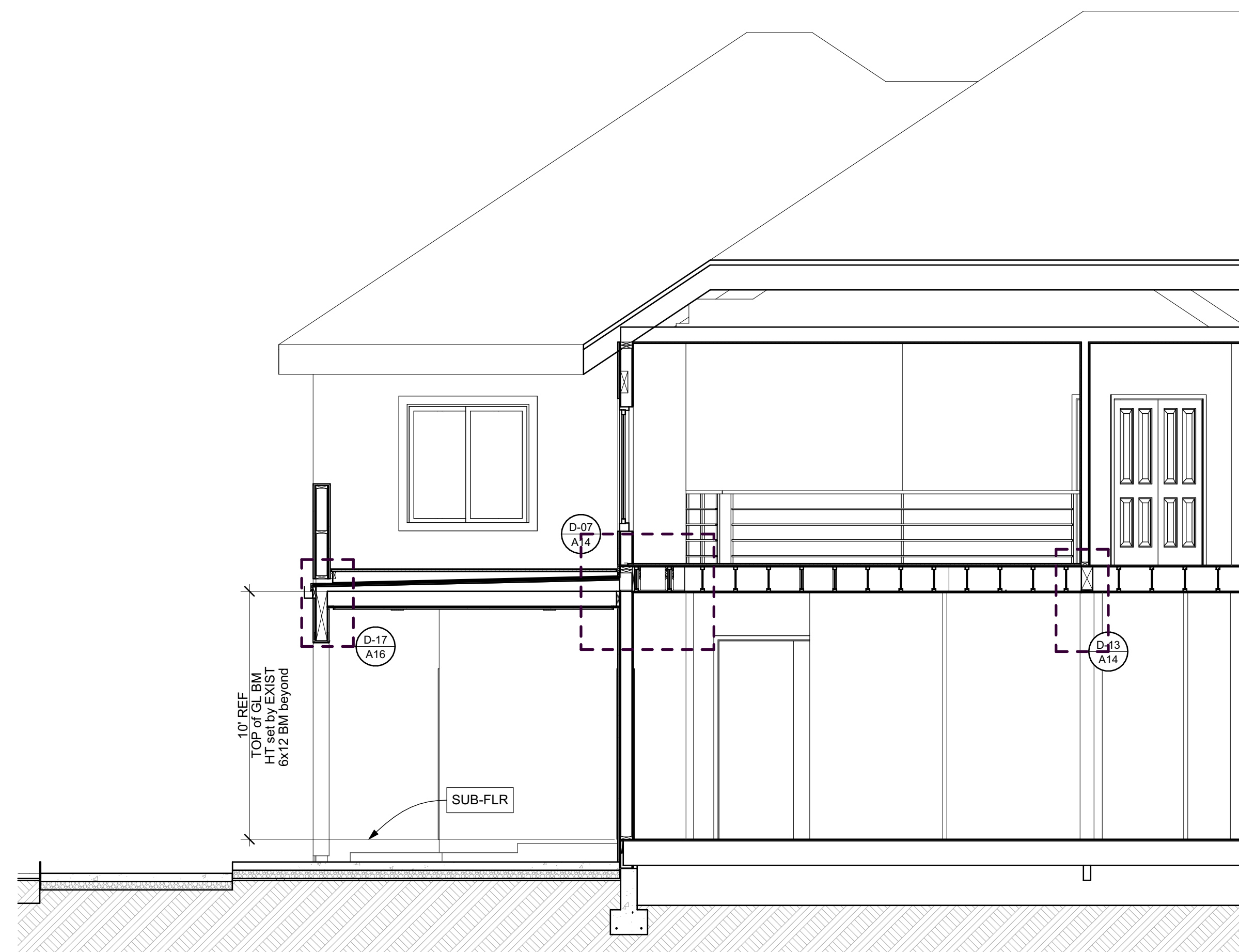
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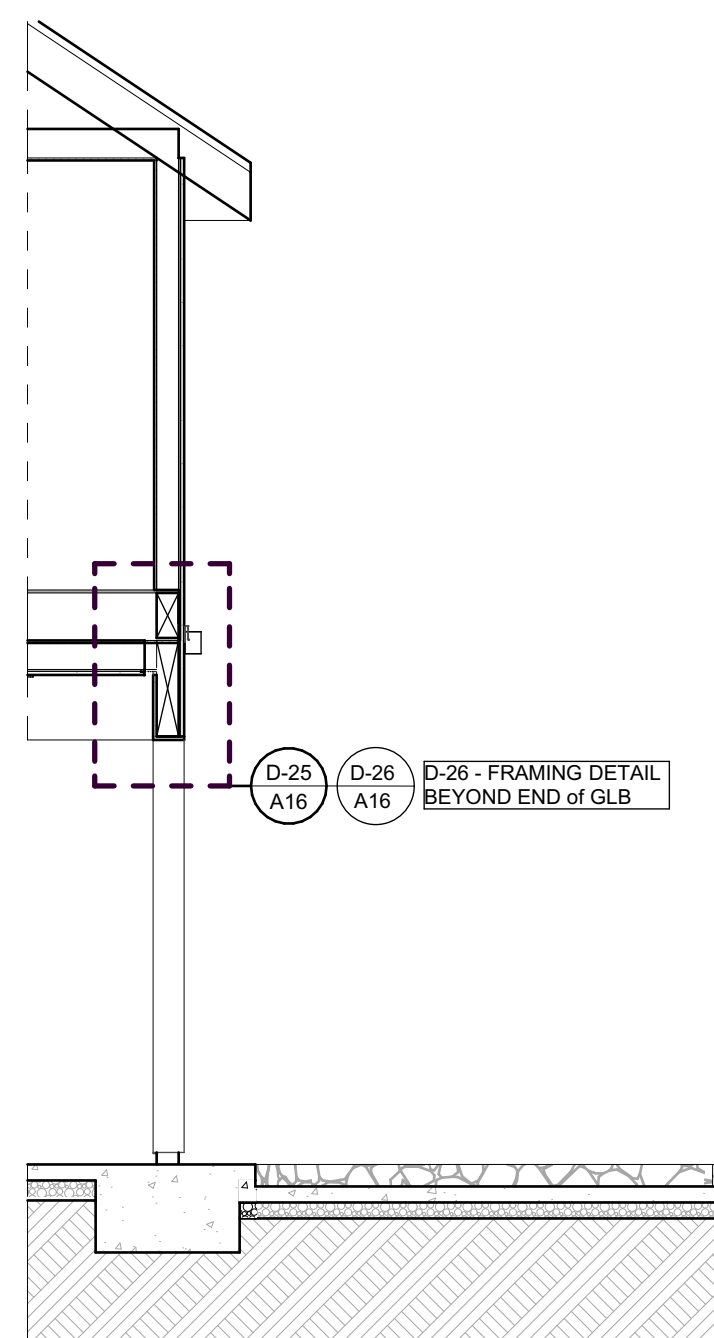
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BUILDING ELEVATIONS

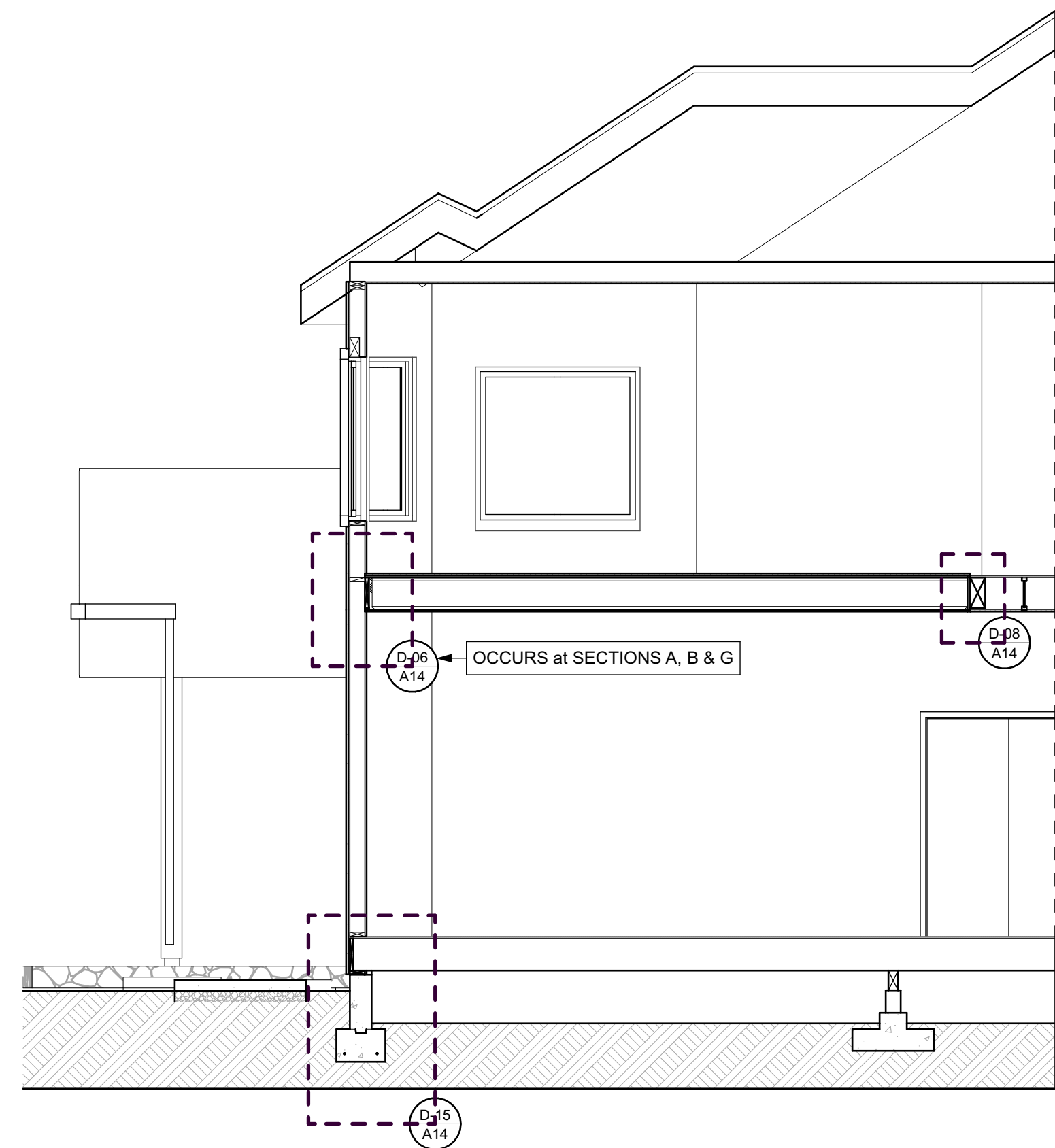




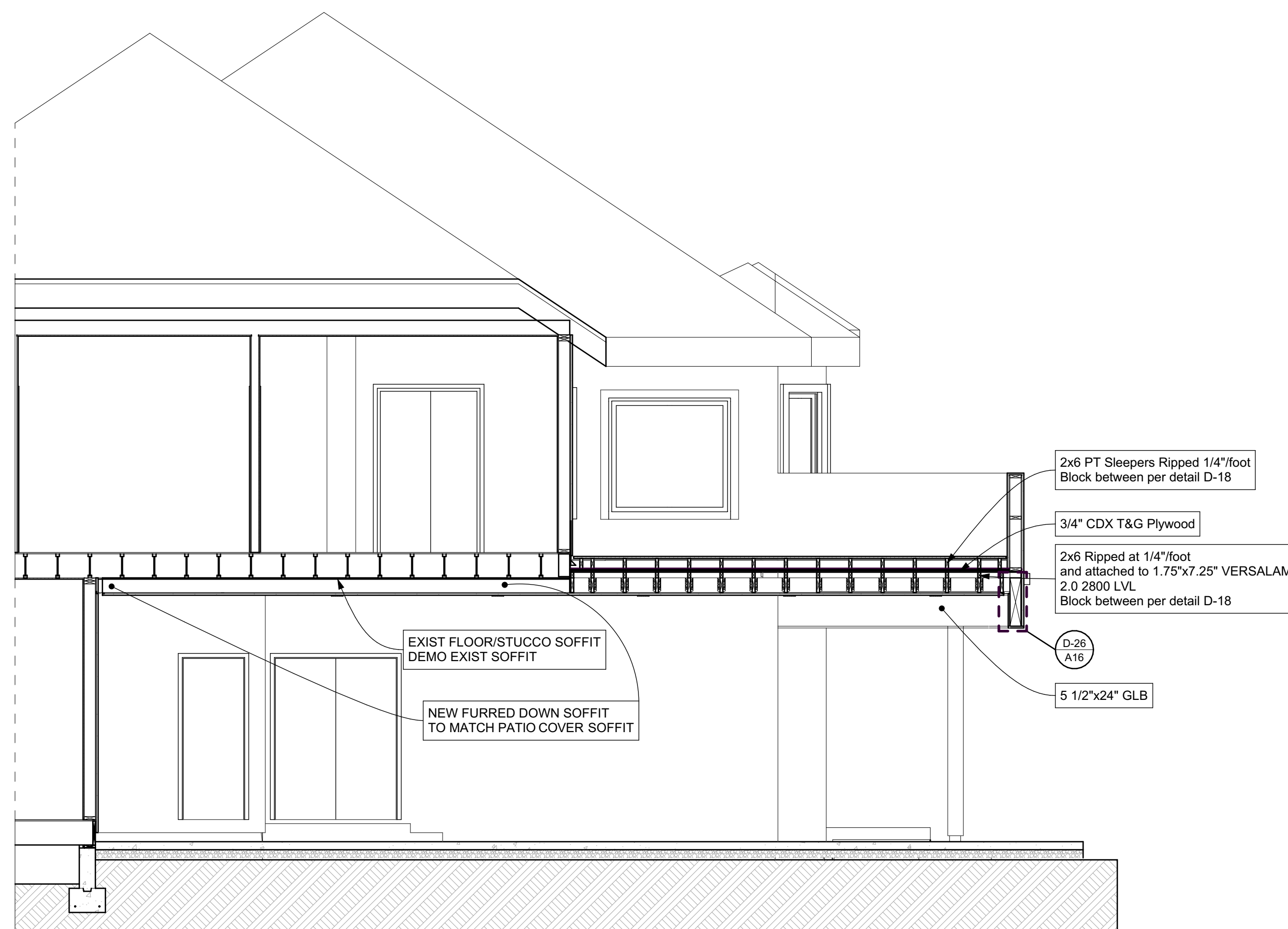
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**C** SECTION  
SCALE: 1/4" = 1'-0"

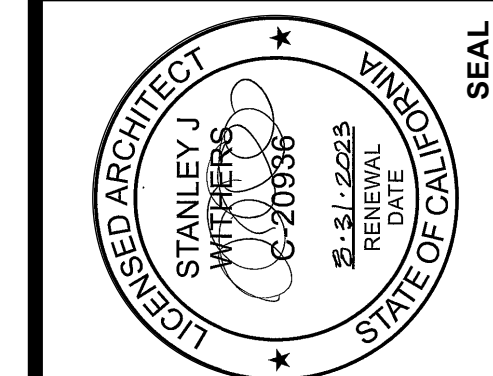


**B** SECTION  
SCALE: 1/4" = 1'-0"



**D** SECTION  
SCALE: 1/4" = 1'-0"

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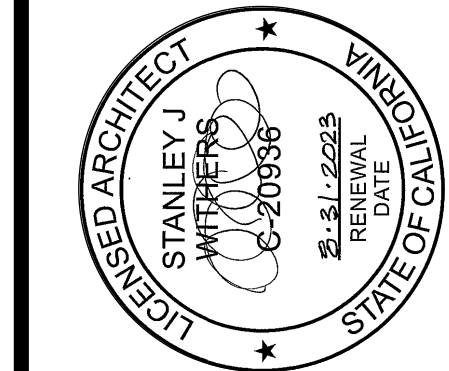
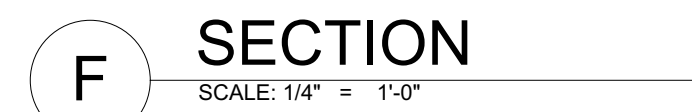
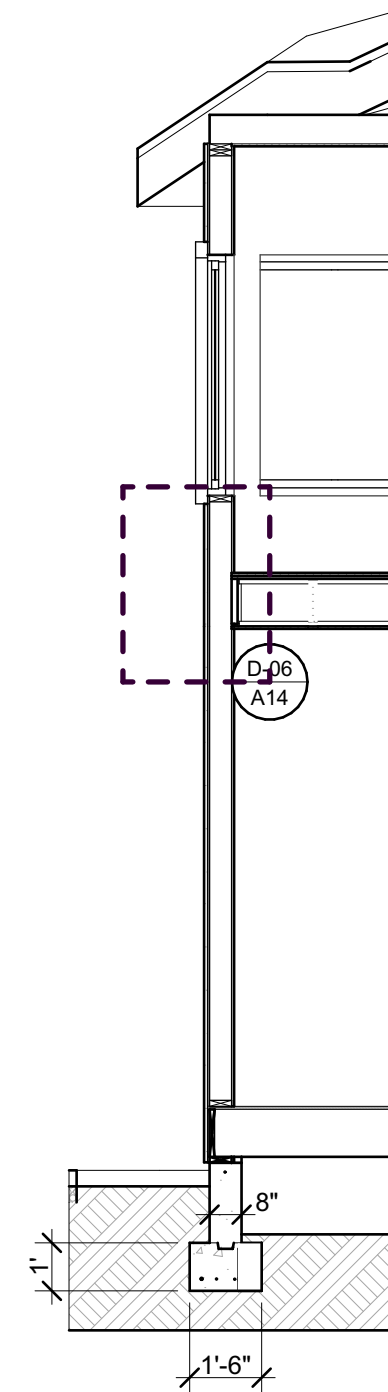
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# A11

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## BUILDING SECTIONS





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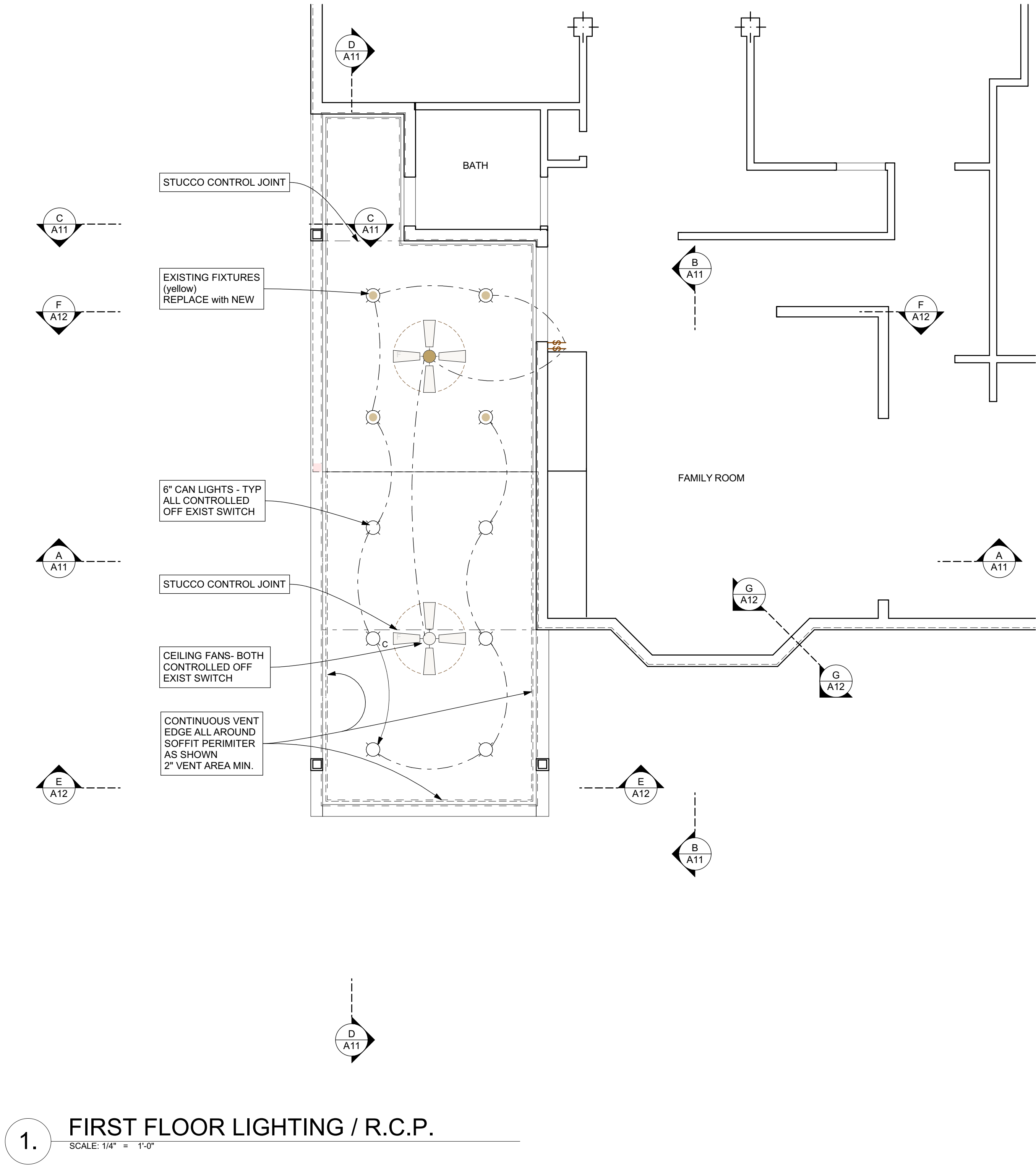
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## BUILDING SECTIONS

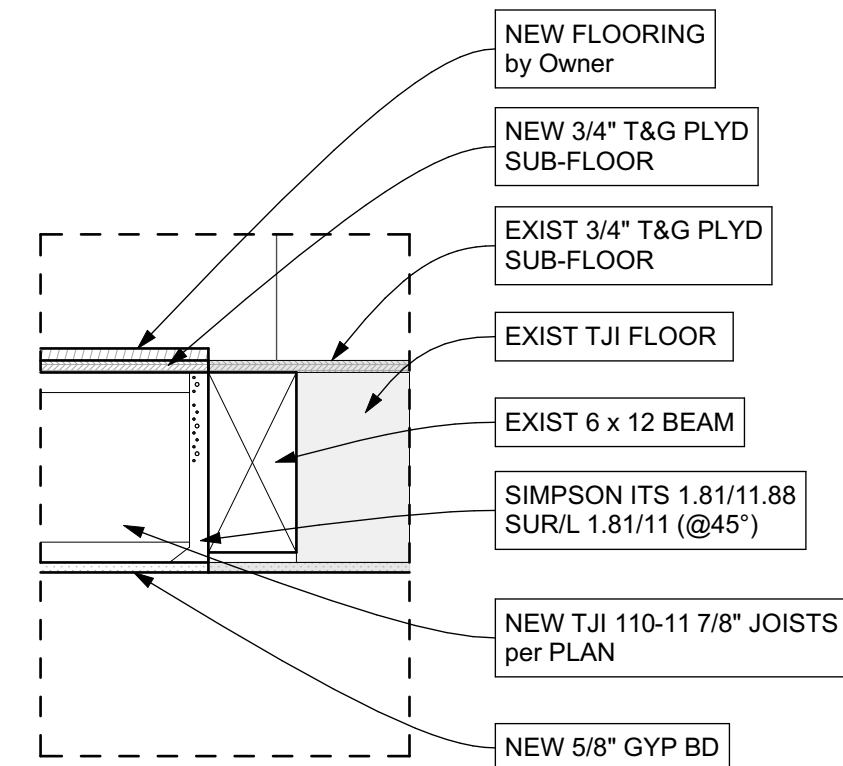
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Plotted On: 6/2/202

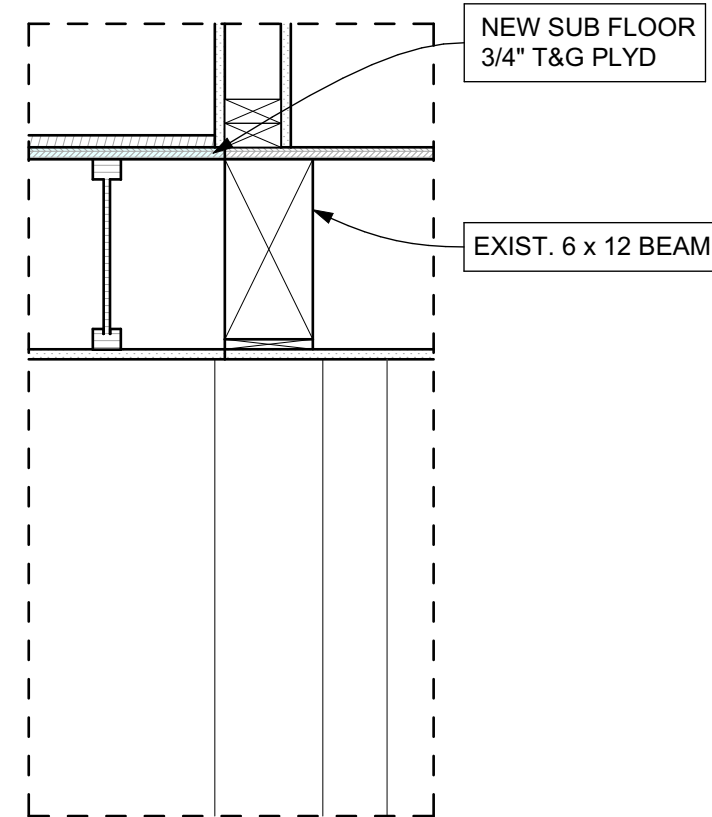




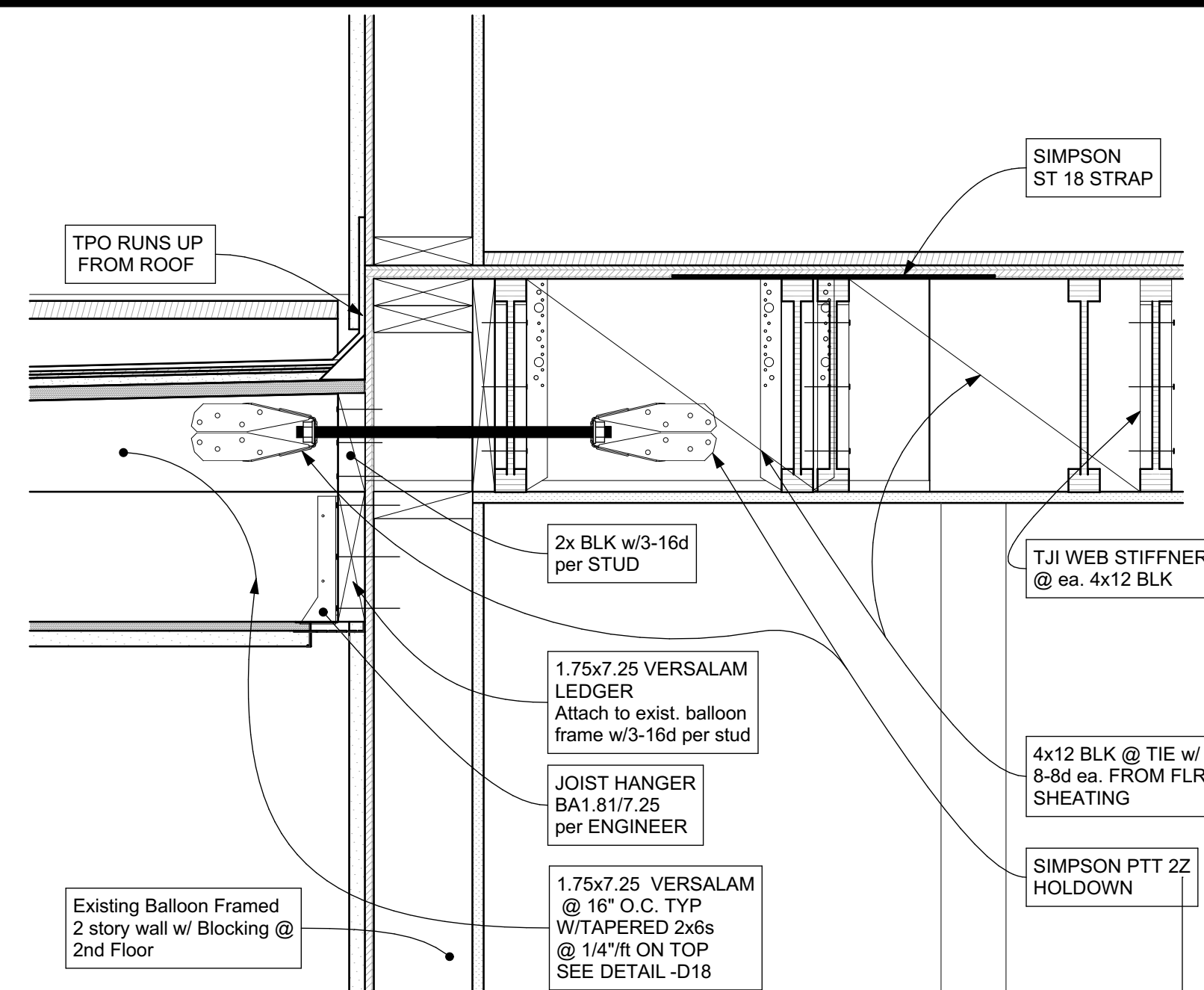




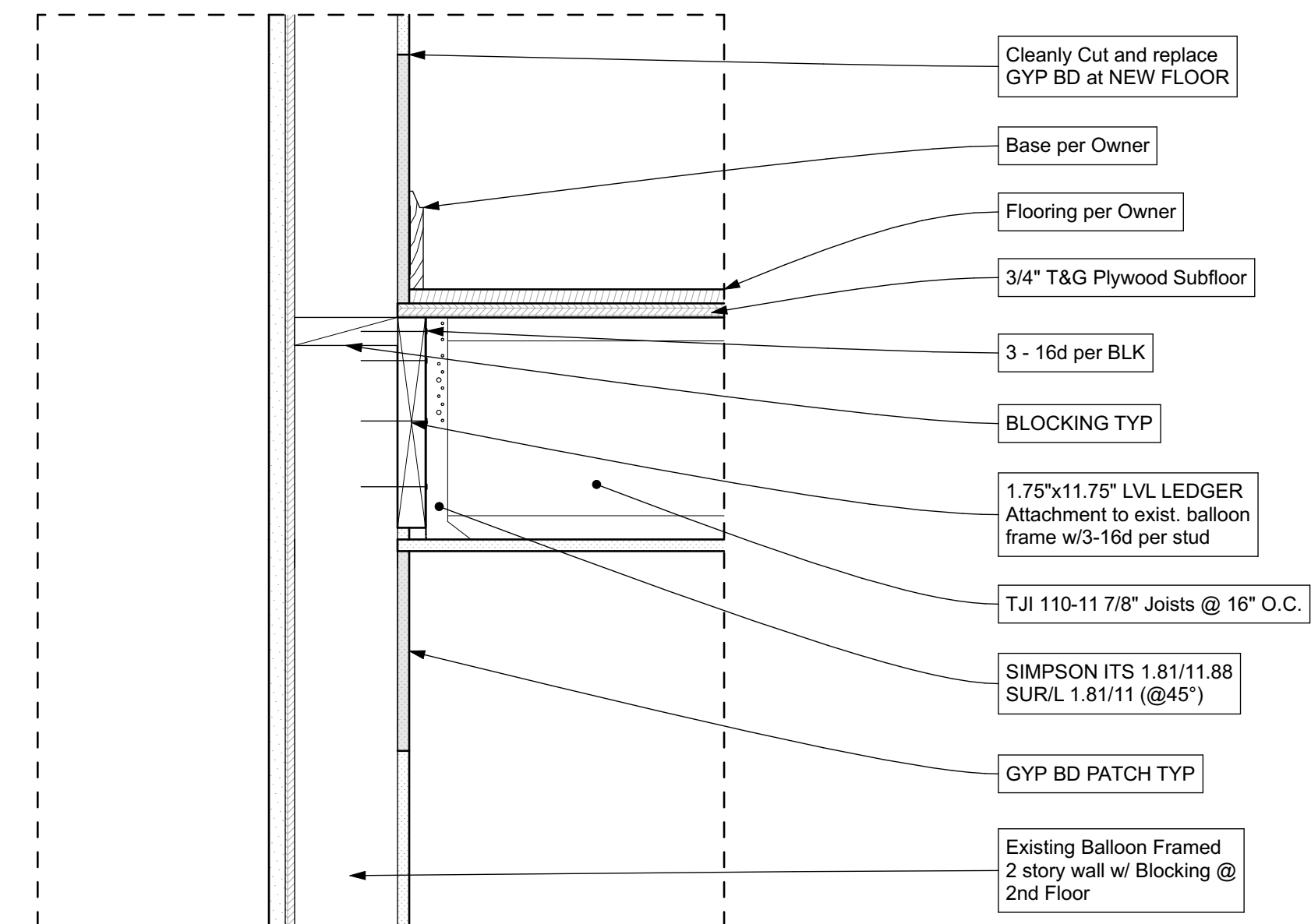
D-08 NEW FLOOR @ EXIST BEAM  
SCALE: 1" = 1'-0"



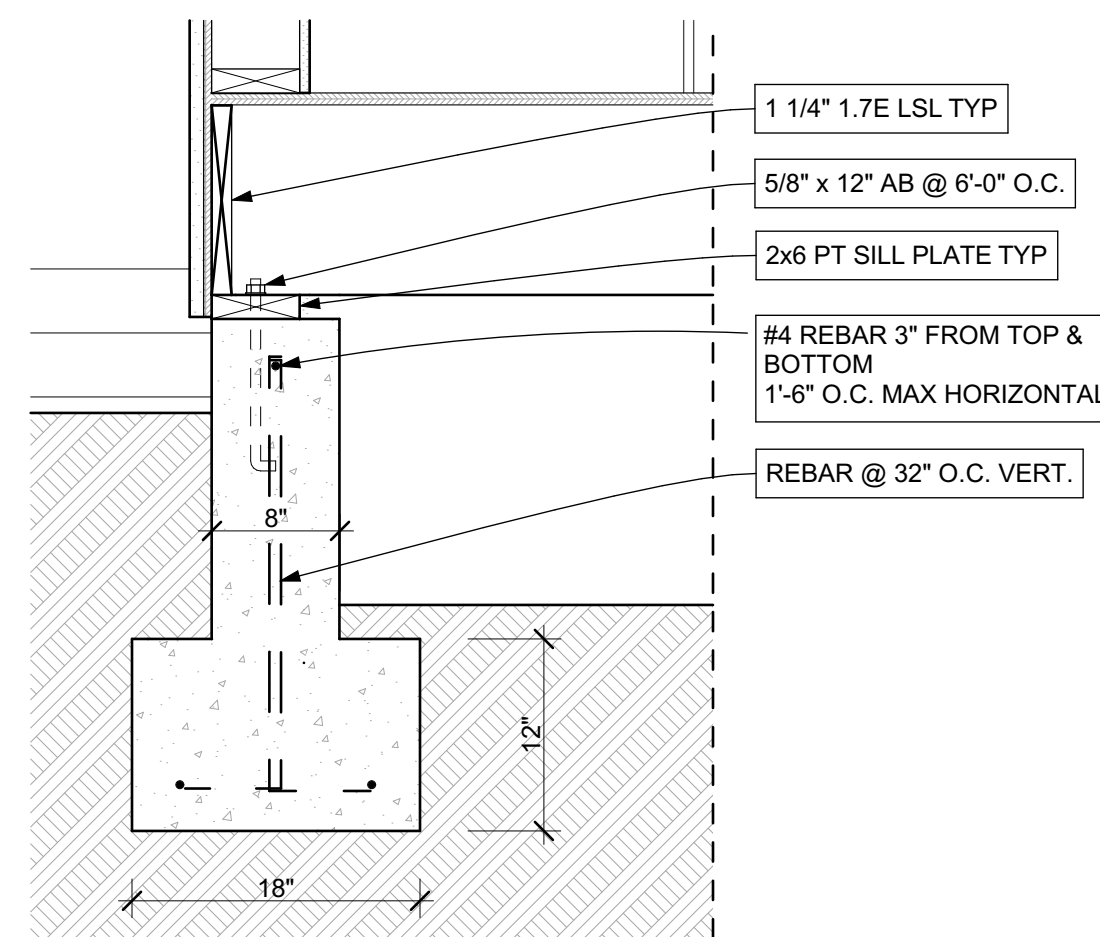
D-13 NEW FLOOR DETAIL @ EXIST 6x12 BEAM  
SCALE: 1" = 1'-0"



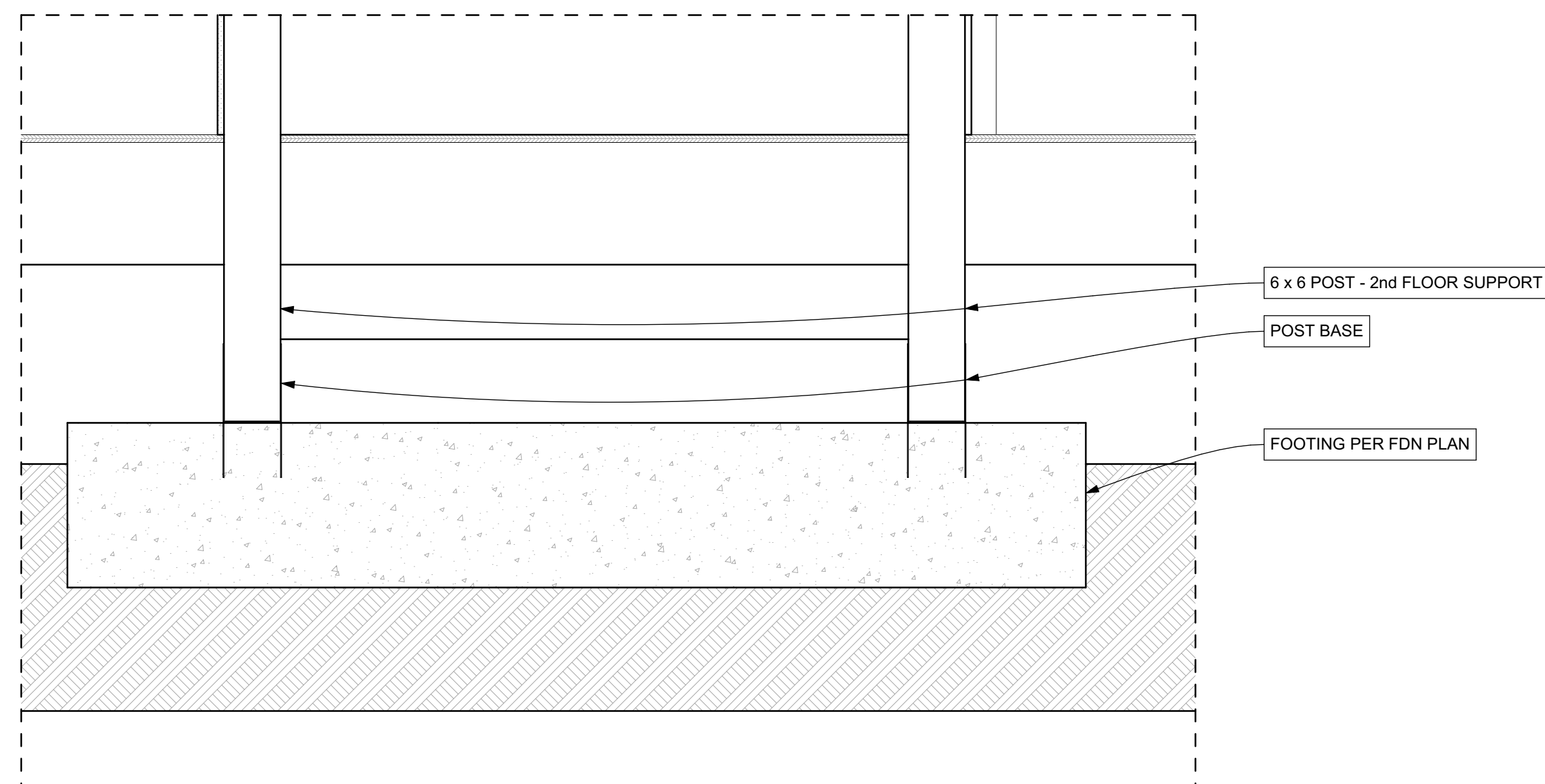
D-07 NEW FLR & PATIO COVER @ BALLOON FRAME  
SCALE: 1 1/2"= 1'-0"



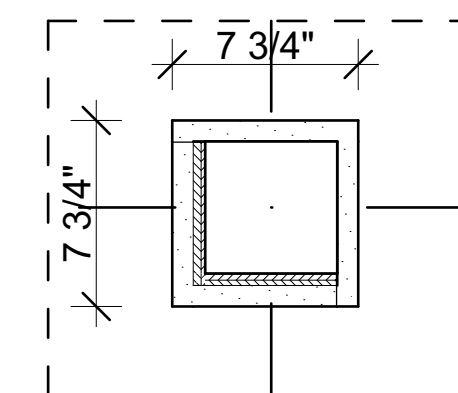
D-06 NEW FLOOR @ BALLOON FRAME  
SCALE: 1 1/2"= 1'-0"



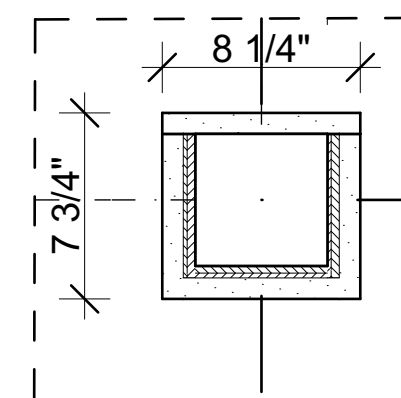
**D-15** **EXIST. FOUNDATION DETAIL**  
SCALE: 1" = 1'-0"



D-16 EXIST. FOOTING for 2nd FLR  
SCALE: 1" = 1'-0"



D-21 POST STUCCO DETAIL 2X  
SCALE: 1 1/2"= 1'-0"



D-22 POST STUCCO DETAIL 1X  
SCALE: 1 1/2"= 1'-0"

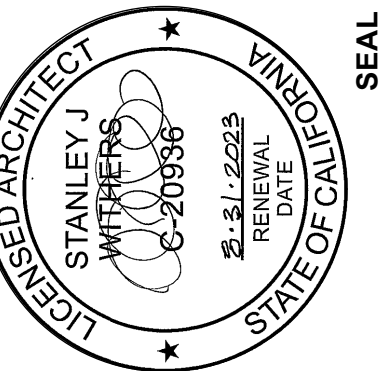


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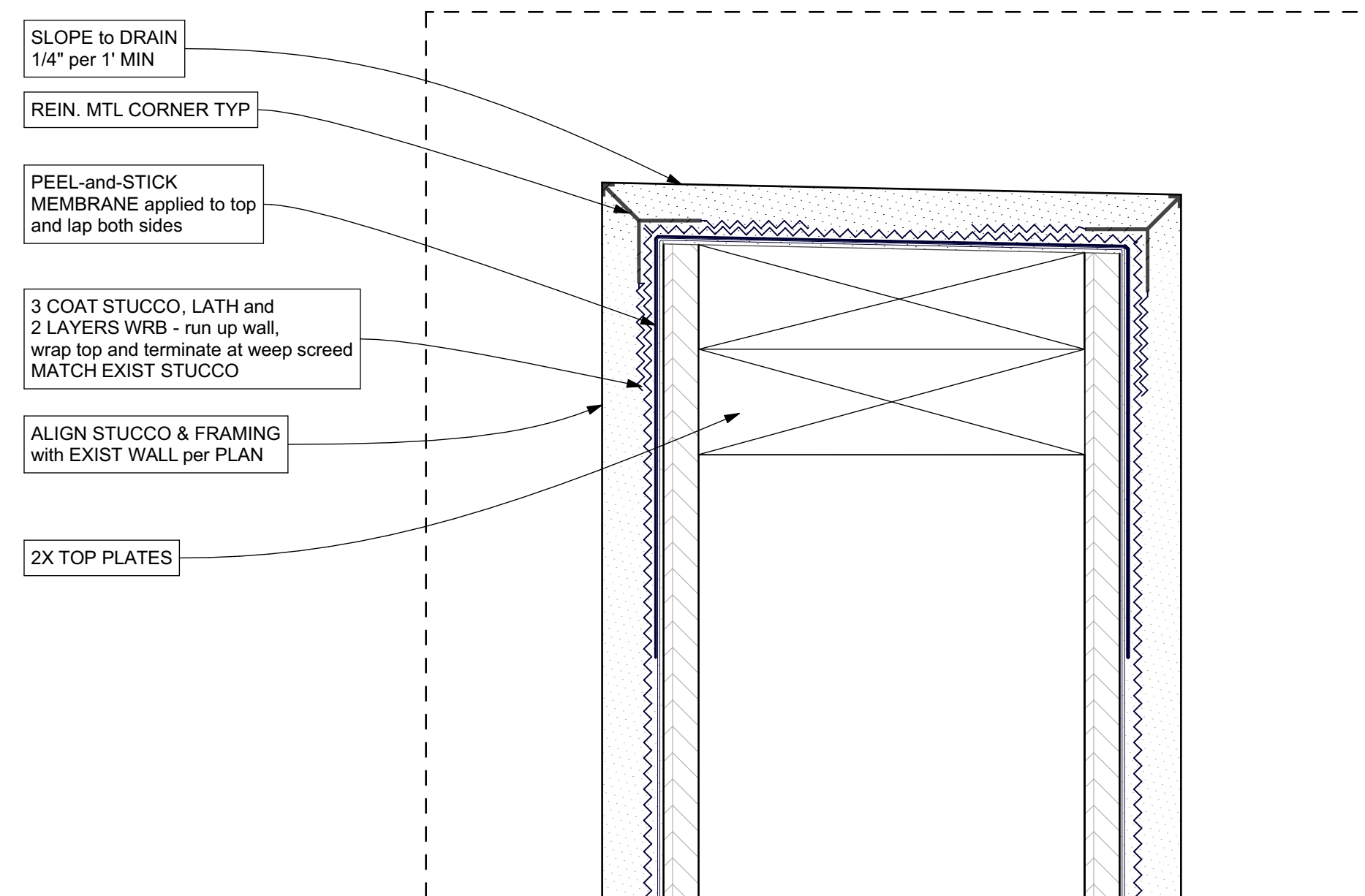
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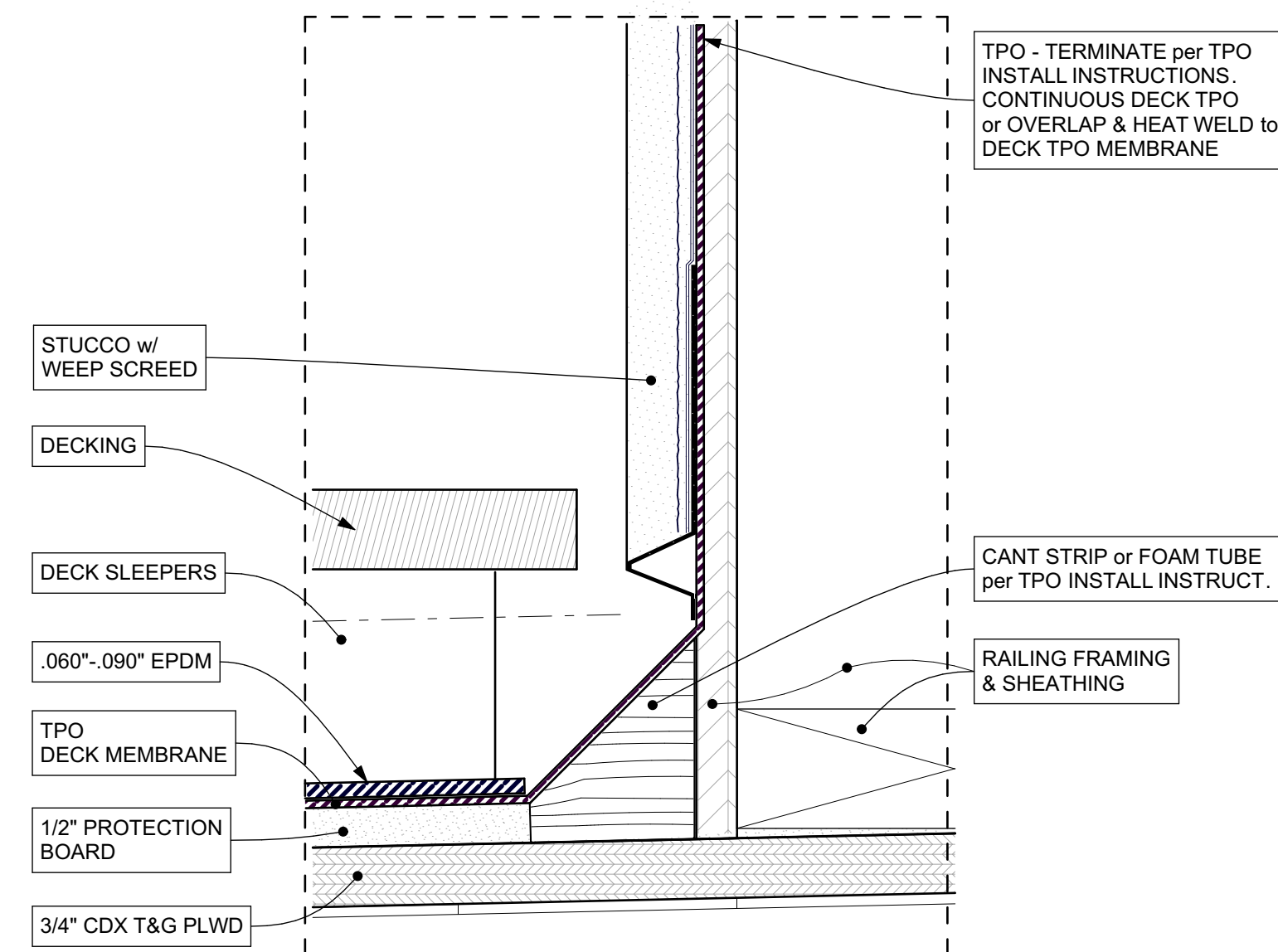
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ARCHITECTURAL/STRUCTURAL DETAILS

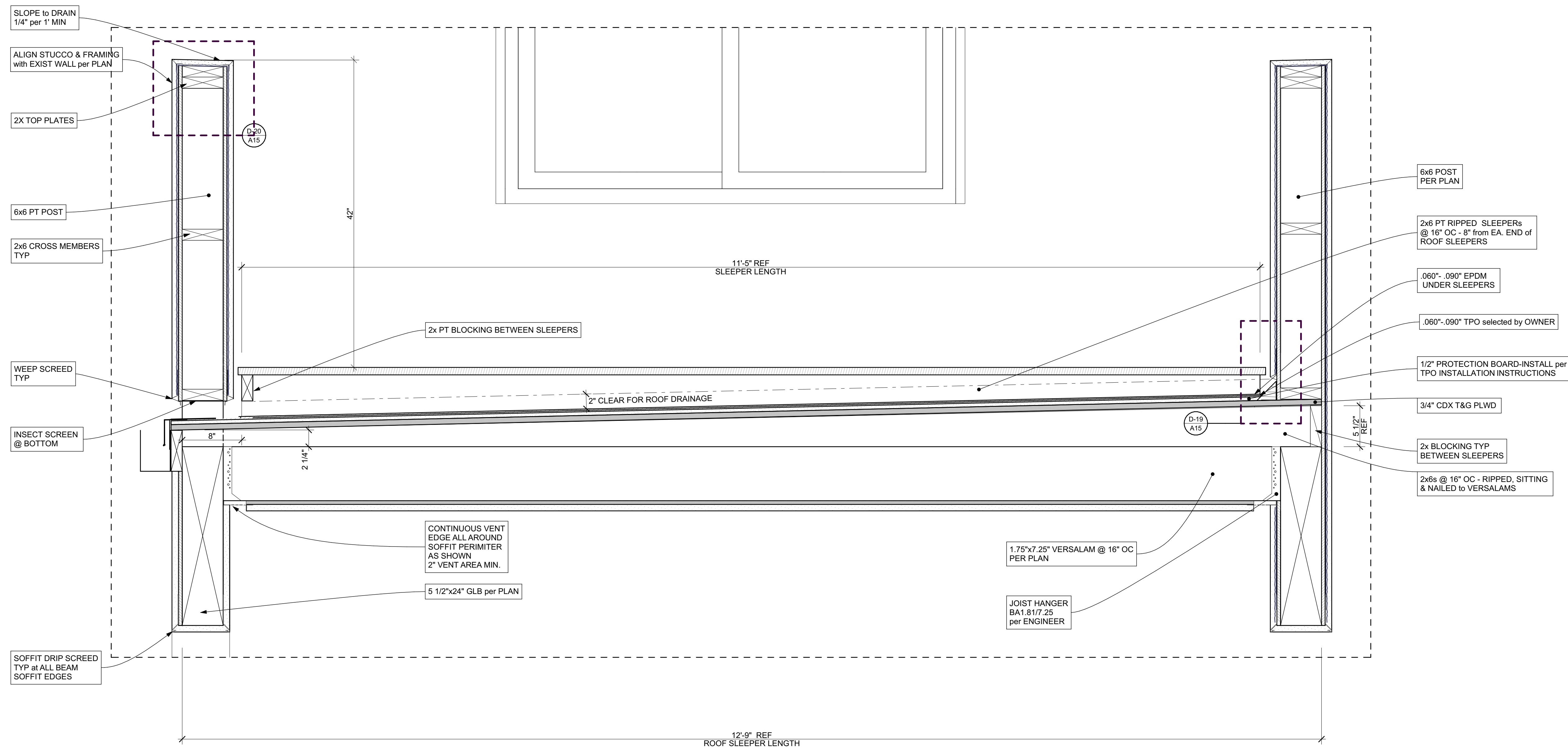




**D-20 STUCCO RAILING TOP**  
SCALE: 6" = 1'-0"

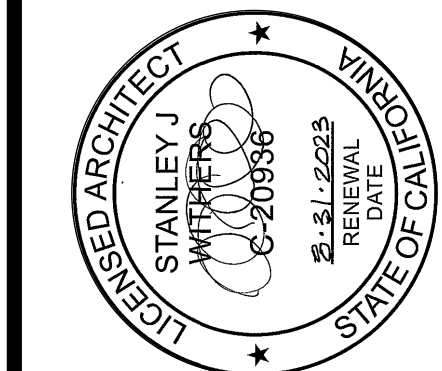


D-19 TYP STUCCO RAILING @ ROOF BASE  
SCALE: 6" = 1'-0"



**D-18** PATIO COVER FRAMING with ROOF & SLEEPERS  
SCALE: 1 1/2" = 1'-0"

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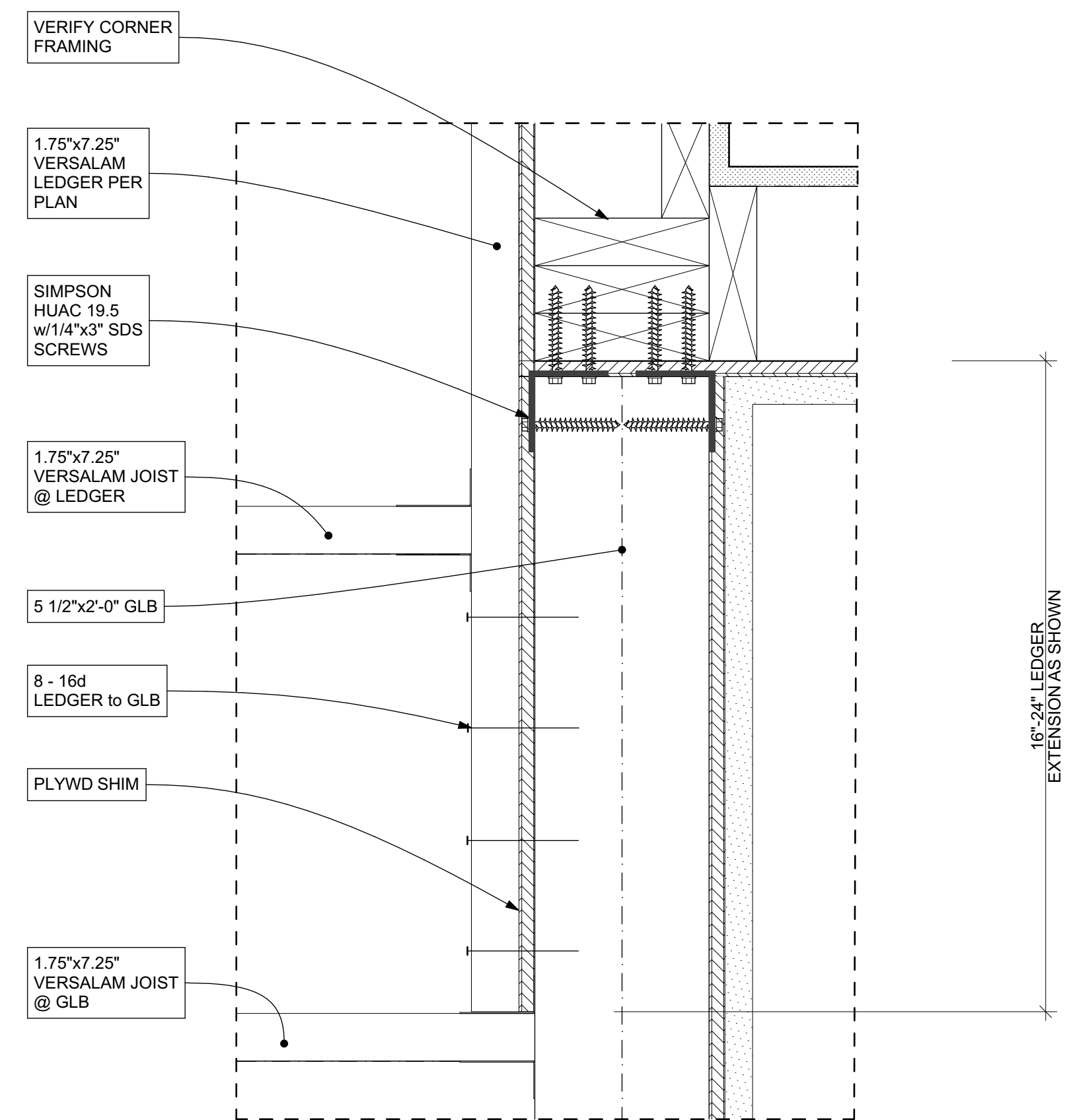
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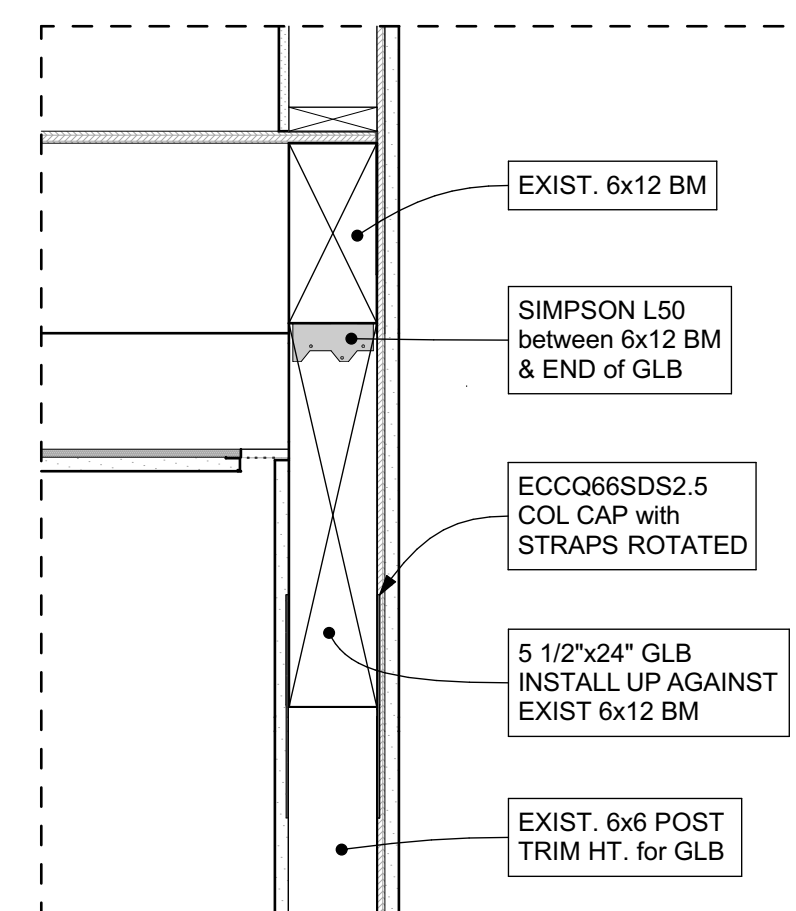
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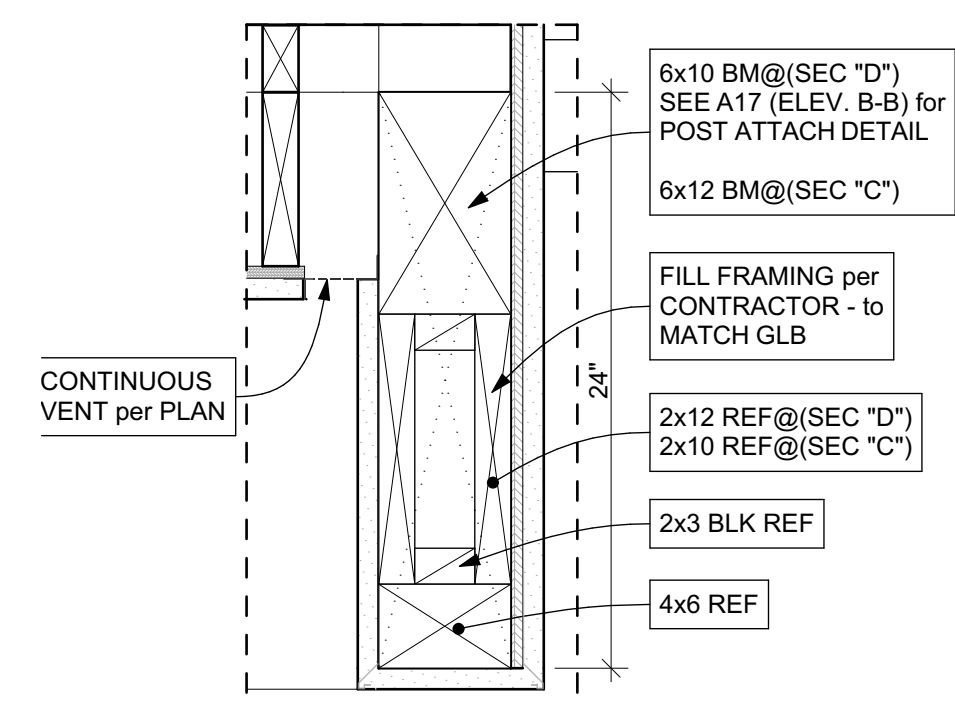




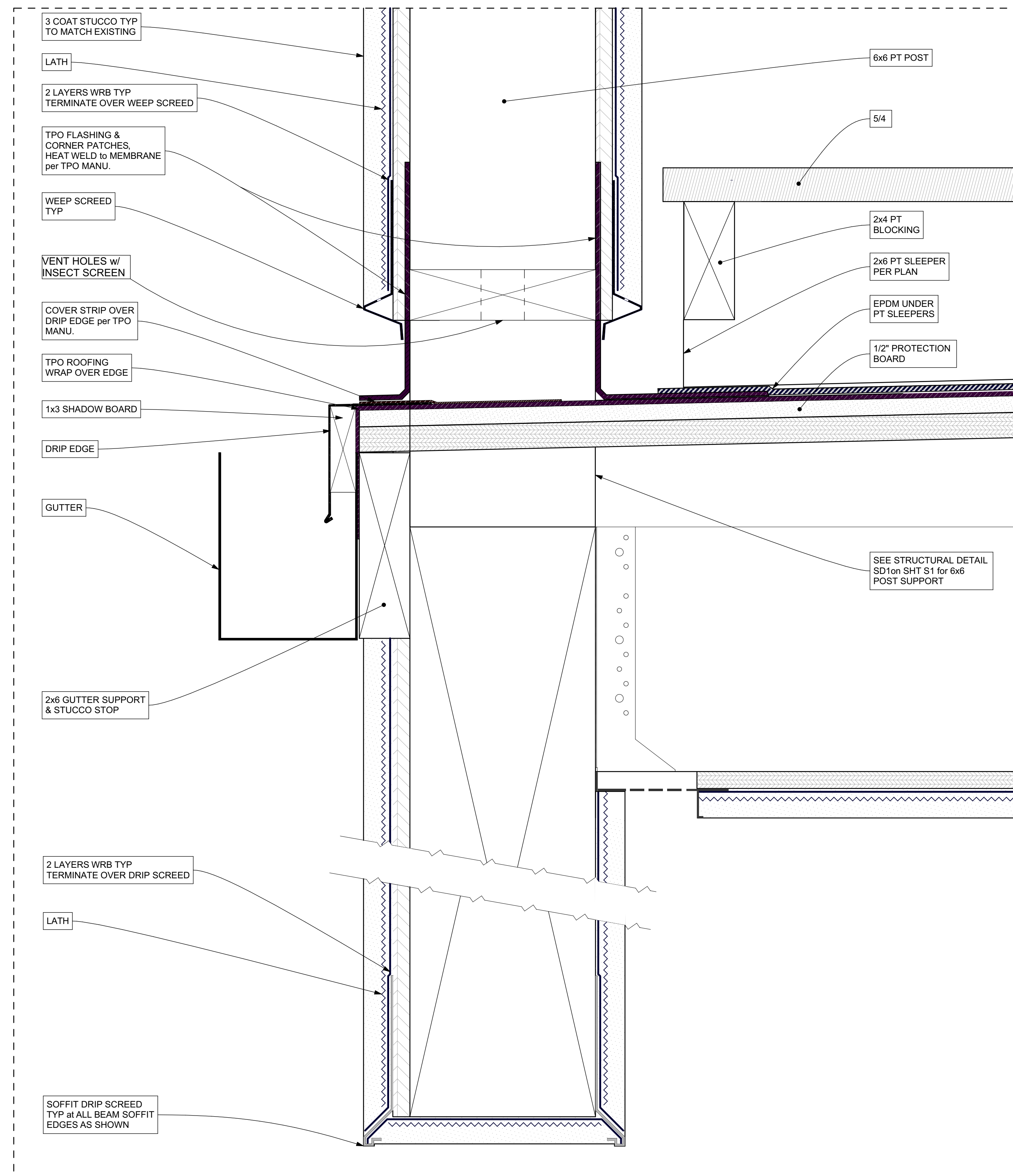
D-24 GLB @ EXIST WALL  
SCALE: 3" = 1'-0"



D-25 POST to GLB to 6x12 BM  
SCALE: 1" = 1'-0"

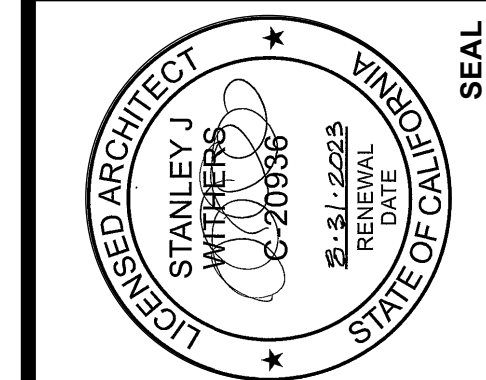


**D-26** **FRAMING FILL to MATCH GLB**  
SCALE: 1 1/2"= 1'-0"



**D-17** ROOF DRAIN EDGE  
SCALE: 6" = 1'-0"

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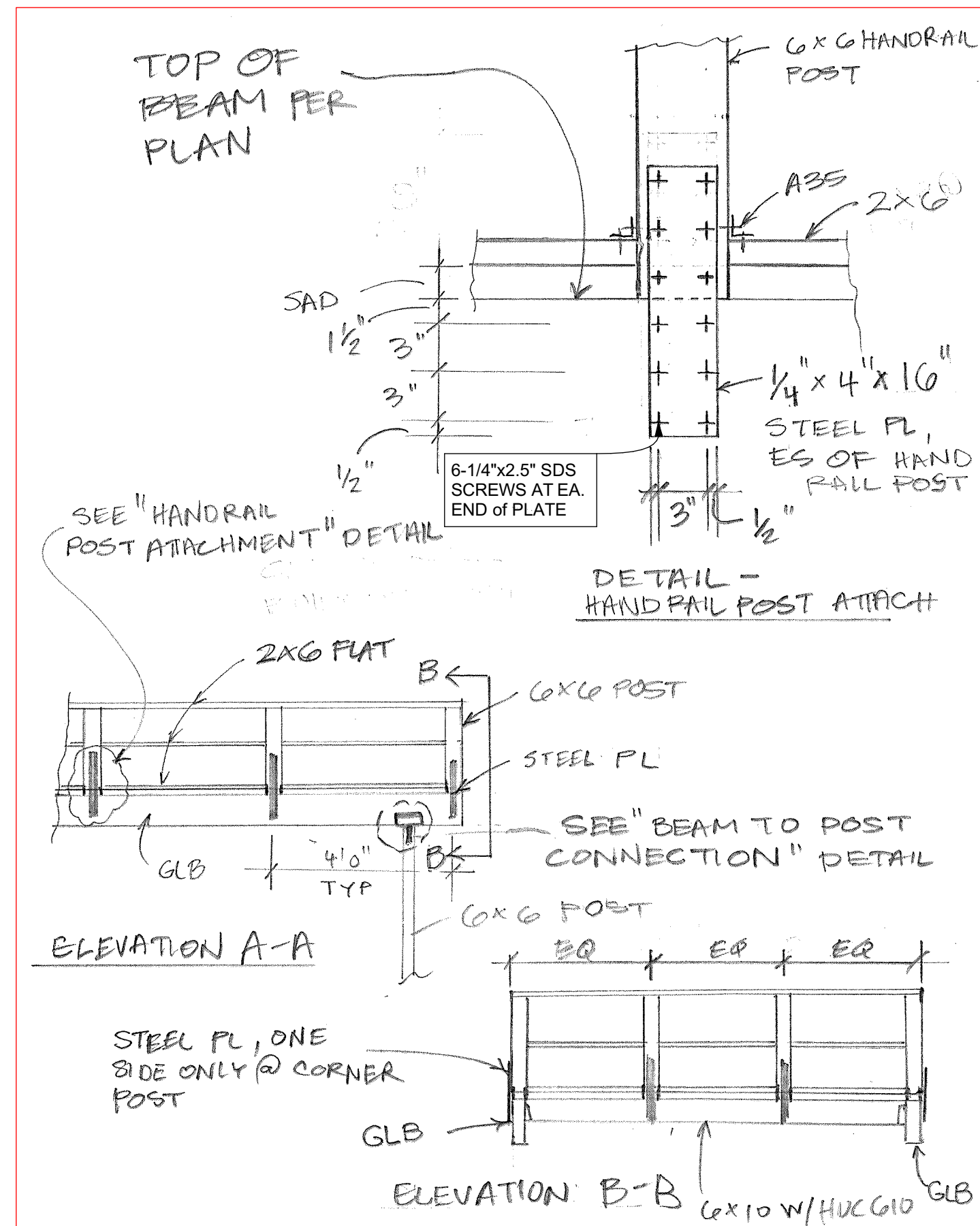
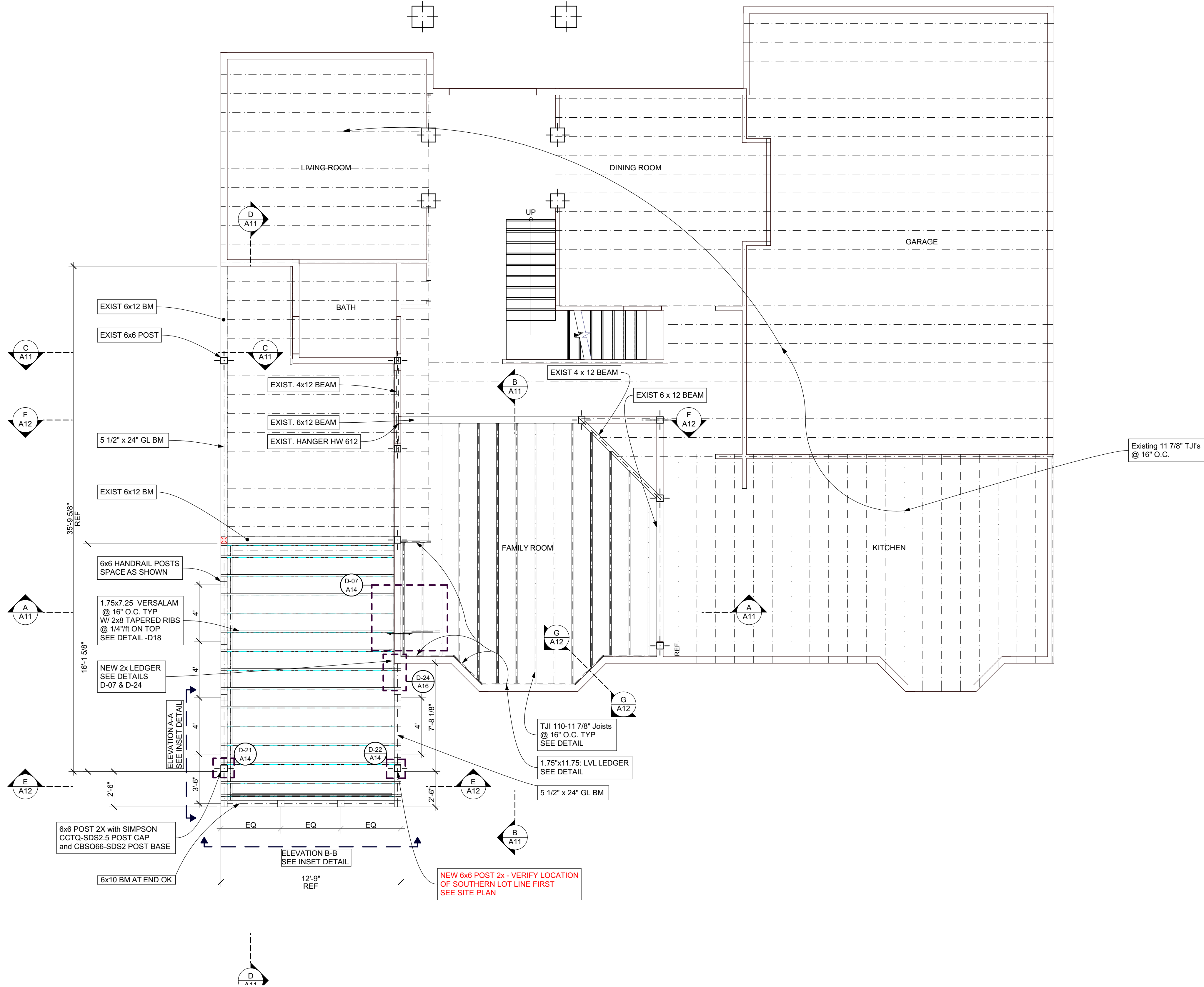
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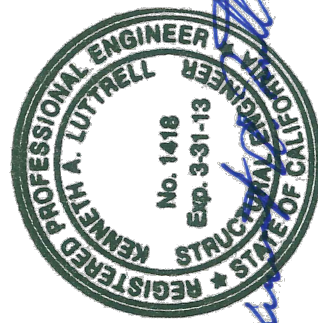
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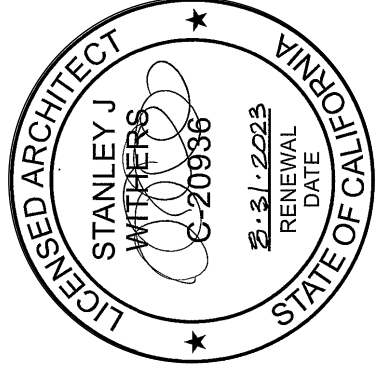
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ELEVATION A-A & B-B



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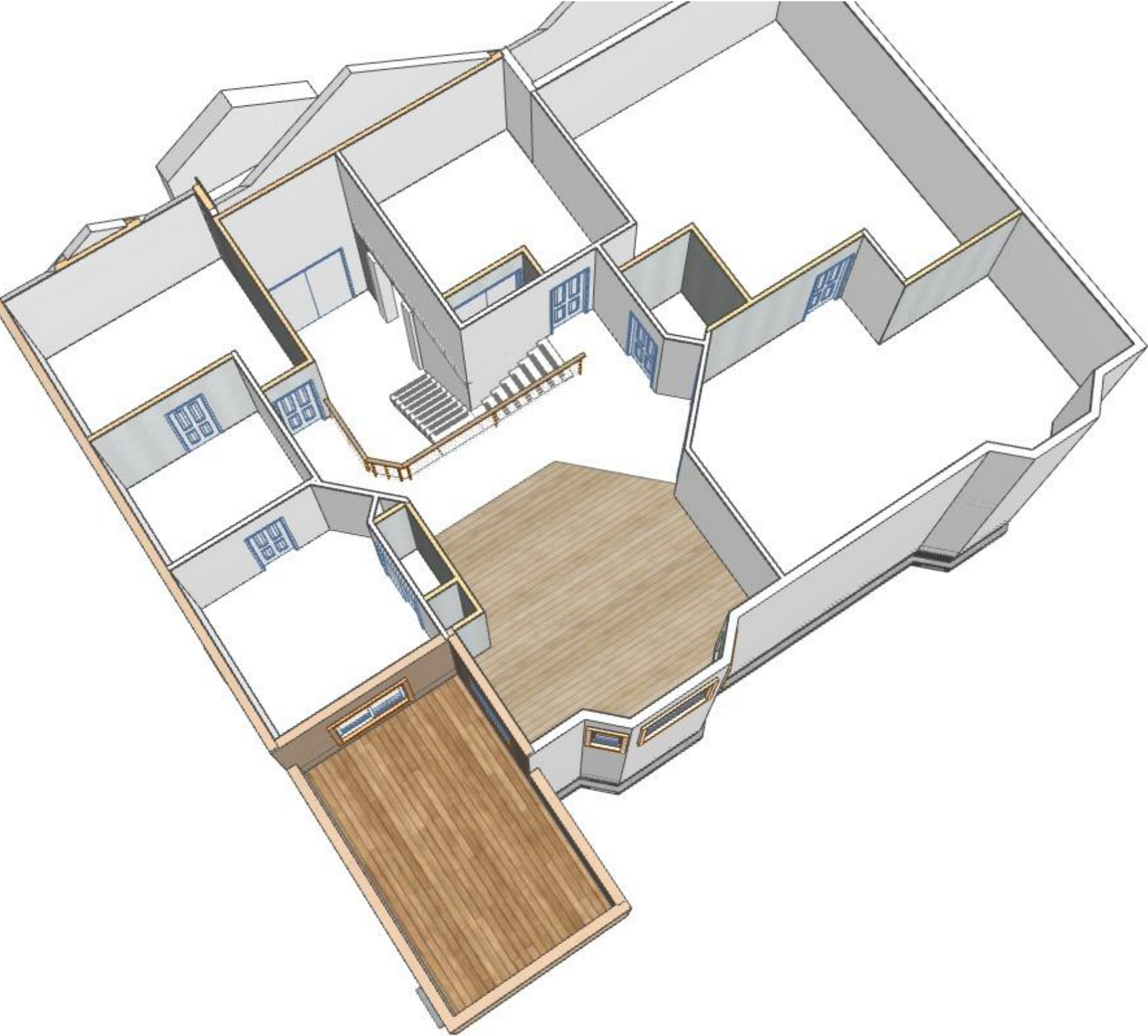


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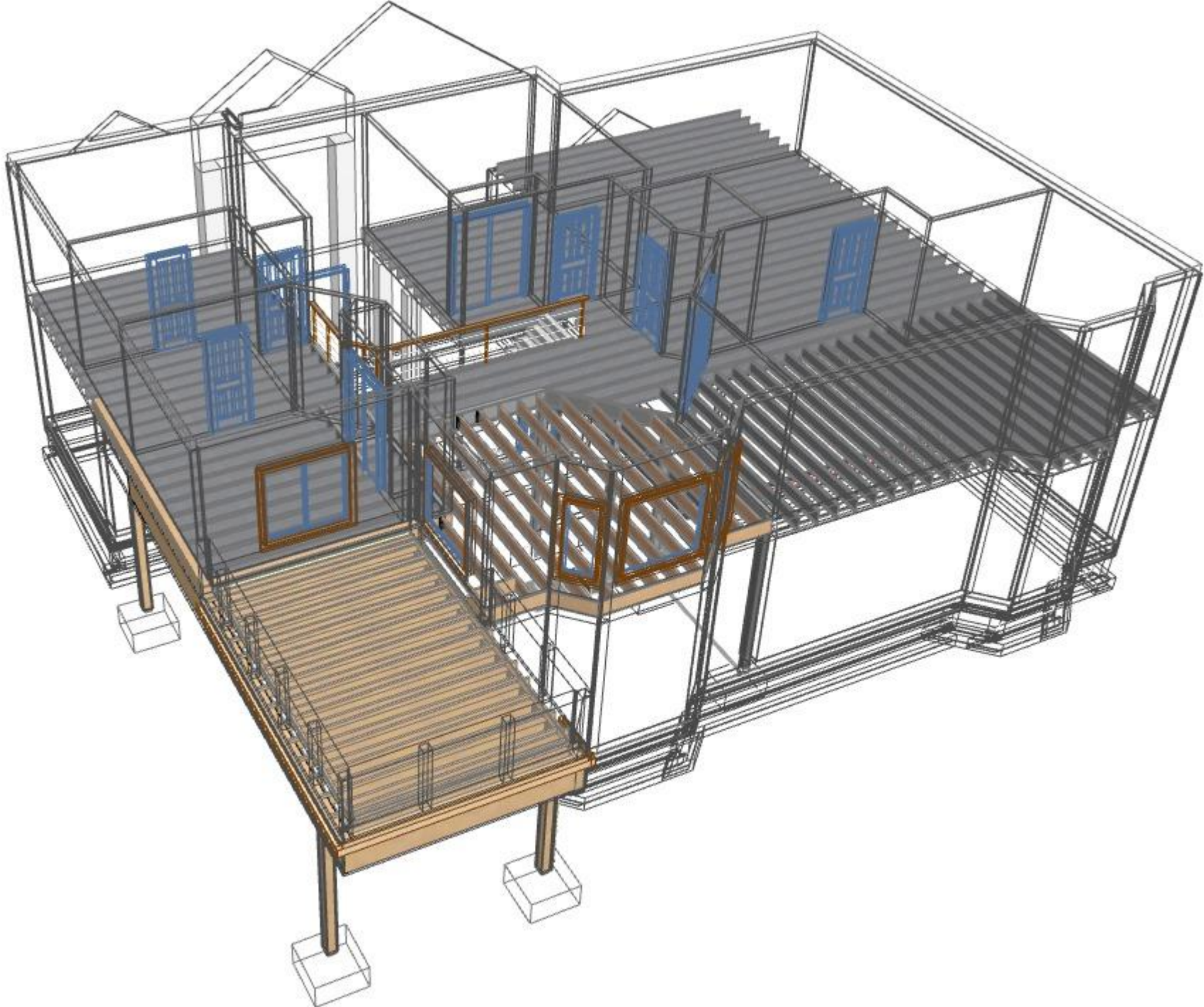
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NEW & EXIST STRUCTURE



2nd FLR w NEW FLOOR & PATIO COVER



3D FRAMING NEW & EXIST



NEW PATIO COVER & ADDED FLOOR

STAN WITHERS

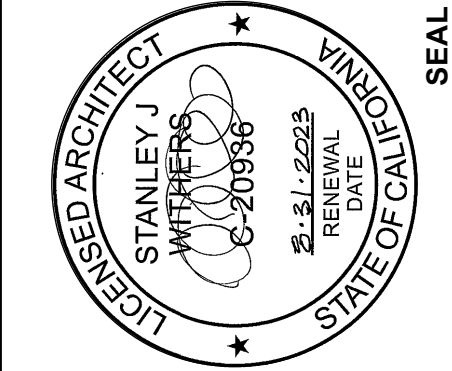
ARCHITECT

stan.withers@sbcglobal.net

Lic. # C20936

916 730 4010

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BY	REVISIONS	DATE

Date: 6/2/2022  
Scale: AS NOTED  
Drawn:    
Job:    
Sheet:  

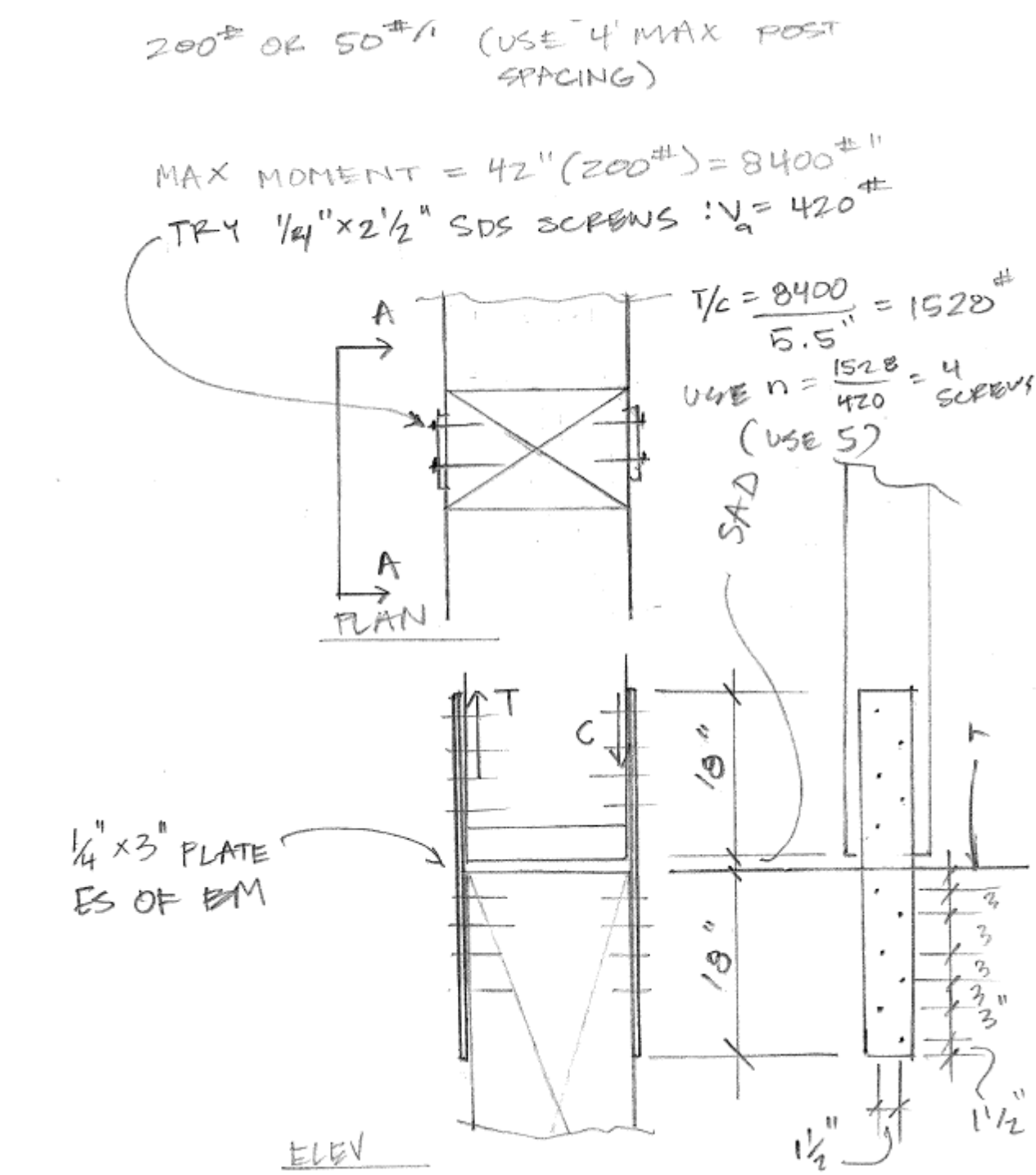
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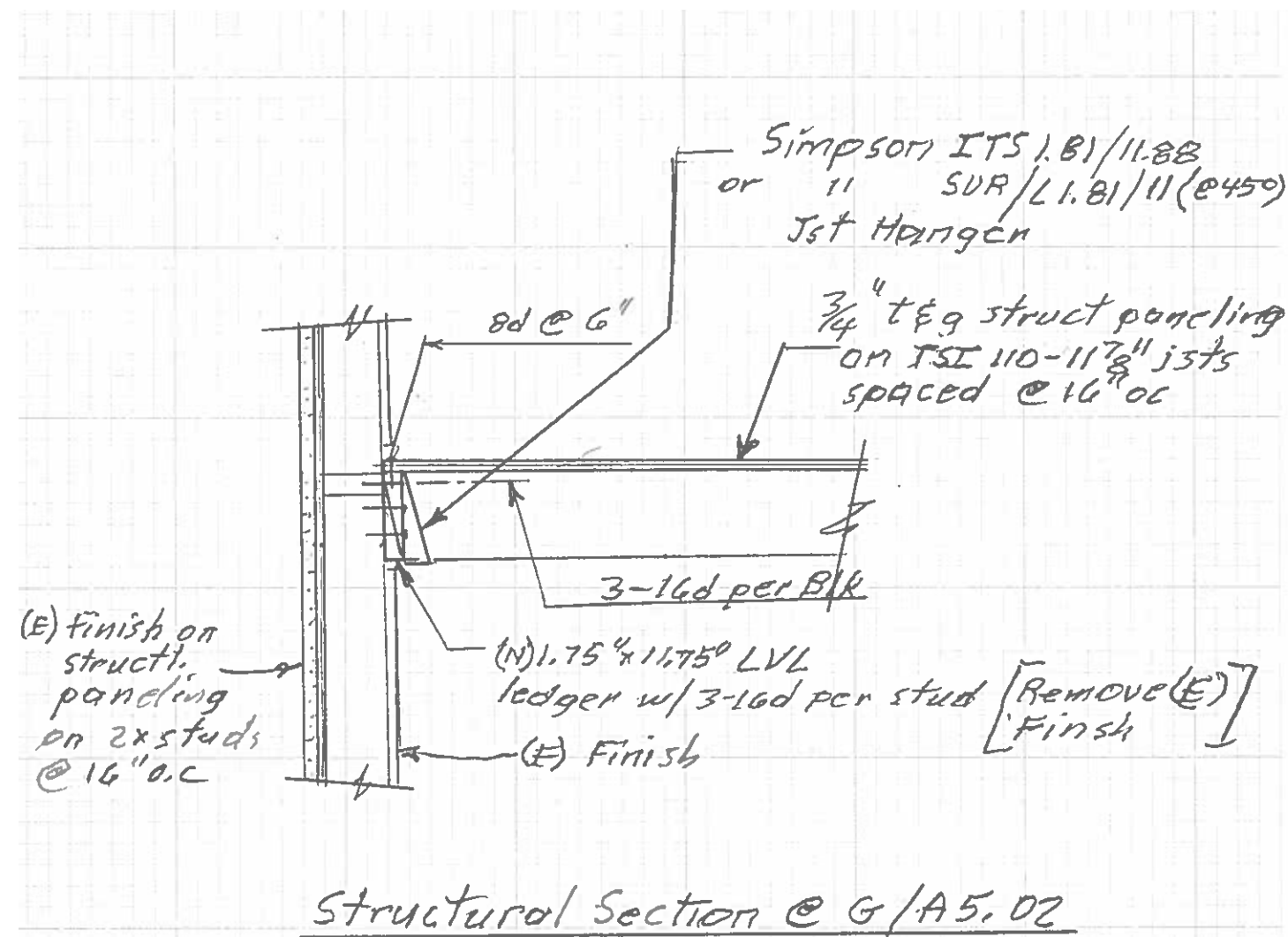
3D VIEWS



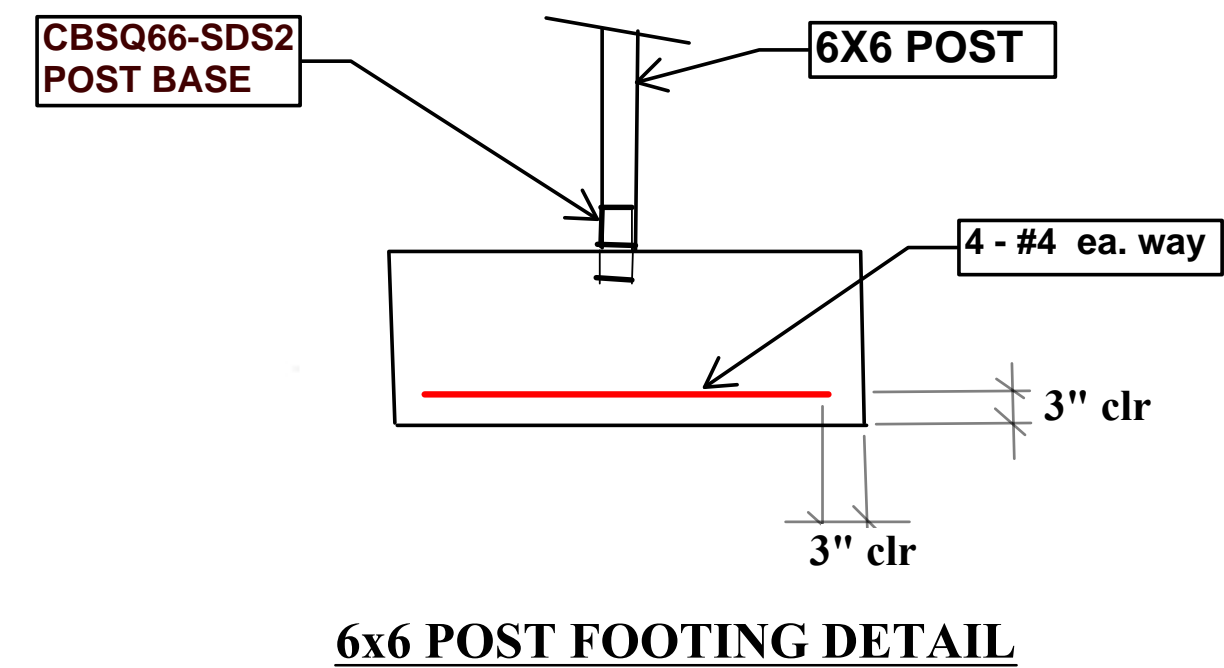
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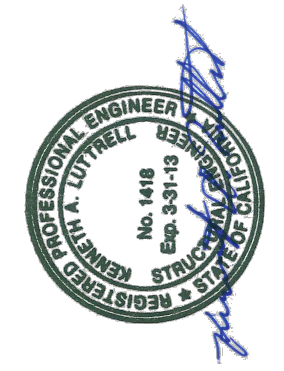
SD1 HANDRAIL POST to BEAM DETAIL



SD2 STRUCTURAL DETAIL @ ARCH. SECTIONS A, B & G



SD3 Post Base Detail



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Date: 6/2/2022  
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S1

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STRUCTURAL ENGINEERING DETAILS